

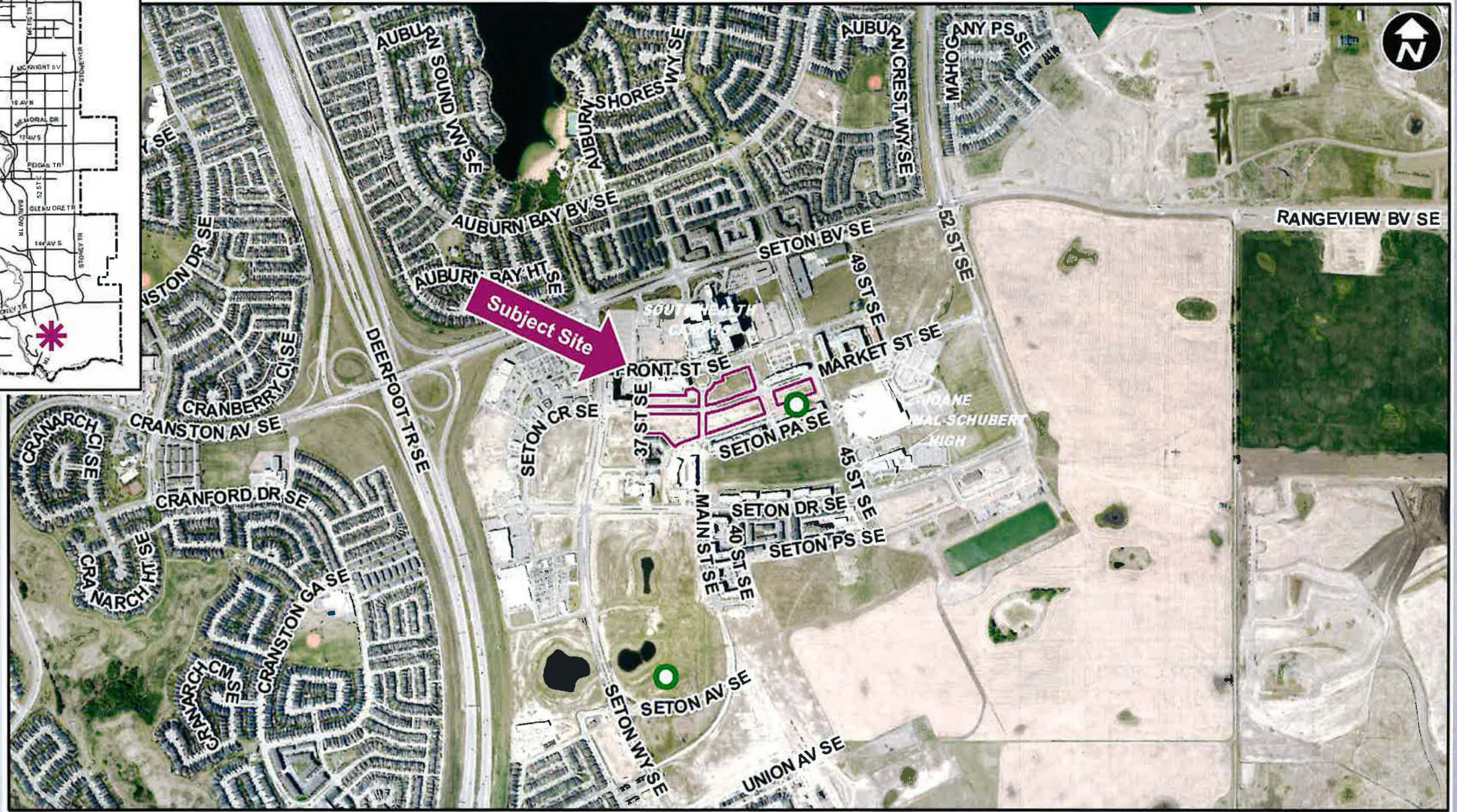
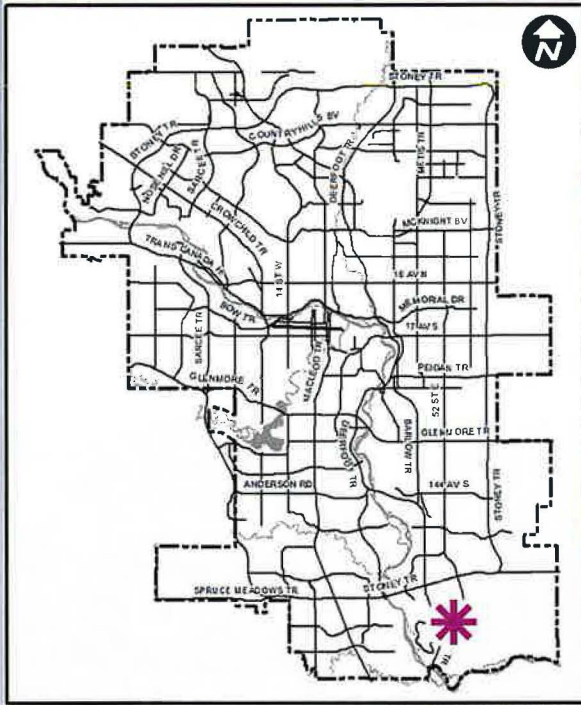


Calgary Planning Commission

Agenda Item: 7.2.2

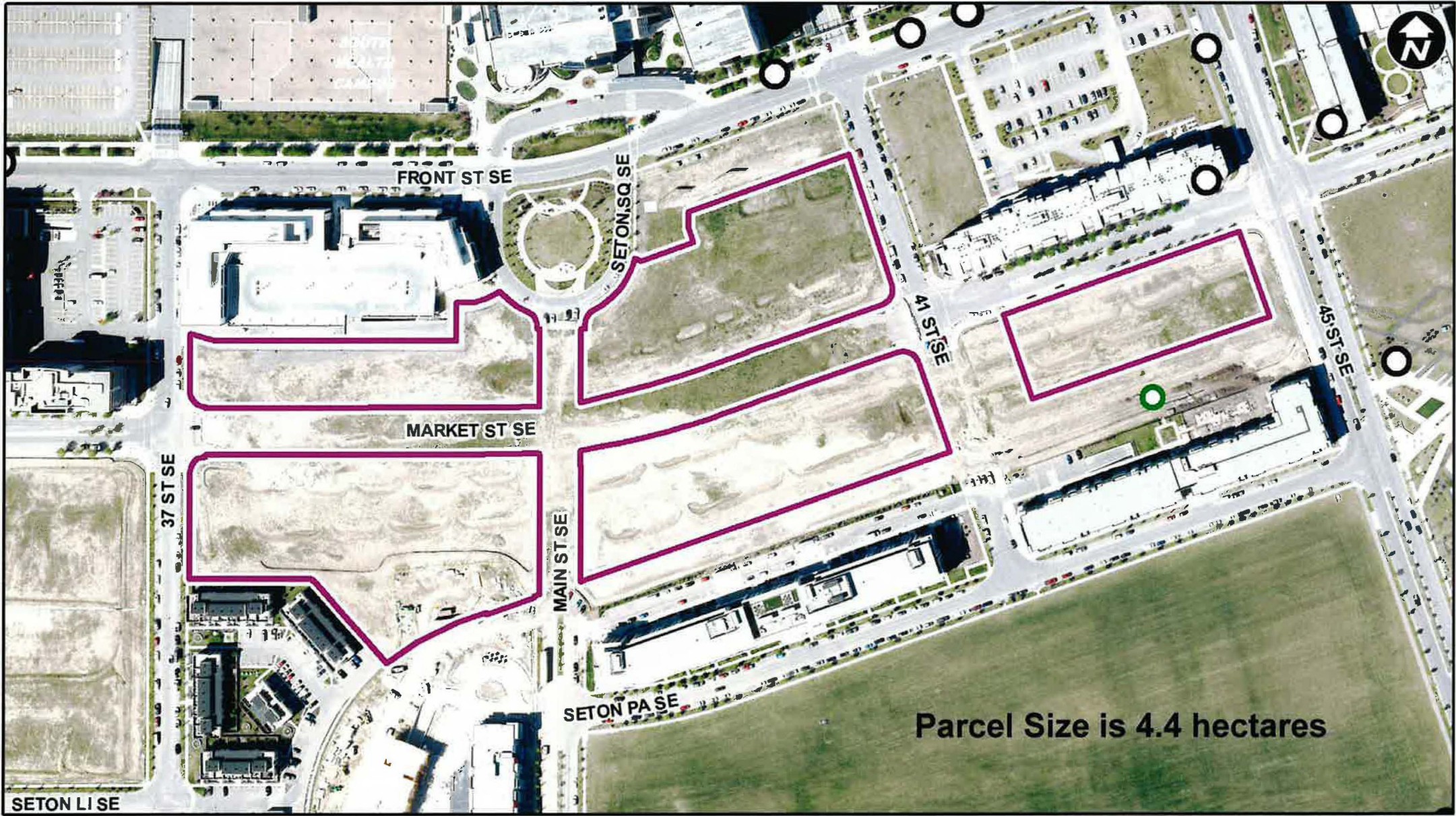
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 01 2022
ITEM: 7.2.2 CPC2022-1151
Distrib-Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0177
Land Use Amendment
December 1, 2022

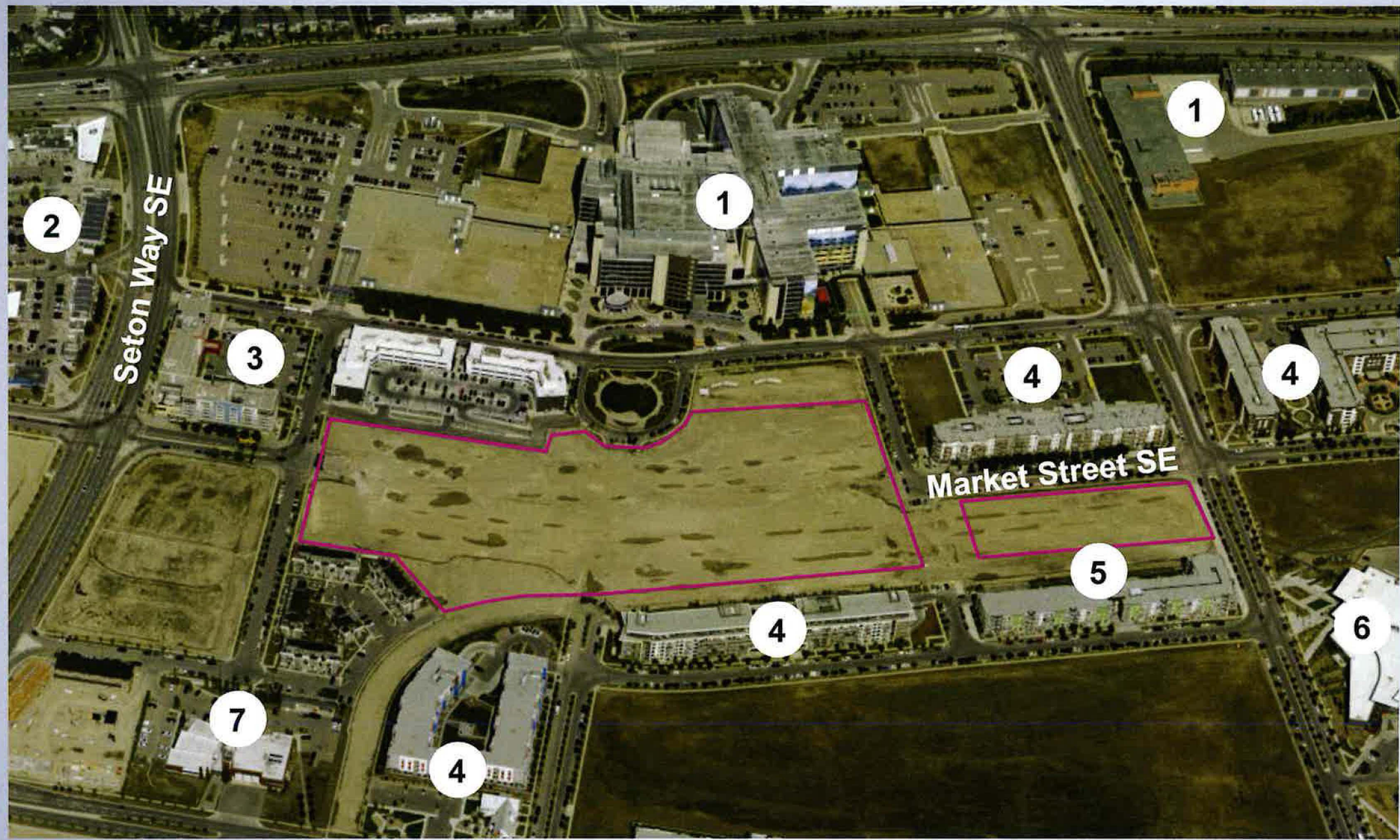


LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



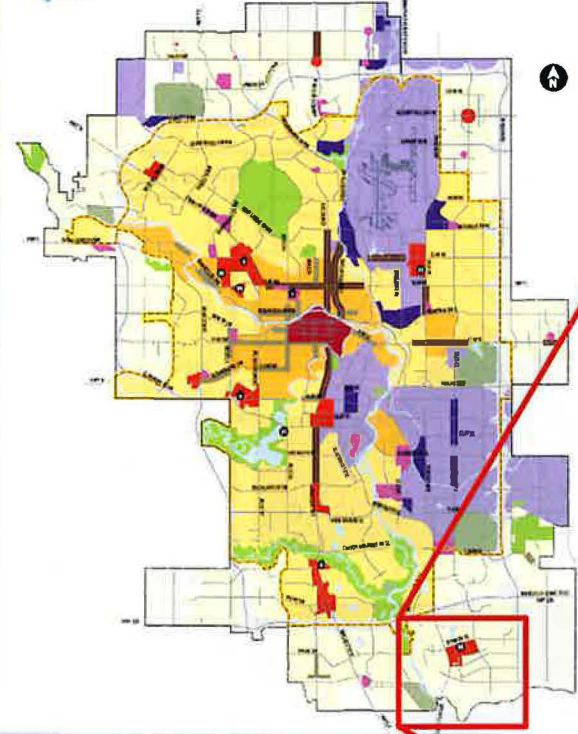
Parcel Size is 4.4 hectares



Legend:

- 1. Hospital
- 2. Regional Retail
- 3. Hotel
- 4. Residential
- 5. Future LRT Station
- 6. Rec Centre
- 7. Fire Station

1 Urban Structure



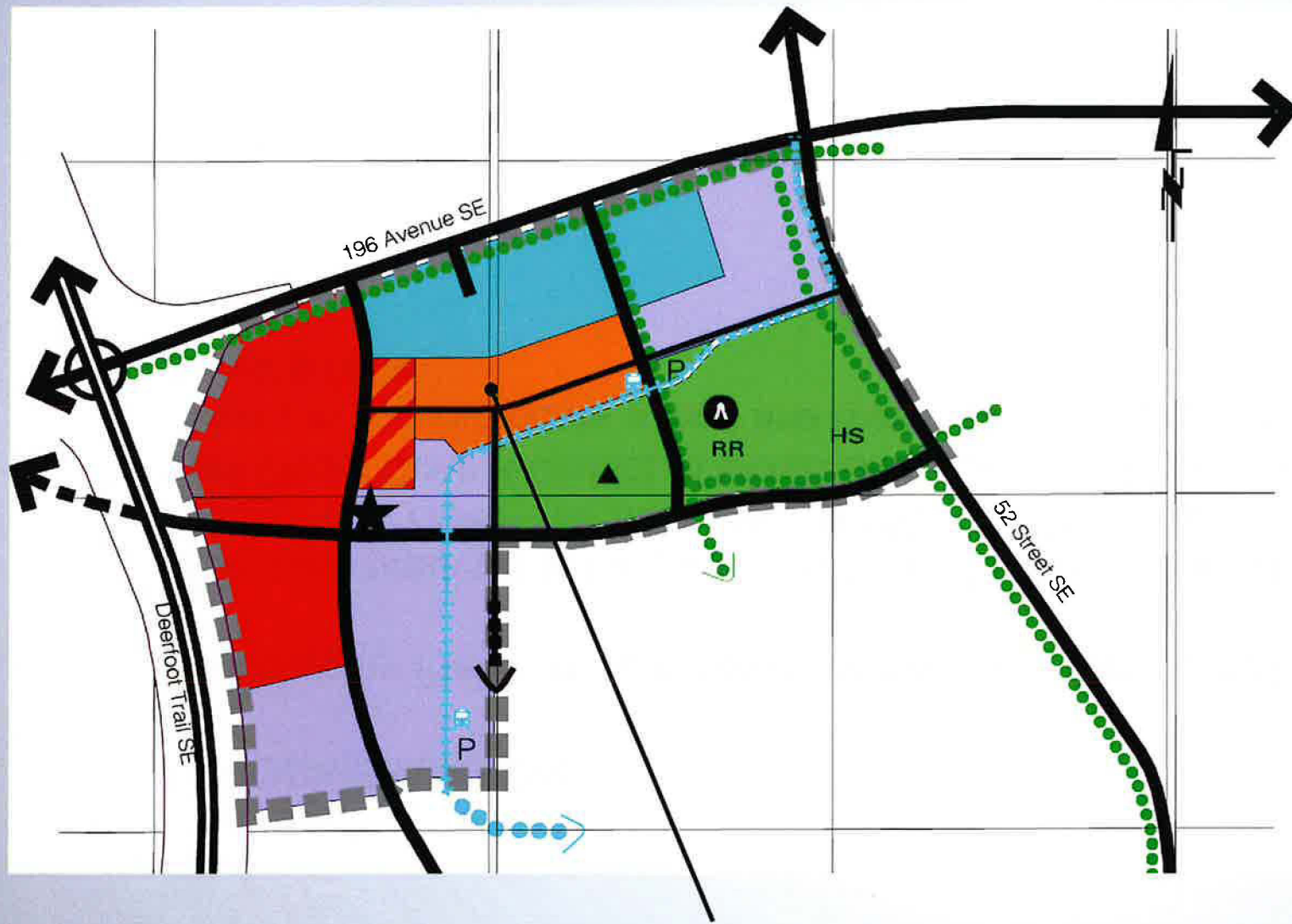
Subject Site



Major Activity Centre



Planned Greenfield with
Area Structure Plan (ASP)



Subject Site

LEGEND

Land Use

- Regional Retail Precinct
- Tri-Services
- Regional Health Care Precinct
- Main Street Precinct
- Transitional Main Street
- P Park 'n' Ride
- Public Services Precinct
- Employment Precinct
- RR Regional Recreation Centre
- HS High School

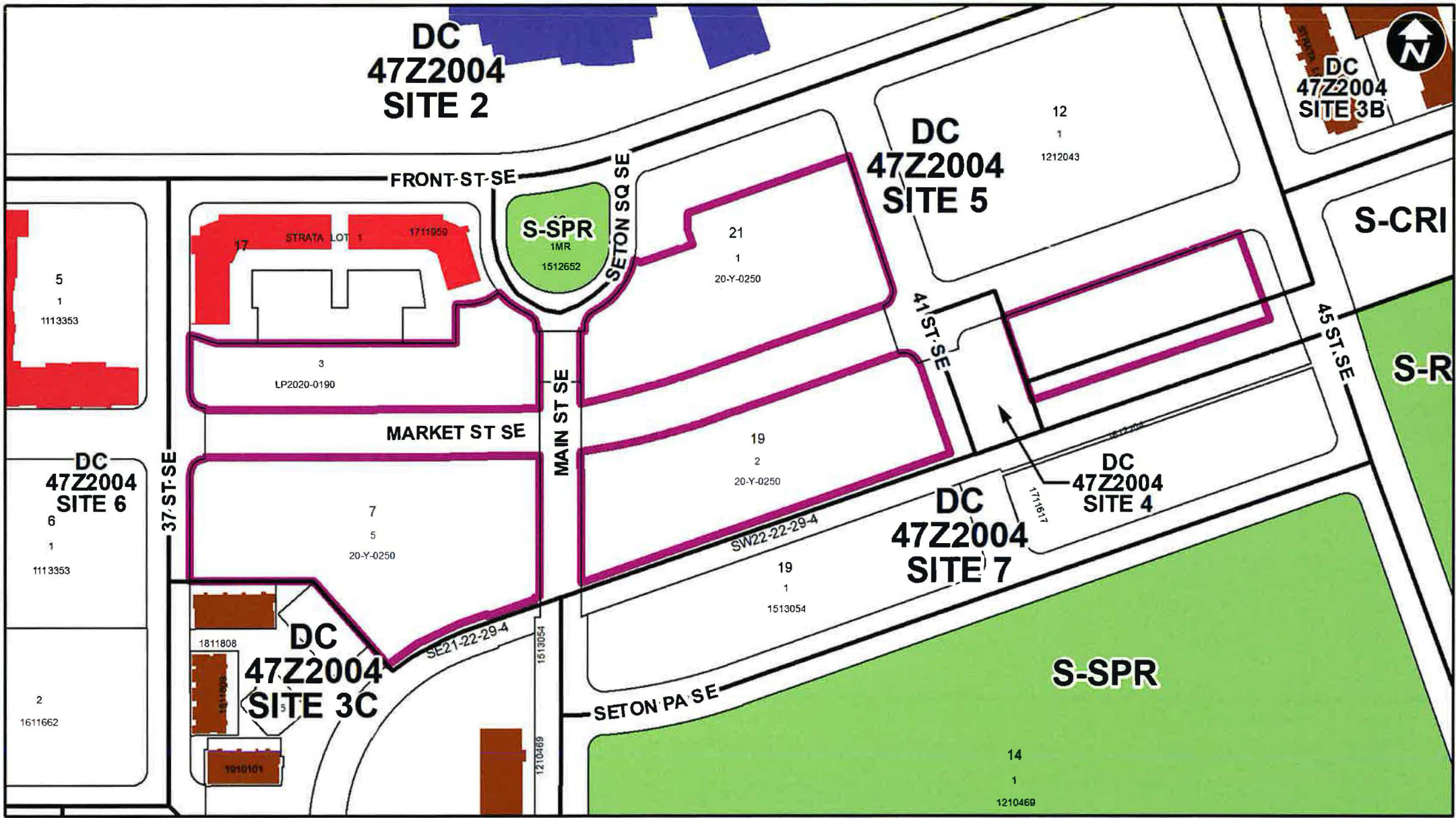
**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.40 hectares \pm (10.87 acres \pm) located at 17770R – 56 Street SE, 18150 – 56 Street SE and 19050 – 40 Street SE from Direct Control District to Mixed Use - General (MU-1h24) District and Direct Control (DC) District to accommodate a food and drink hall and to provide custom regulations for mixed-use developments.

Supplementary Slides





- 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



View of the site looking southeast

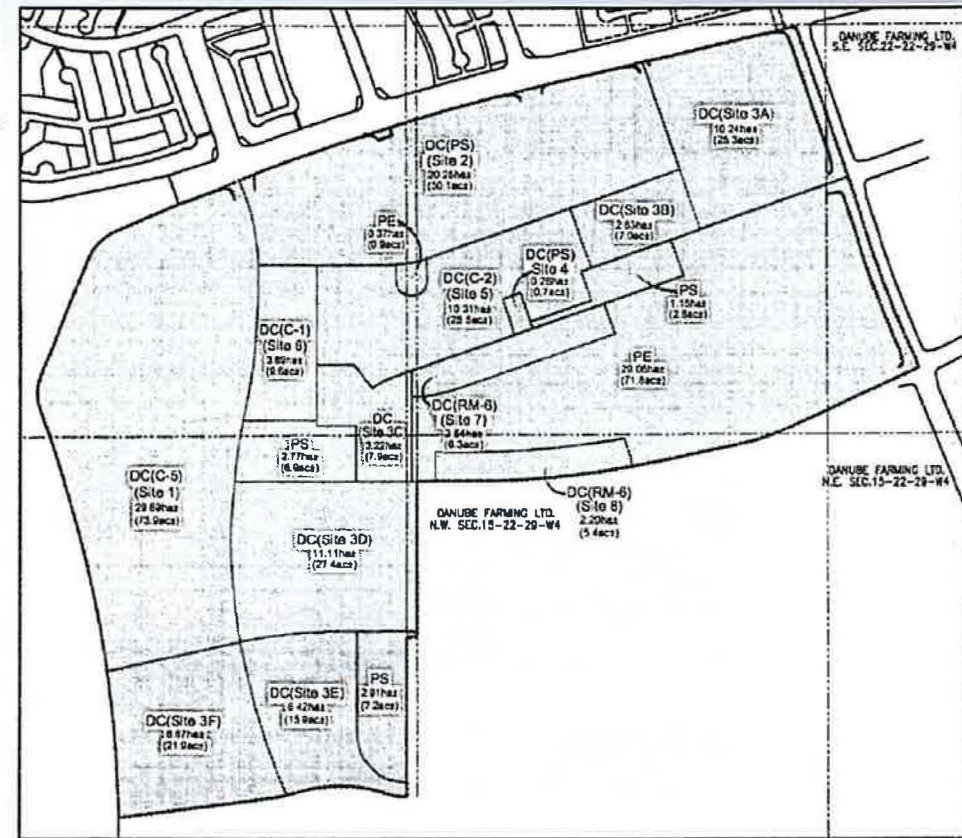


View of the site looking west



View of the South Health Campus looking

LOC2003-0134 - Seton Town Centre – Outline Plan and Land Use 15



Use	Existing DC District	Proposed DC District	MU-1h24
Permitted Uses			
Accessory Residential Building			
Essential public services		Discretionary	
Home Based Child Care — Class 1		Discretionary	
Home Occupations – Class 1		Discretionary	
Parks and playgrounds			
Signs – Class 1 or A		Discretionary	
Sign – Class B	Discretionary		
Sign – Class D			
Utilities			

Use	Existing DC District	Proposed DC District	MU-1h24
Discretionary Uses			
Accessory food service			
Accessory Liquor Service			
Addiction Treatment			
Amusement arcades			
Artist's Studio			
Assisted Living			
Billiard Parlor			
Brewery, Winery and Distillery			
Cannabis Store			
Catering Service – Minor			
Child care facilities			
Cinema			
Commercial schools			
Community Recreation Facility			
Computer Games Facility			
Conference and Event Facility			
Convenience Food Store			
Custodial Care			
Drinking establishments			

Use	Existing DC District	Proposed DC District	MU-1h24
Discretionary Uses			
Dwelling units			
Entertainment establishments			
Financial institutions			
Fitness Centre			
Food Production			
Grocery stores			
Health Care Service			
Home Based Child Care — Class 1			
Home Occupations – Class 1			Permitted
Home Occupations – Class 2			
Hostels			
Hotel			
Indoor Recreation Facility			
Information Service Provider			
Instructional Facility			
Kennel			
Laboratories			
Library			
Liquor stores			
Live-work units			

Use	Existing DC District	Proposed DC District	MU-1h24
Discretionary Uses			
Lodging houses			
Medical clinics			
Museum			
Offices			
Outdoor cafe			
Parking areas and parking structures			
Pawn Shop			
Payday Loan			
Pet Care Service / Veterinary			
Place of Worship — Small			
Place of Worship — Medium			
Post-secondary Learning Institution			
Power generation facility-small scale			
Print Centre			
Protective and Emergency Service			
Radio and television studios			
Residential Care			

Use	Existing DC District	Proposed DC District	MU-1h24
Discretionary Uses			
Restaurants-food service only			
Restaurant-licensed			
Retail and Consumer Service			
Seasonal Sales Area			
Signs – Class 2 or B		Permitted	
Sign — Class C			
Sign — Class E			
Sign — Class F			
Social Organization			
Special care facilities			
Special Functions			
Specialty Food Store			
Specialty Restaurant - Licensed			
Supermarket			
Take-out food services			
Urban Agriculture			
Utility Building			