



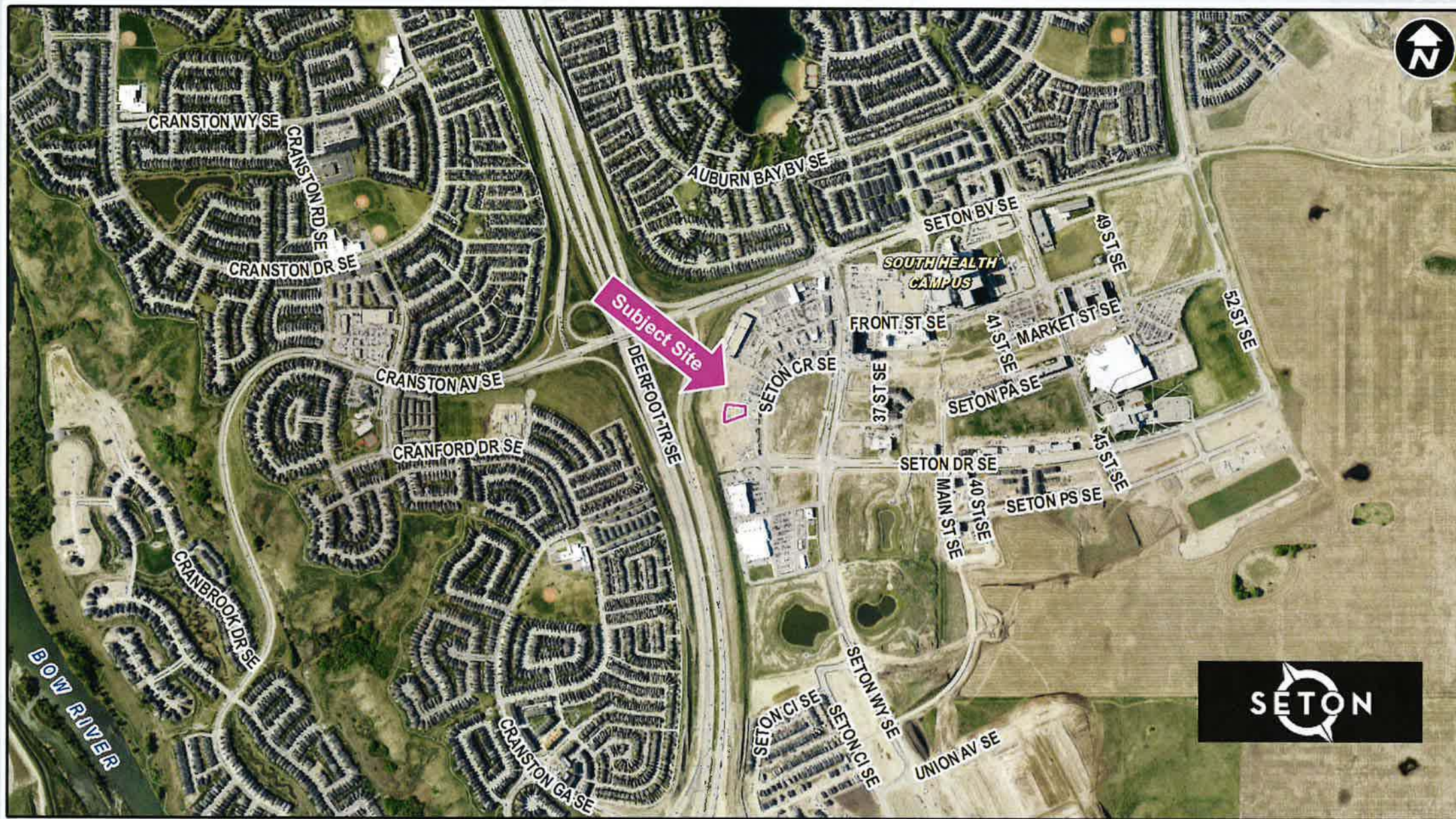
Public Hearing of Council  
Agenda Item: 8.1.21

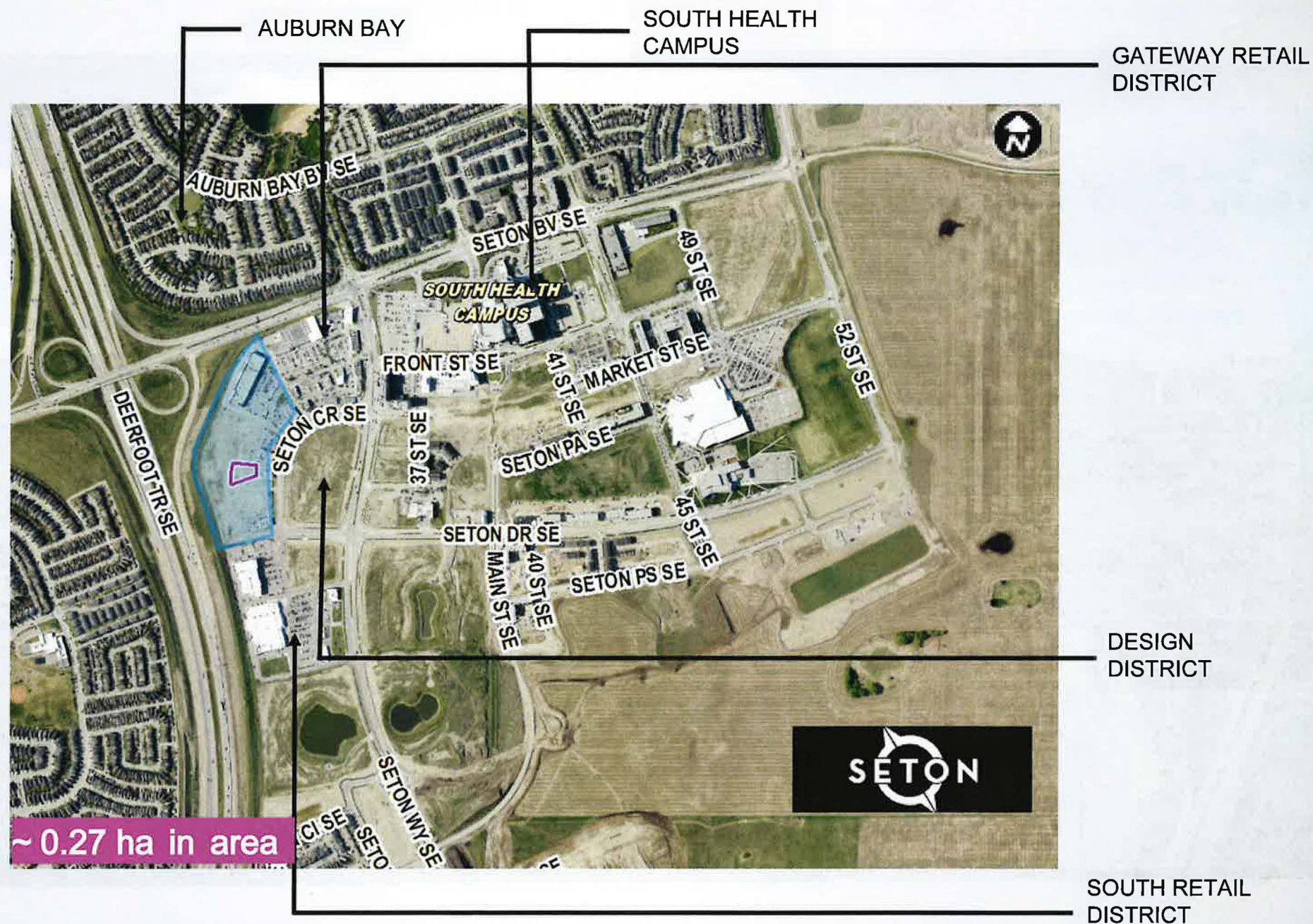
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

SEP 15 2020

ITEM: #8.1.21 (PC2020-0678)  
*Distribution*  
CITY CLERK'S DEPARTMENT

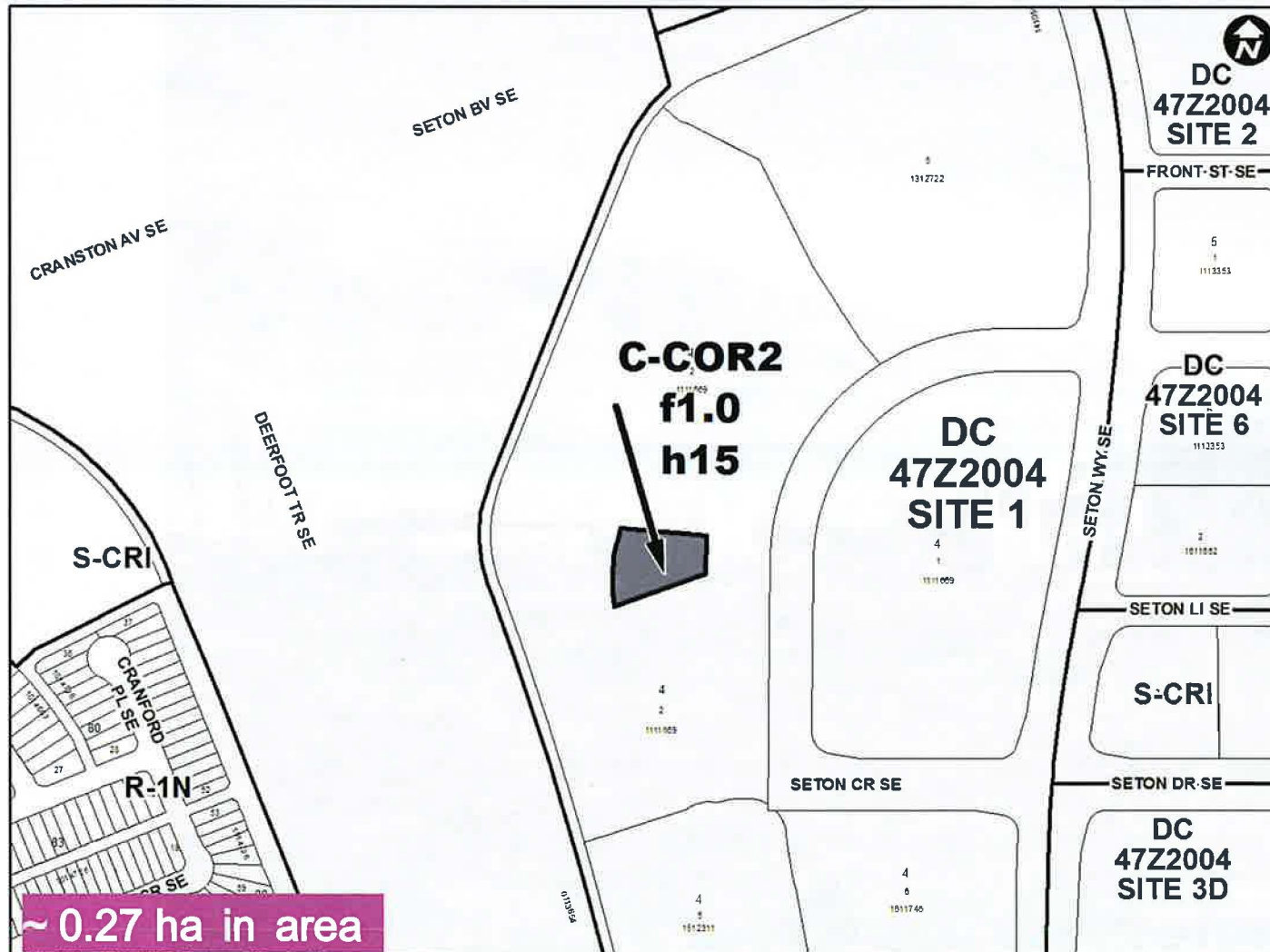
**LOC2020-0062**  
**Land Use Amendment**  
**DC to C-COR2 f1.0h15**











District and a DC Direct Control District  
(Based on C-5 2P80)  
to  
Commercial – Corridor 2  
(C-COR2 f1.0h15)

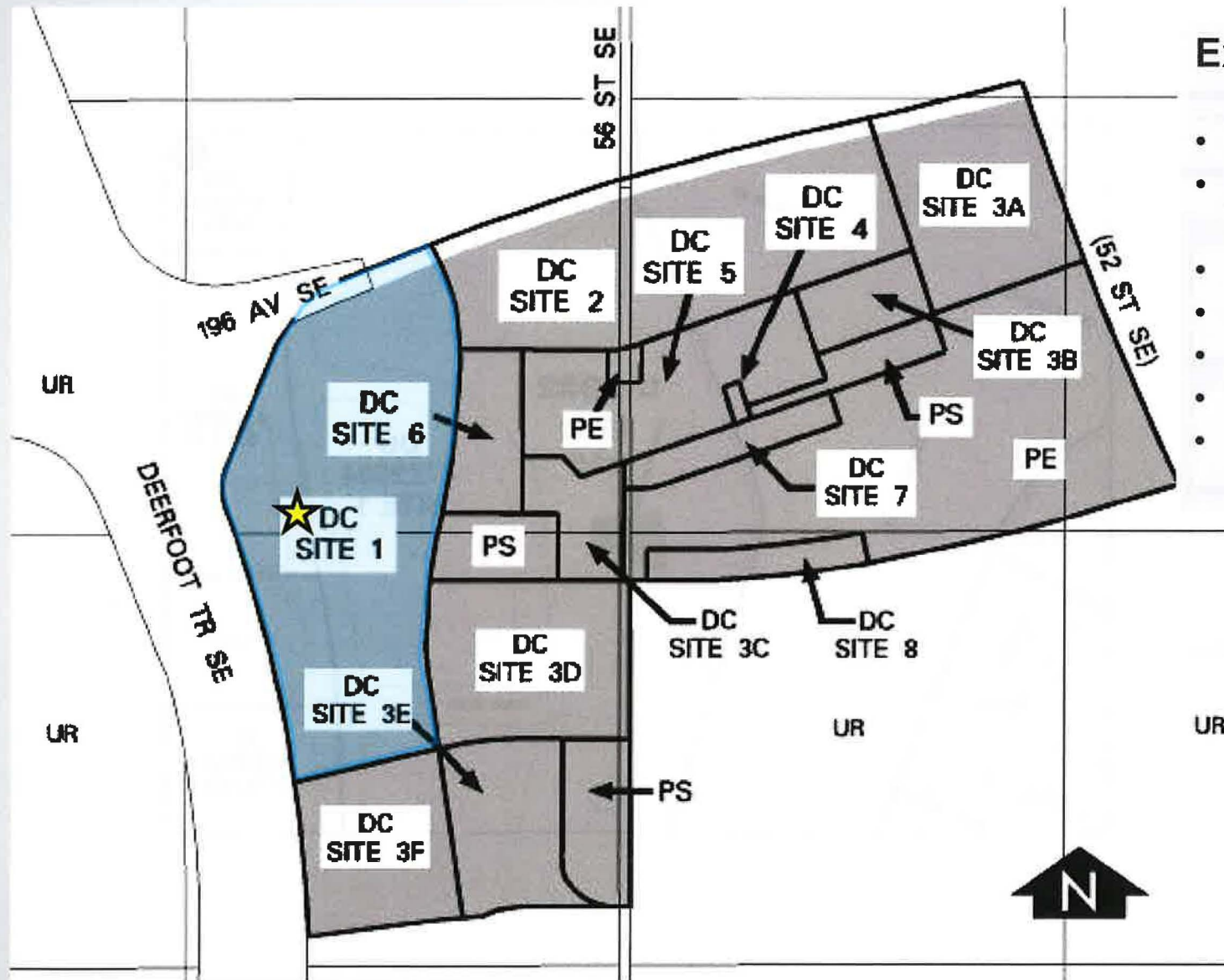
- Allows up to 1.0 FAR.
- Maximum height of 15 metres.

## Calgary Planning Commission's Recommendation:

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 103D2020**.

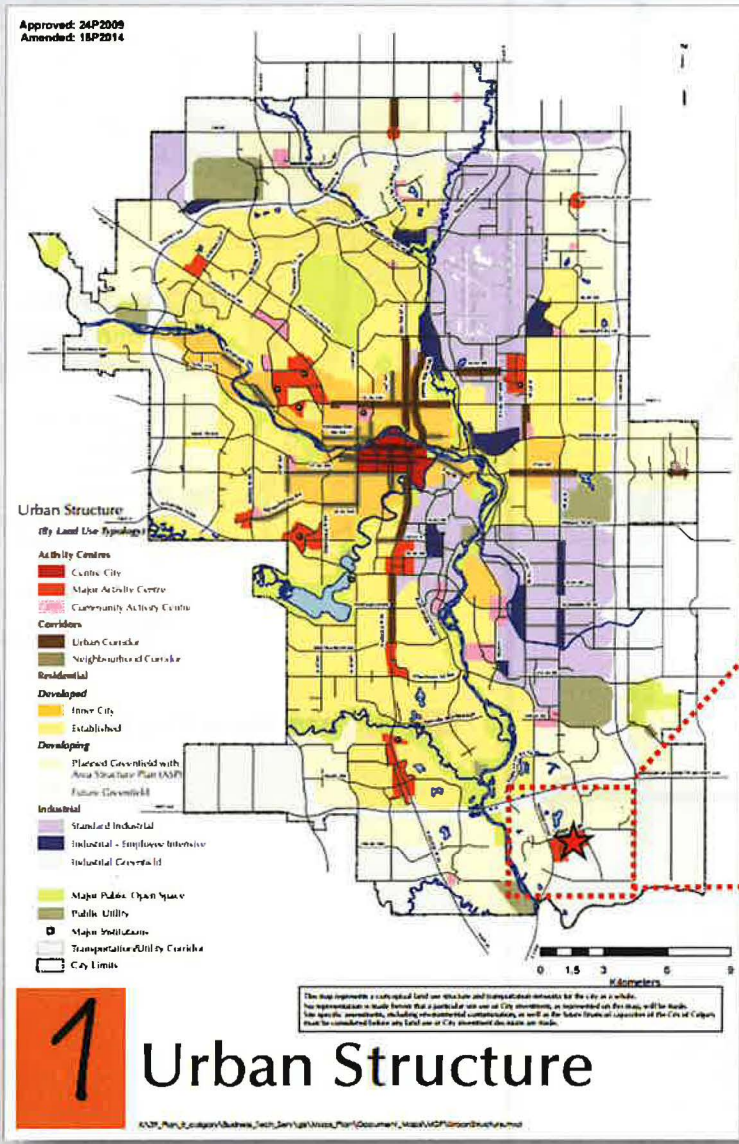
# Supplementary Slides



### 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 Center (MAC)

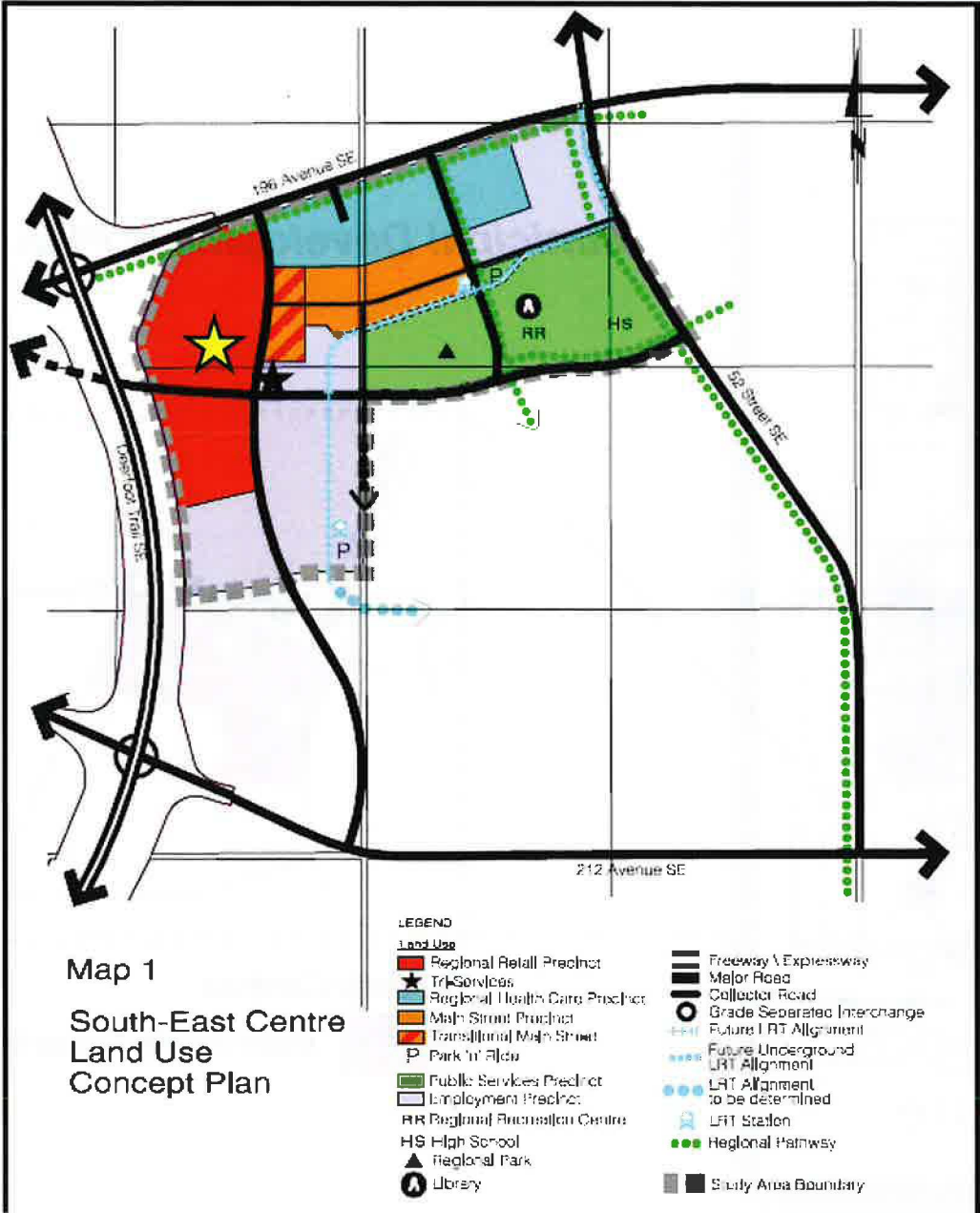
# **Southeast Centre Area Structure Plan (ASP)**







**SOUTHEAST CENTRE  
Area Structure Plan**



Regional Retail Precinct



**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**.

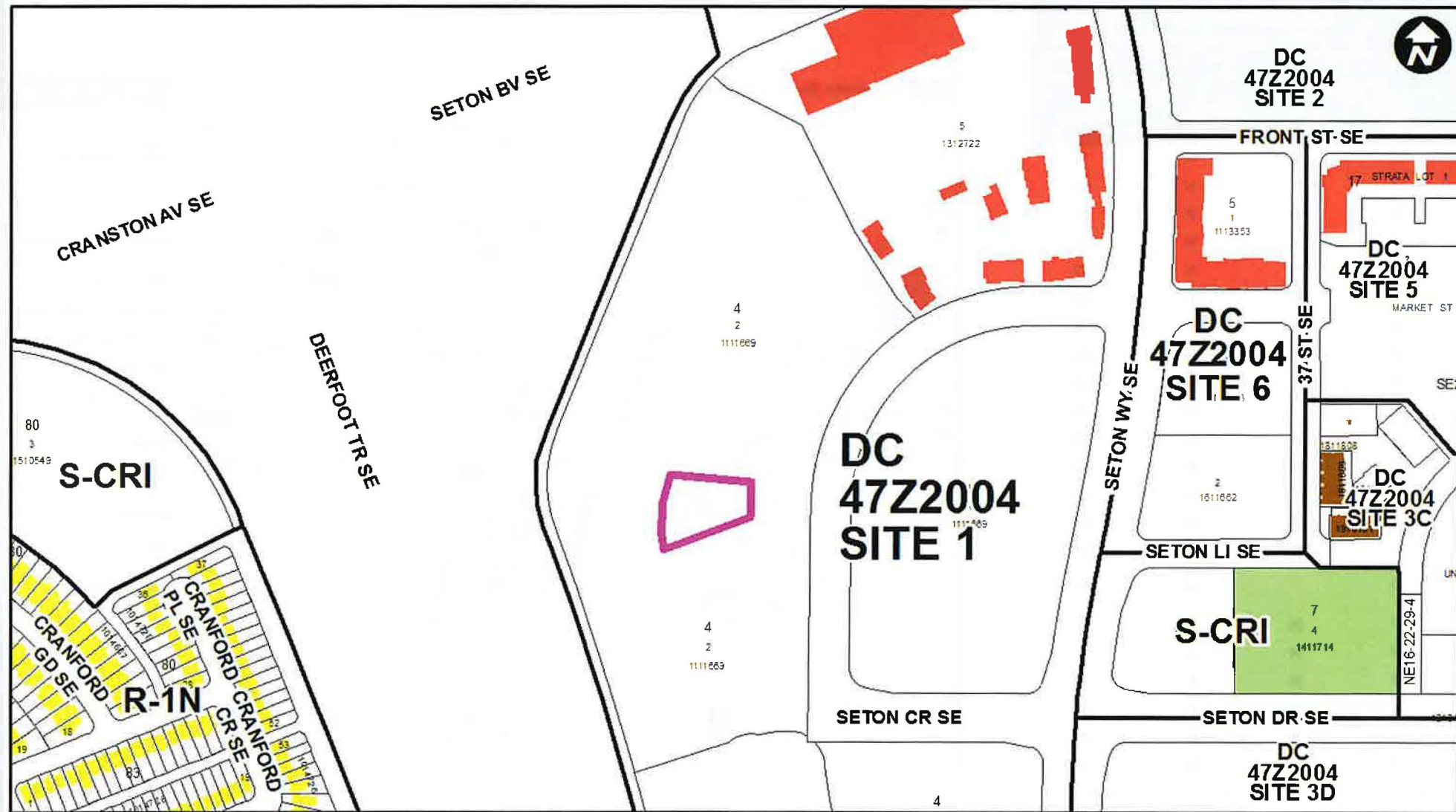
Direct Control (Bylaw 47Z2004)/ C-5 2P80	Commercial - Corridor 2
<i>Permitted Uses</i>	<i>Permitted Uses</i>
Accessory Food Services	Park
Athletic and recreational facilities	Sign - Class A
Automotive services	Sign - Class B
Child care facilities	Sign - Class D
Entertainment establishments	Utilities
Essential public services	<b><i>Permitted Uses*</i></b>
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 specialties	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



District	150 Metre Separation Distance from property line of Schools	150 Metre Separation Distance from property line of Emergency Shelters	300 Metre Separation Distance between Cannabis Stores	100 metre Separation Distance from property line of Municipal and School Reserve and School Reserve Parcels	Separation Distance Guidelines (Child Care Service, Place of Worship, Payday Loan, Pawn Shop)
C-N1	✓	✓	✗	✗	☑
C-N2	✓	✓	✗	✗	☑
C-C1	✓	✓	✗	✗	☑
C-C2	✓	✓	✗	✗	☑
C-COR1	✓	✓	✗	✗	☑
C-COR2	✓	✓	✗	✗	☑
C-COR3	✓	✓	✗	✗	☑
C-R1	✓	✓	✗	✗	☑
C-R2	✓	✓	✗	✗	☑
C-R3	✓	✓	✗	✗	☑
I-G*	✓	✓	✗	✗	☑
I-E	✓	✓	✗	✗	☑
I-C	✓	✓	✗	✗	☑
CC-X	✓	✓	✗	✗	☑
CC-COR	✓	✓	✗	✗	☑
CR20- C20/R20	✓	✓		✗	☑
CC-ET	✓	✓	✗	✗	☑
CC-EIR	✓	✓	✗	✗	☑
CC-EMU	✓	✓	✗	✗	☑
CC-EPR	✓	✓	✗	✗	☑
MU-1	✓	✓	✗	✗	☑
MU-2	✓	✓	✗	✗	☑

✓ = Maximum relaxation of 10 percent or 15 metres to the 150 metre separation distance.  
 ✗ = Relaxation guided by the Cannabis Store Guidelines.  
 ☑ = Cannabis Store Guidelines Applicable  
 \* A discretionary use only in conjunction with a Cannabis Facility.

