



Public Hearing of Council

Agenda Item: 8.1.4



LOC2022-0103 / CPC2022-1092

Land Use Amendment

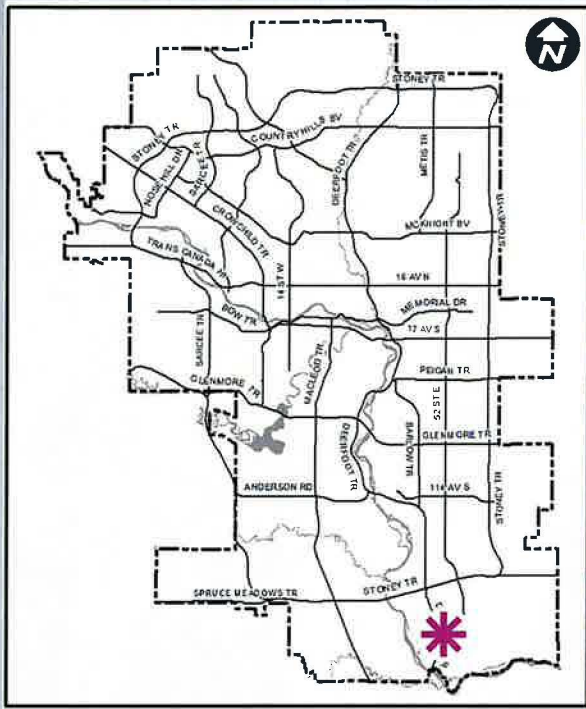
December 20, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 20 2022
ITEM: *8.1.4 CPC2022-1092*
Distrib Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

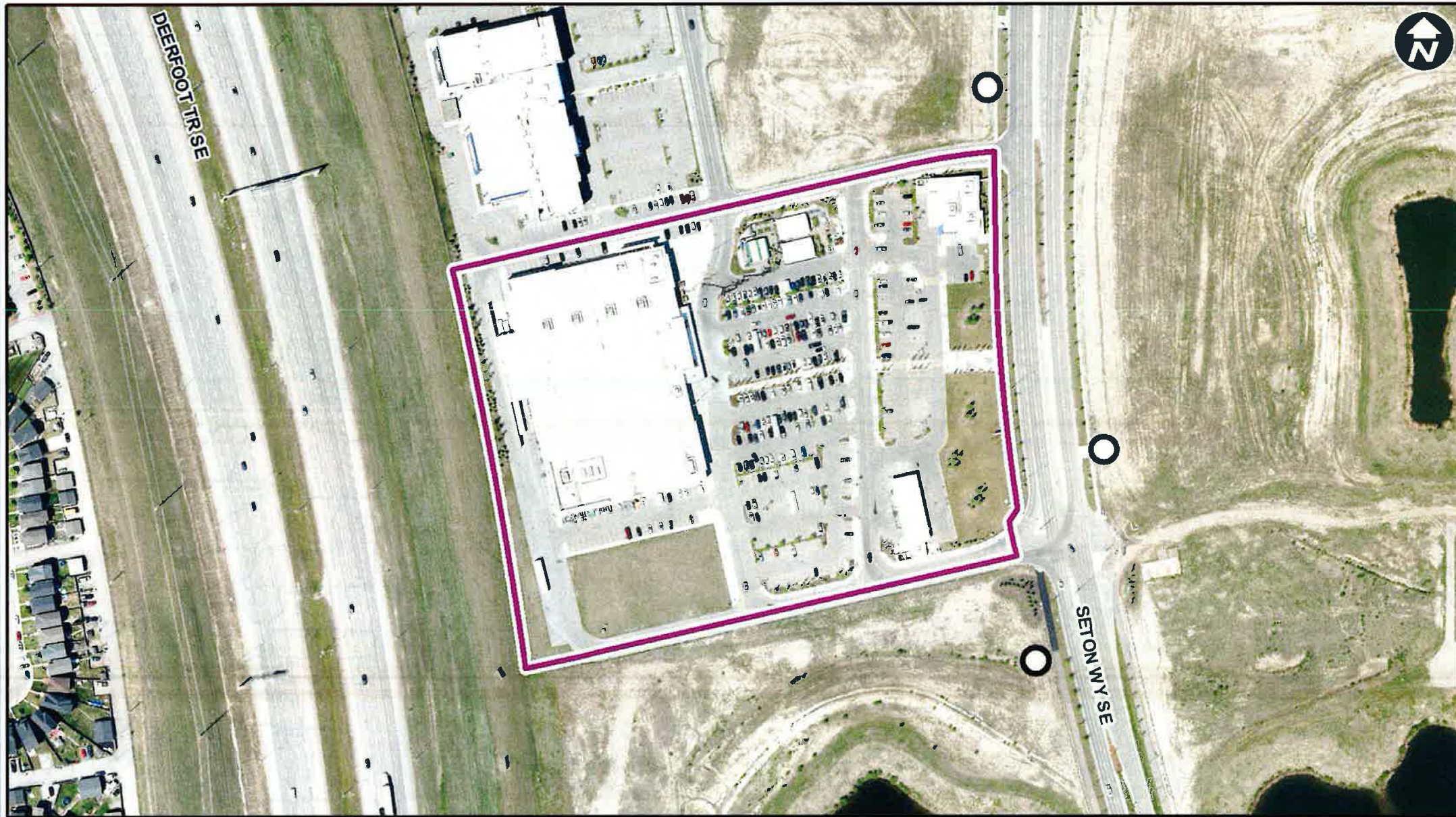
That Council:

Give three readings to **Proposed Bylaw 183D2022** 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.



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

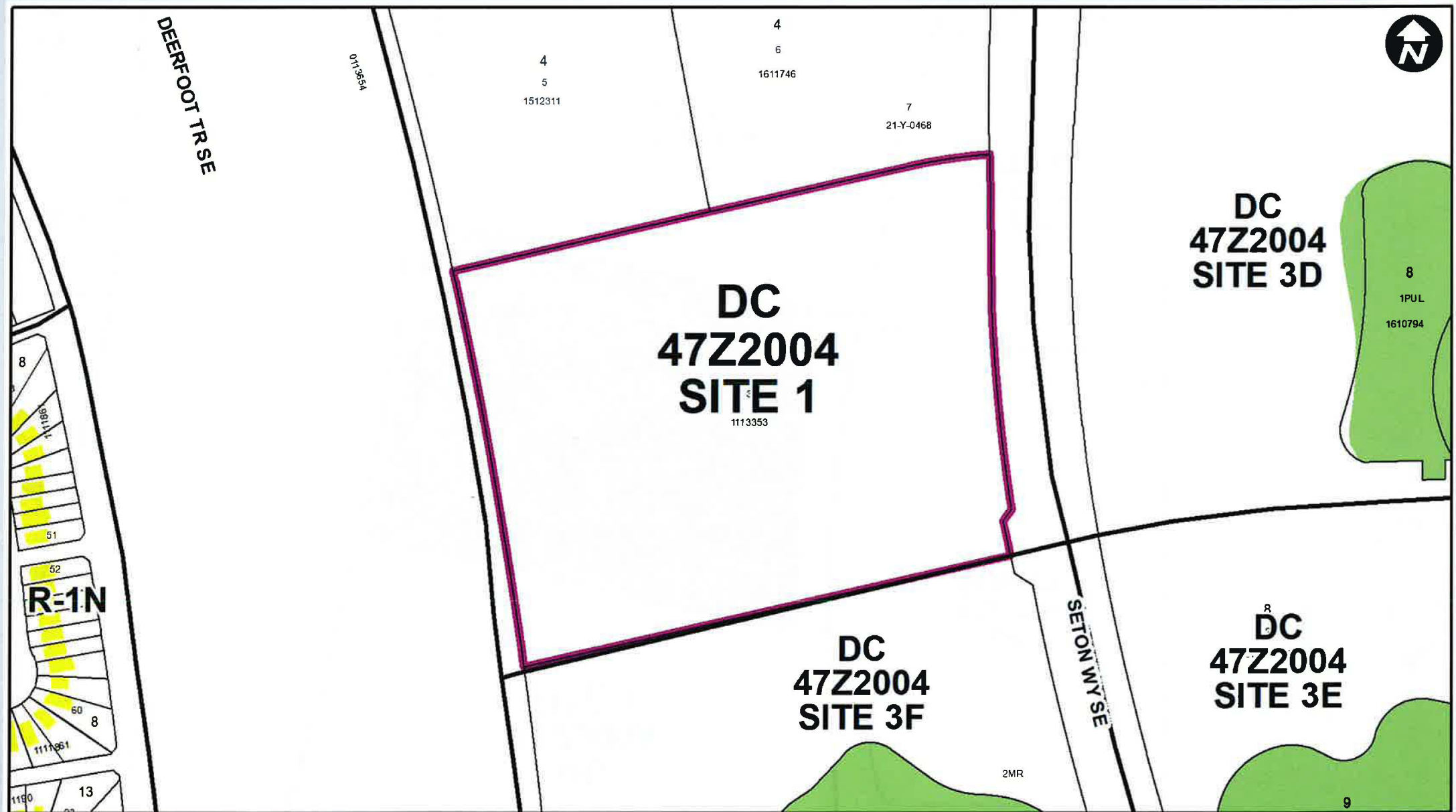


LEGEND

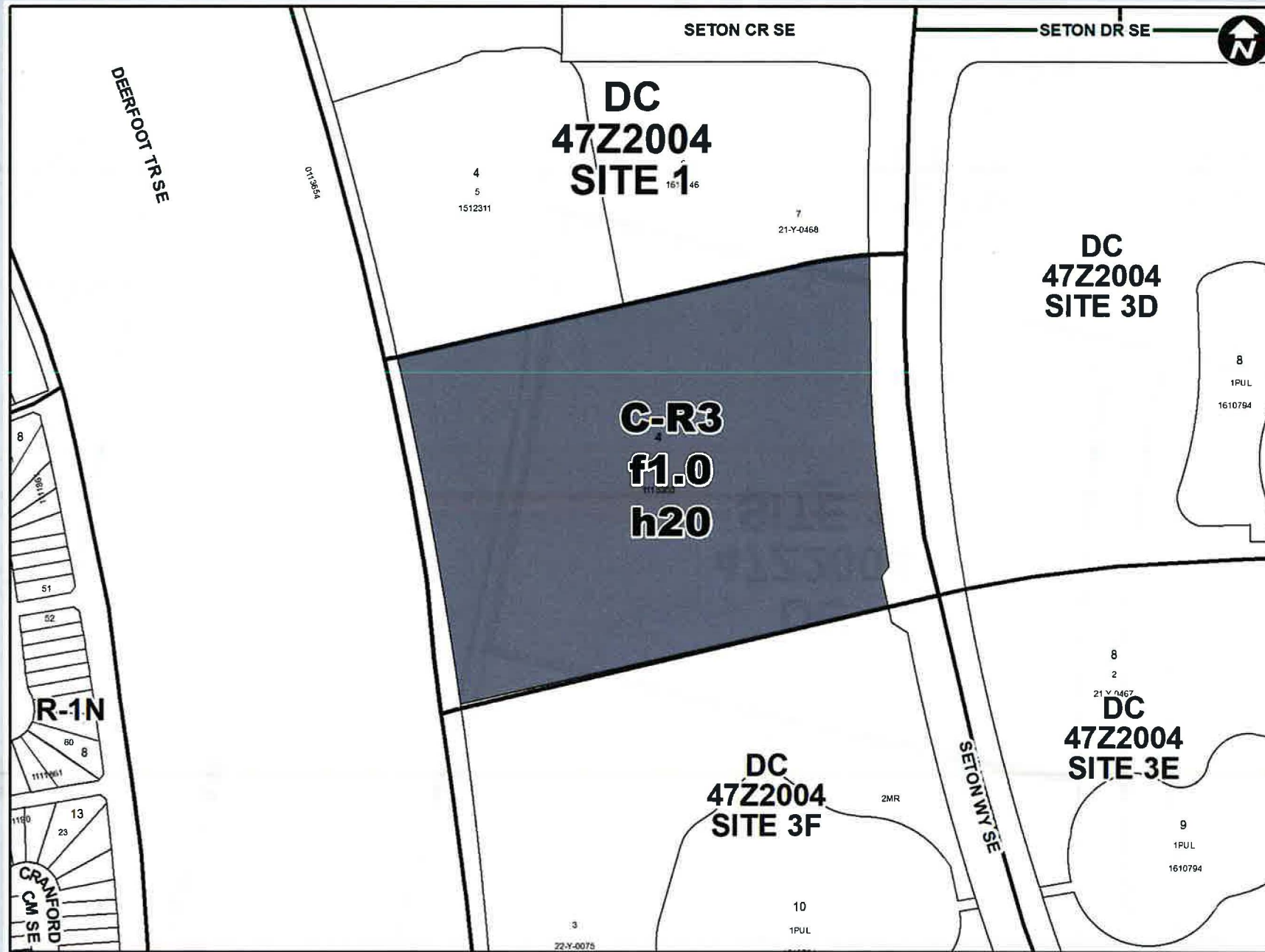
○ Bus Stop

Parcel Size:

5.00 ha
270m x 197m



- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

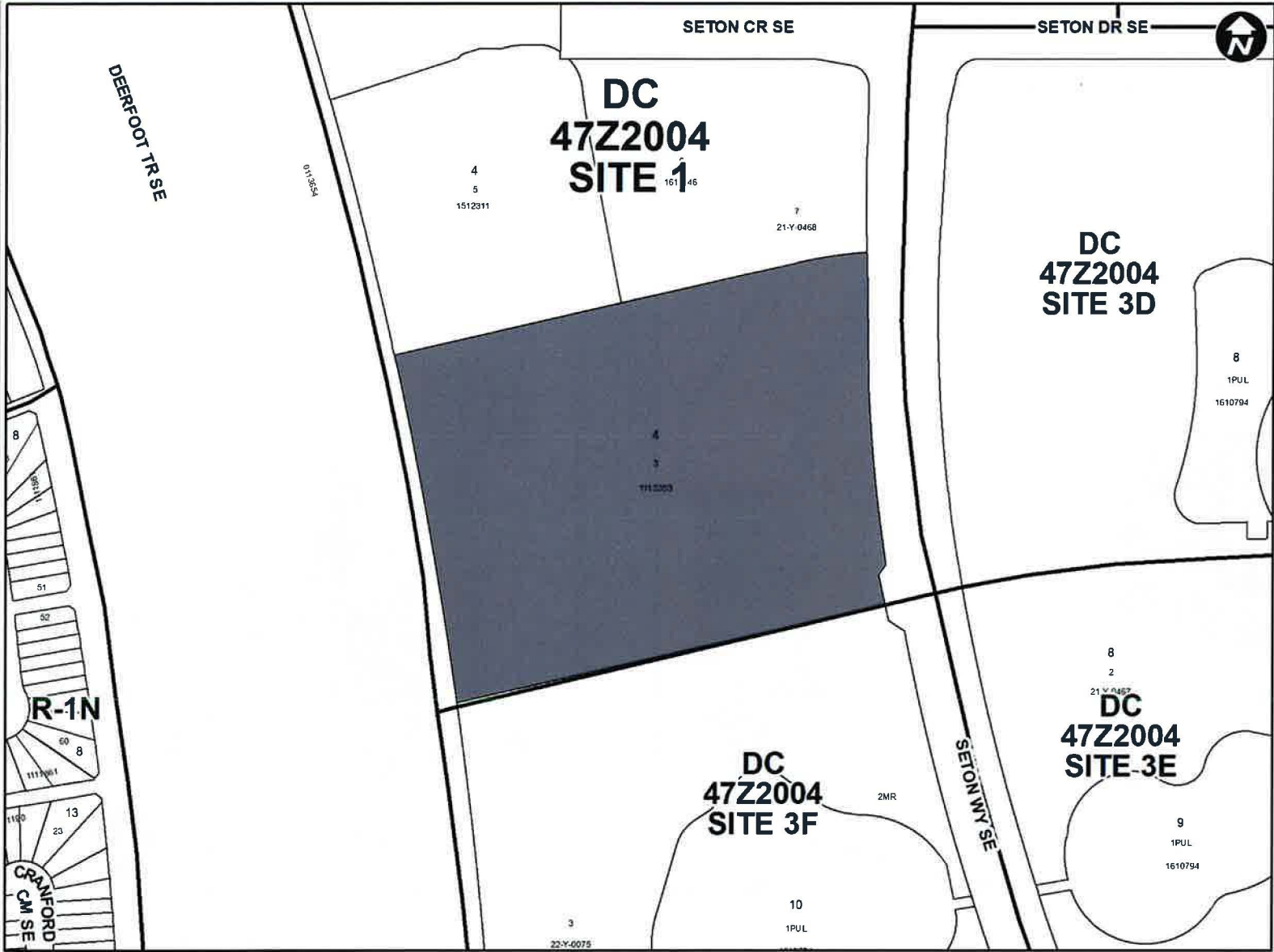


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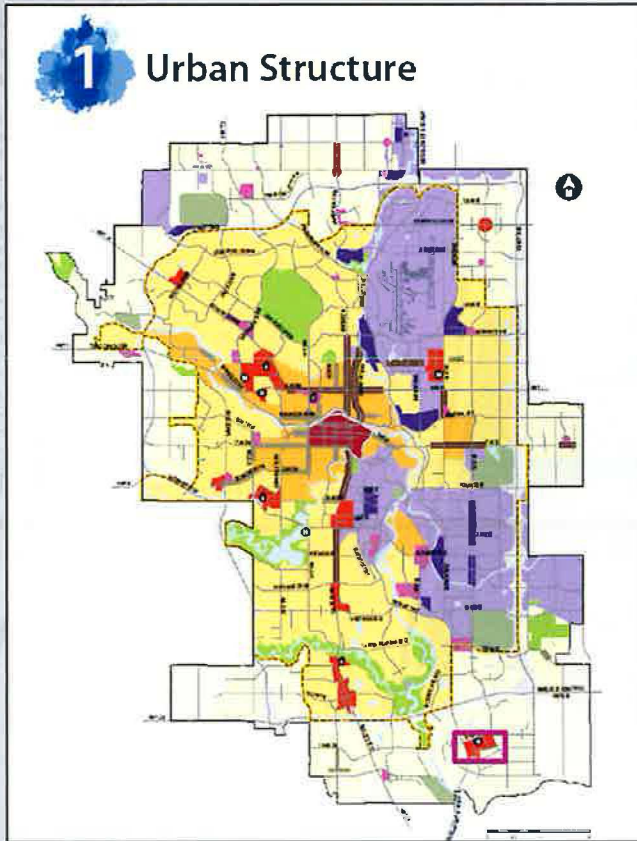
Supplementary Slides



Existing Direct Control:

- Direct Control District based on C-5 Shopping Centre Commercial District of 2p80
- Additional uses of Funeral Home, and Vehicle Sales and rentals
- Maximum Height of 15 metres for retail and 18 metres for offices

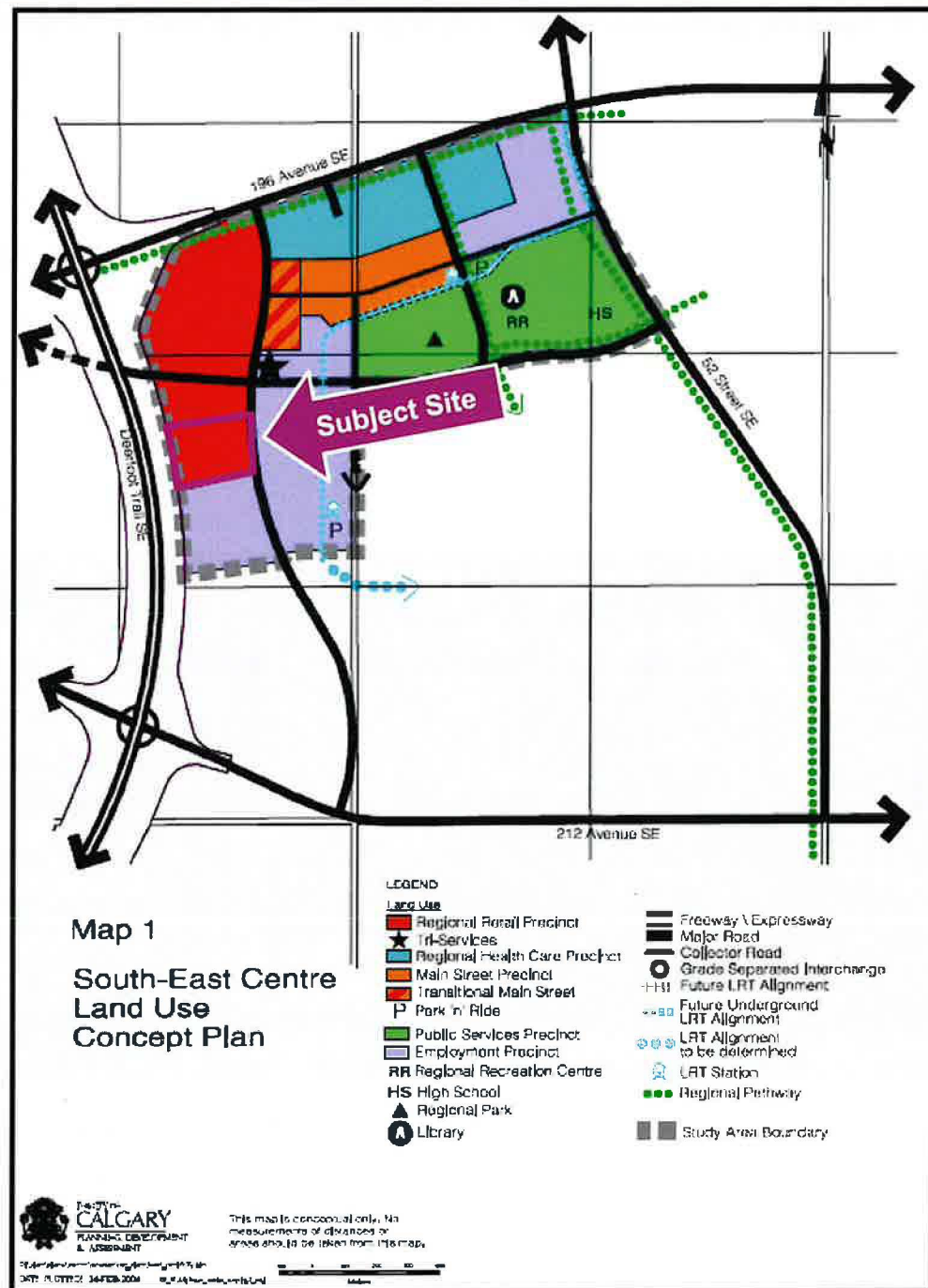
Municipal Development Plan



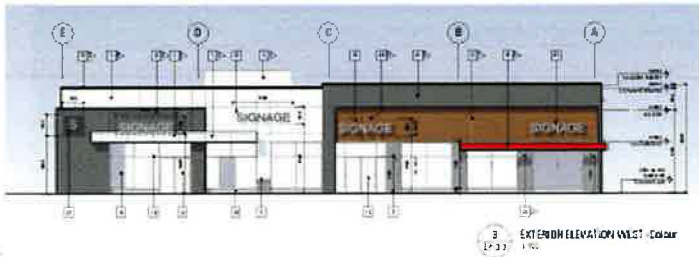
Southeast Centre Area Structure Plan

Regional Retail Precinct:

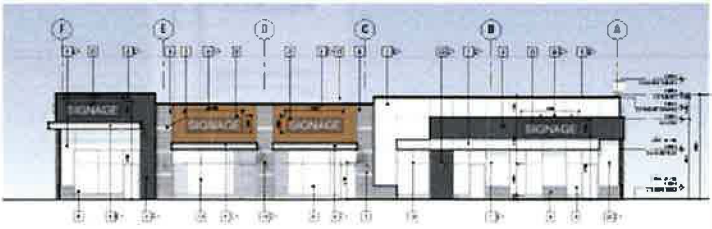
- Predominant use of land shall be larger commercial such as big box retail, drive-in businesses and entertainment facilities



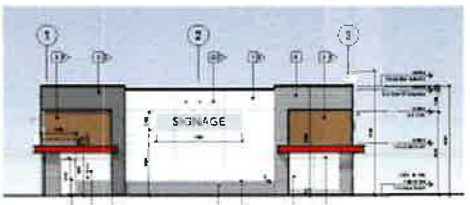
	Direct Control District 472004 (Site 1) (C-5 District 2p80)	Commercial – Regional 3 (C-R3) District	Difference
Floor Area Ratio	Maximum of 37,000 sq. metres (or) 1.0 GFA (FAR)	FAR of 1.0	Site = 50,000 sq. metres Difference = 13,000 sq. metres
Height	15 metres for Commercial 18 metres for Office	20 metres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



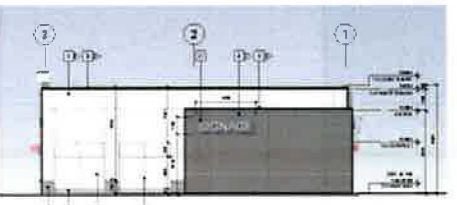
3 EXTERIOR ELEVATION WEST - Colour 1/16



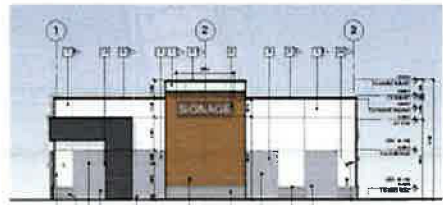
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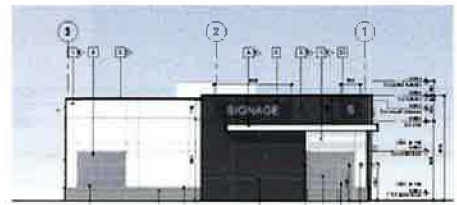
4 EXTERIOR ELEVATION SOUTH - Colour 1/16



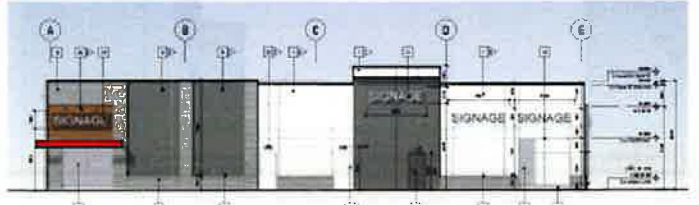
2 EXTERIOR ELEVATION NORTH - Colour 1/16



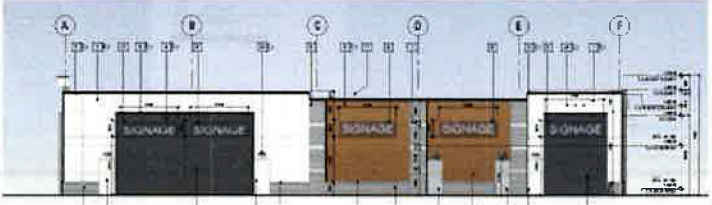
4 EXTERIOR ELEVATION SOUTH - Colour 1/16



2 EXTERIOR ELEVATION NORTH - Colour 1/16



1 EXTERIOR ELEVATION EAST - Colour 1/16



1 EXTERIOR ELEVATION EAST - Colour 1/16

SETON



Choice Properties REIT



CHOICE SETON DEVELOPMENT
PROPOSED DEVELOPMENT - Buildings 1, 2 and 3
19655 Seton Way SE, Calgary, Alberta



Submitted for Development Permit

Note: Images shown here are artist's representations of proposed project. Images do not show future site plan, landscaping, improvement layouts or tenant signage.