



# Calgary Planning Commission

## Agenda Item: 7.2.3

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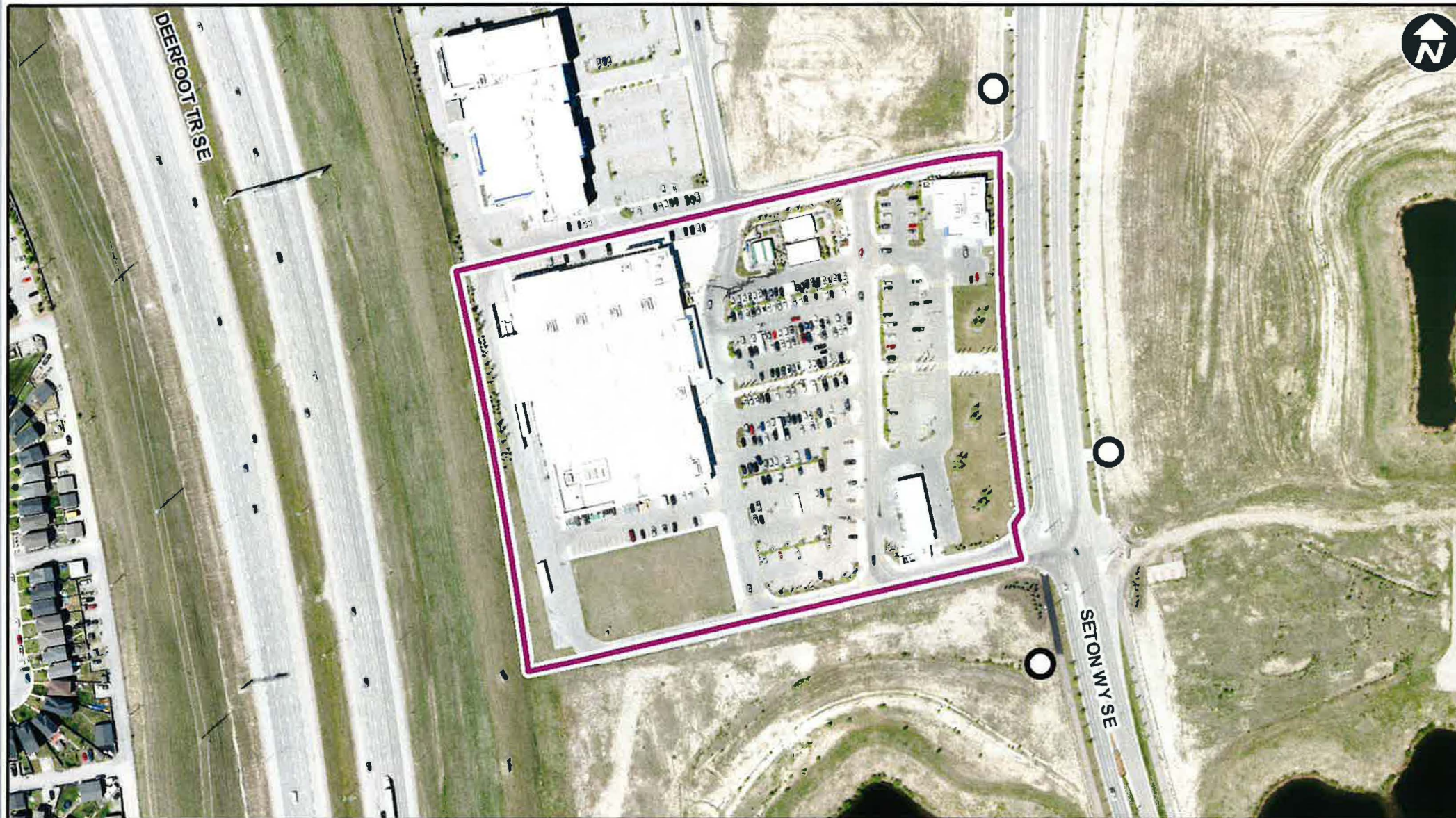


LOC2022-0103  
Land Use Amendment  
November 3, 2022









## LEGEND

○ Bus Stop

**Parcel Size:**

**5.00 ha  
270m x 197m**

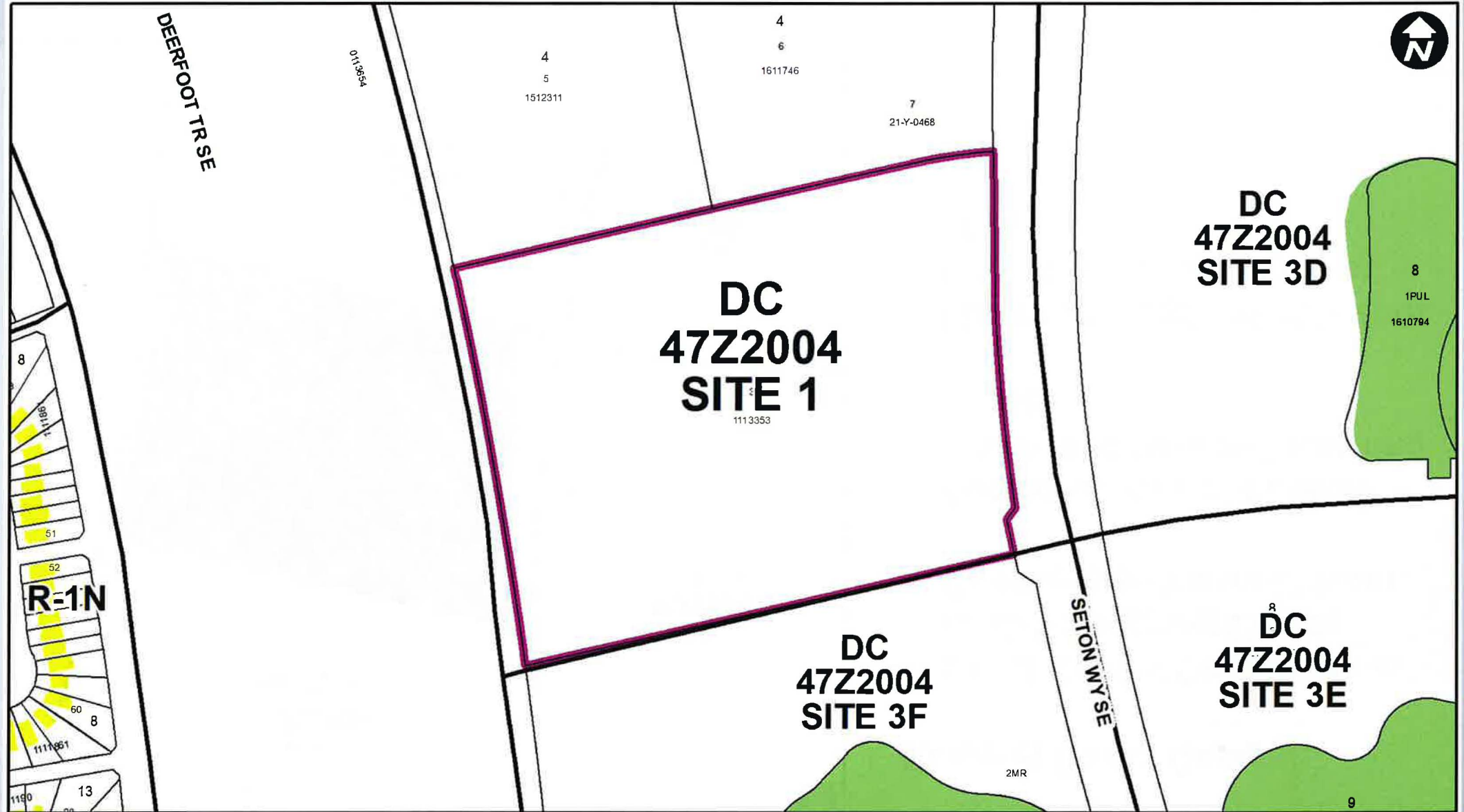






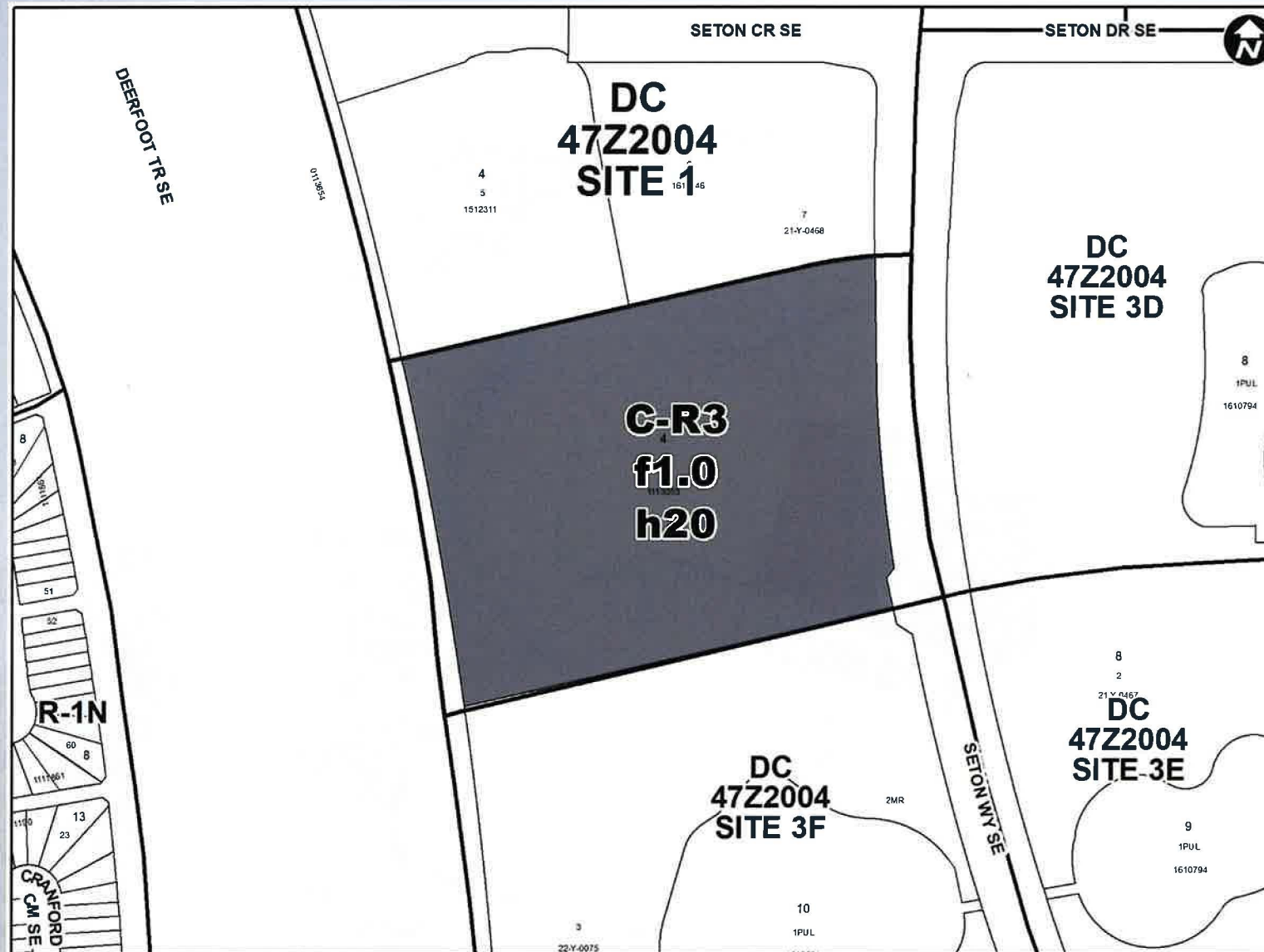
## LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







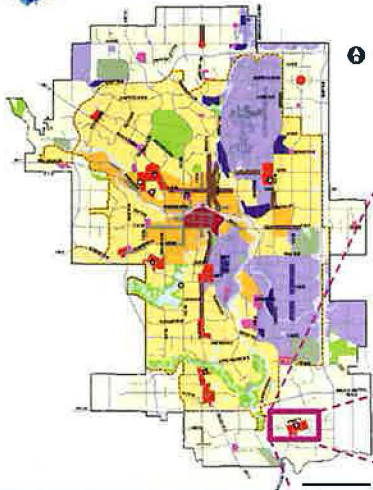


## Proposed C-R3 District:

- Floor Area Ratio: 1.0 (an increase of 13,000 sq. metres)
- Maximum Height: 20.0 metres (approximately 4 - 5 storeys) Increase of 2 metres
- Enables updated uses such as Cannabis Store, Brewery and Fitness Centre

# Municipal Development Plan

## 1 Urban Structure

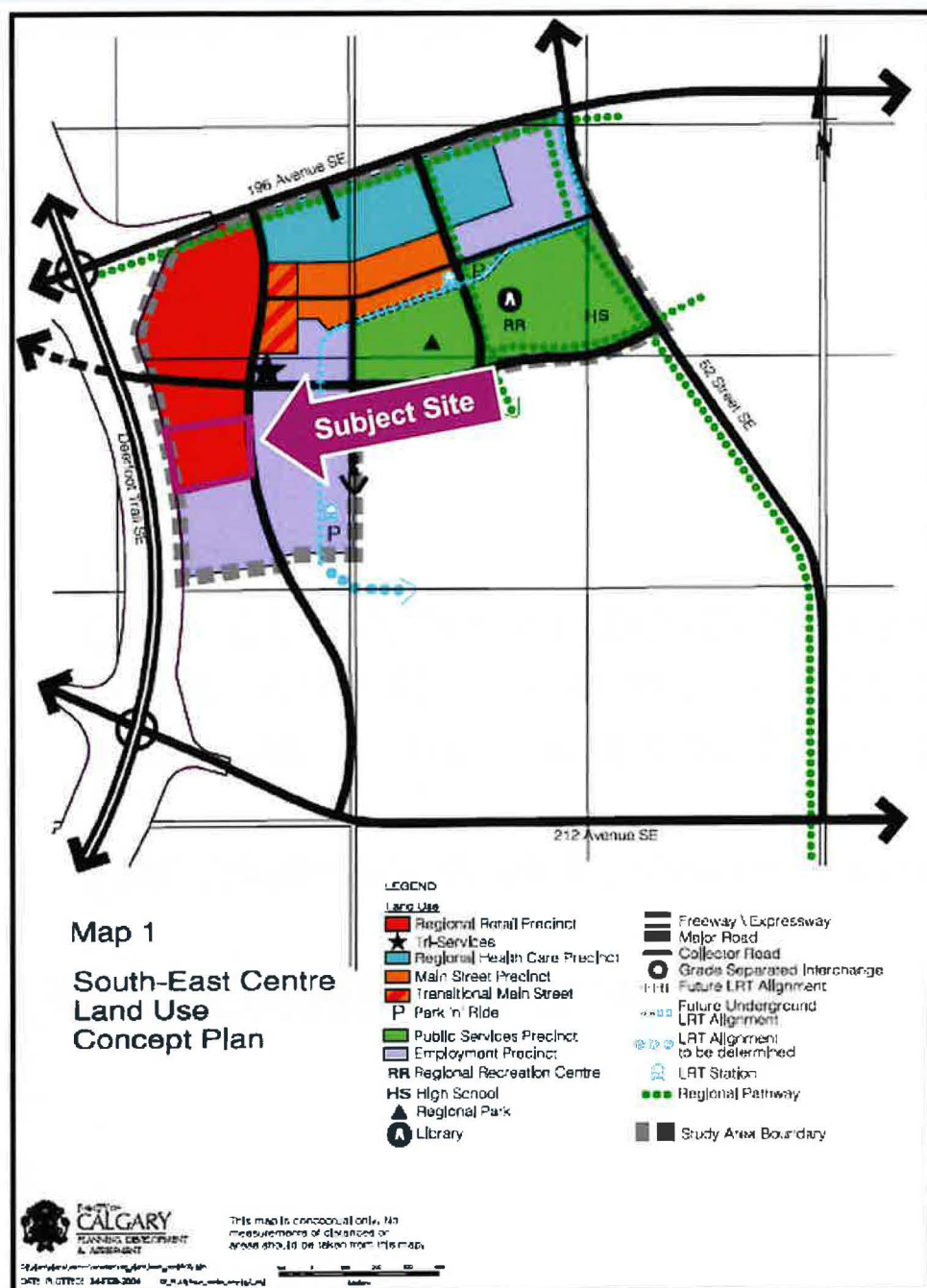




## Southeast Centre Area Structure Plan

### Regional Retail Precinct:

- Predominant use of land shall be larger commercial such as big box retail, drive-in businesses and entertainment facilities







## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.00 hectares  $\pm$  (12.36 acres  $\pm$ ) located at 19655 Seton Way SE (Plan 1113353, Block 4, Lot 3) from Direct Control District (DC) District to Commercial – Regional 3 f1.0h20 (C-R3f1.0h20) District.



## Supplementary Slides



## Permitted Uses

Direct Control District (47Z2004)	C-R3
Accessory food services	Accessory Food Service;
Athletic and recreational facilities	Beverage Container Quick Drop Facility;
Automotive services	Financial Institution;
Child care facilities	Funeral Home;
Entertainment establishments	Health Care Service;
Essential public services	Office;
Financial institutions	Power Generation Facility — Small;
Home occupations	Radio and Television Studio;
Liquor stores	Supermarket;
Medical clinics	Take Out Food Service;
Offices	Veterinary Clinic.
Parking areas and parking structures	Vehicle Rental — Minor;
Parks and playgrounds	Vehicle Sales — Minor; and
Personal service businesses	
Power Generation Facility, Small-scale	
Restaurant-food service only	
Retail food stores	<b>Accessory Liquor Service;</b>
Retail stores	<b>Amusement Arcade;</b>
Signs - Class 1	<b>Catering Service — Minor;</b>
Take-out food services	<b>Computer Games Facility;</b>
Utilities	<b>Convenience Food Store;</b>
Veterinary clinics	<b>Dinner Theatre;</b>
	<b>Fitness Centre</b>
	<b>Indoor Recreation Facility;</b>
	<b>Information and Service Provider;</b>
	<b>Instructional Facility;</b>
	<b>Library;</b>
	<b>Museum;</b>
	<b>Pawn Shop;</b>
	<b>Performing Arts Centre;</b>
	<b>Pet Care Service;</b>
	<b>Print Centre;</b>
	<b>Protective and Emergency Service;</b>
	<b>Recyclable Material Drop-Off Depot;</b>
	<b>Retail and Consumer Service;</b>
	<b>Service Organization;</b>
	<b>Specialty Food Store;</b>

## Discretionary Uses

Direct Control District (47Z2004)	C-R3
Amusement arcades	Artist's Studio;
Automotive specialties	Auto Service — Major;
Billiard parlours	Auto Service — Minor;
Bottle return depots	Billiard Parlour;
Commercial schools	Car Wash — Single Vehicle;
Drinking establishments	Child Care Service;
Dwelling units (C U )	Cinema;
Gaming establishment	Conference and Event Facility;
Grocery stores	Drinking Establishment — Large;
Home occupations	Drinking Establishment — Medium;
Hotels and motels	Drinking Establishment — Small;
Outdoor cafes (N P )	Gas Bar;
Power Generation Facility, Mid-scale	Hotel;
Private clubs and organizations	Liquor Store;
Public and quasi-public buildings	Outdoor Cafe;
Radio and television studios	Power Generation Facility — Medium;
Restaurants-licensed	Sign — Class C;
Signs - Class 2	Sign — Class E;
Special function tents (commercial)	Special Function — Class 2;
Utility Building	Utility Building;
Vehicle Sales	Restaurant: Food Service Only; and
Funeral Home	Restaurant: Licensed.
	Social Organization;
	Vehicle Rental — Major;
	Vehicle Sales — Major;
	<b>Brewery, Winery and Distillery;</b>
	<b>Cannabis Store;</b>
	<b>Car Wash — Multi-Vehicle;</b>
	<b>Wind Energy Conversion System — Type 1; and</b>
	<b>Wind Energy Conversion System — Type 2.</b>
	<b>Urban Agriculture;</b>
	<b>Parking Lot — Grade;</b>
	<b>Parking Lot — Structure;</b>
	<b>Payday Loan;</b>
	<b>Place of Worship — Medium;</b>
	<b>Place of Worship — Small;</b>
	<b>Post-secondary Learning Institution;</b>
	<b>Seasonal Sales Area;</b>
	<b>Night Club;</b>
	<b>Drive Through;</b>
	<b>Food Production;</b>
	<b>Gaming Establishment — Bingo;</b>



## Old Direct Control vs. Proposed Land Use (C-R3) 13

	Direct Control District 472004 (Site 1) (C-5 District 2p80)	Commercial – Regional 3 (C-R3) District	Difference
Floor Area Ratio	Maximum of 37,000 sq. metres (or) 1.0 GFA (FAR)	FAR of 1.0	Site = 50,000 sq. metres  Difference = 13,000 sq. metres
Height	15 metres for Commercial 18 metres for Office	20 metres	2 Metres





Adjacent parcel looking East



Adjacent Parcel looking South





Subject Parcel looking South



Adjacent Parcel looking South







