

Calgary



Public Hearing of Council

Agenda Item: 6.1.8

1



LOC2021-0177 / CPC2022-1151

Land Use Amendment

January 17, 2023

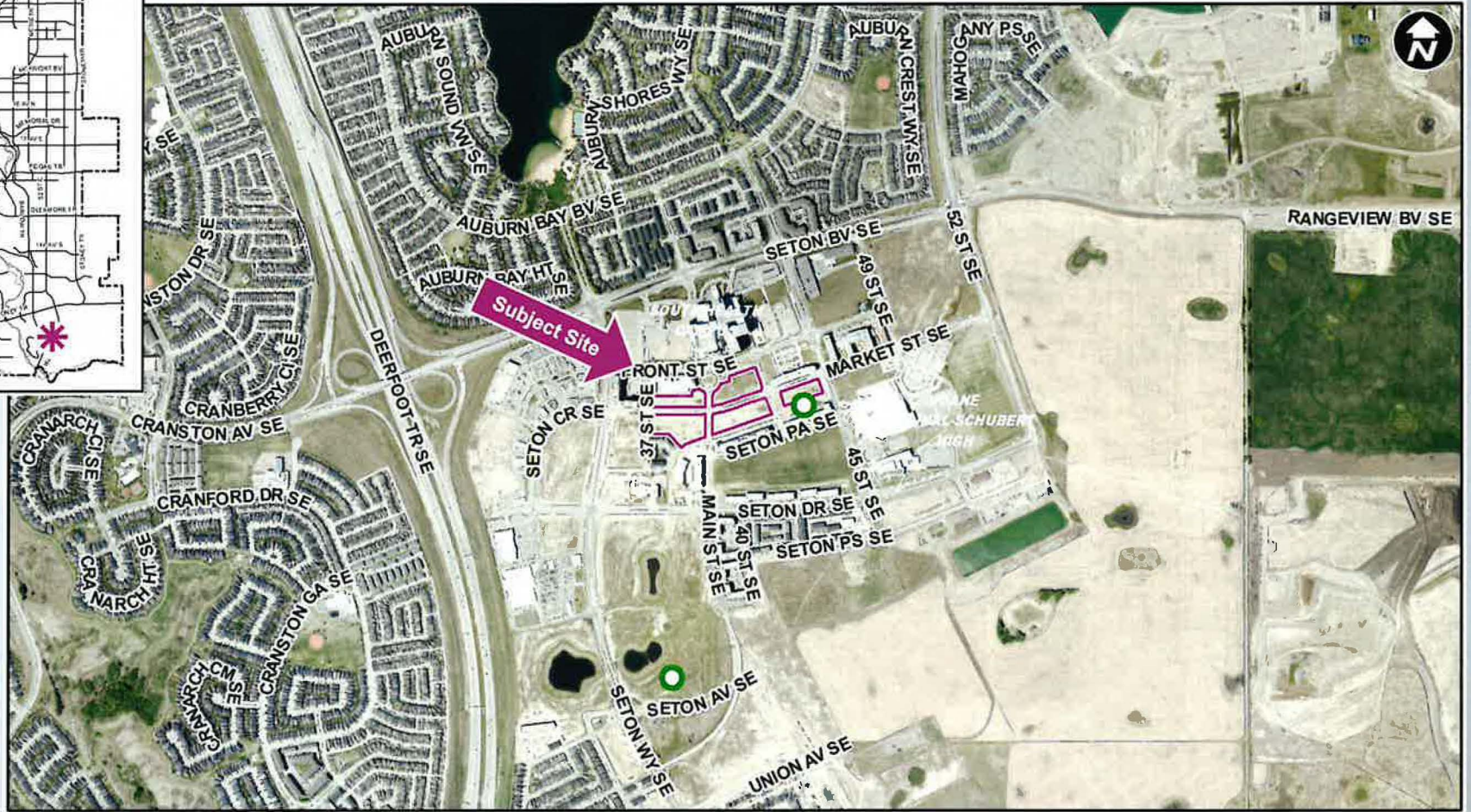
ISC: Unrestricted

| |
|--|
| CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER |
| JAN 17 2023 |
| ITEM: <i>6.1.8 Distrib-presentation</i> |
| <u>CPC2022-1151</u> |
| CITY CLERK'S DEPARTMENT |

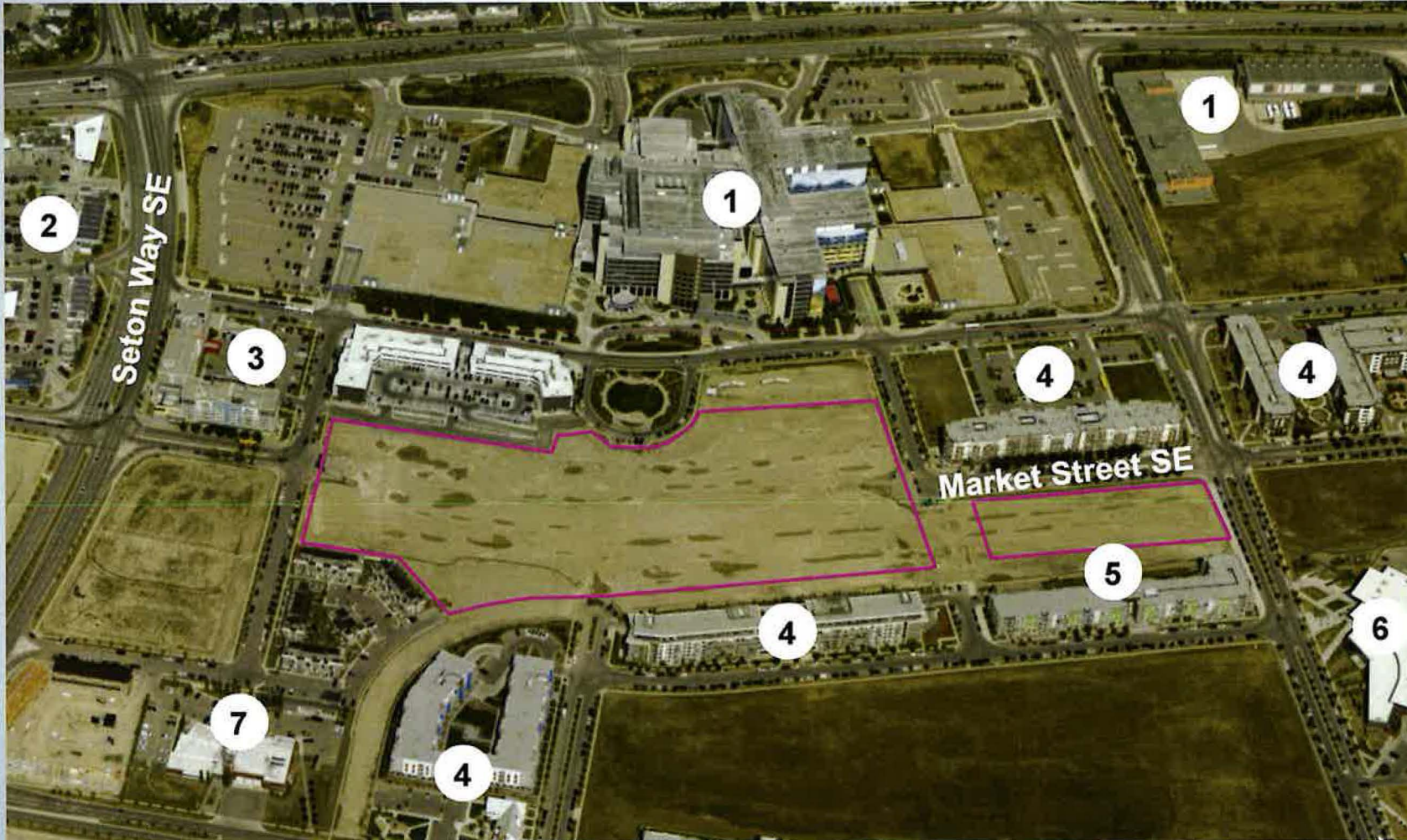
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 8D2023** 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 (Plan 0411571; Block A; portion of SW1/4 Section 22-22-29-4; portion of SE1/4 Section 21-22-29-4) 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.

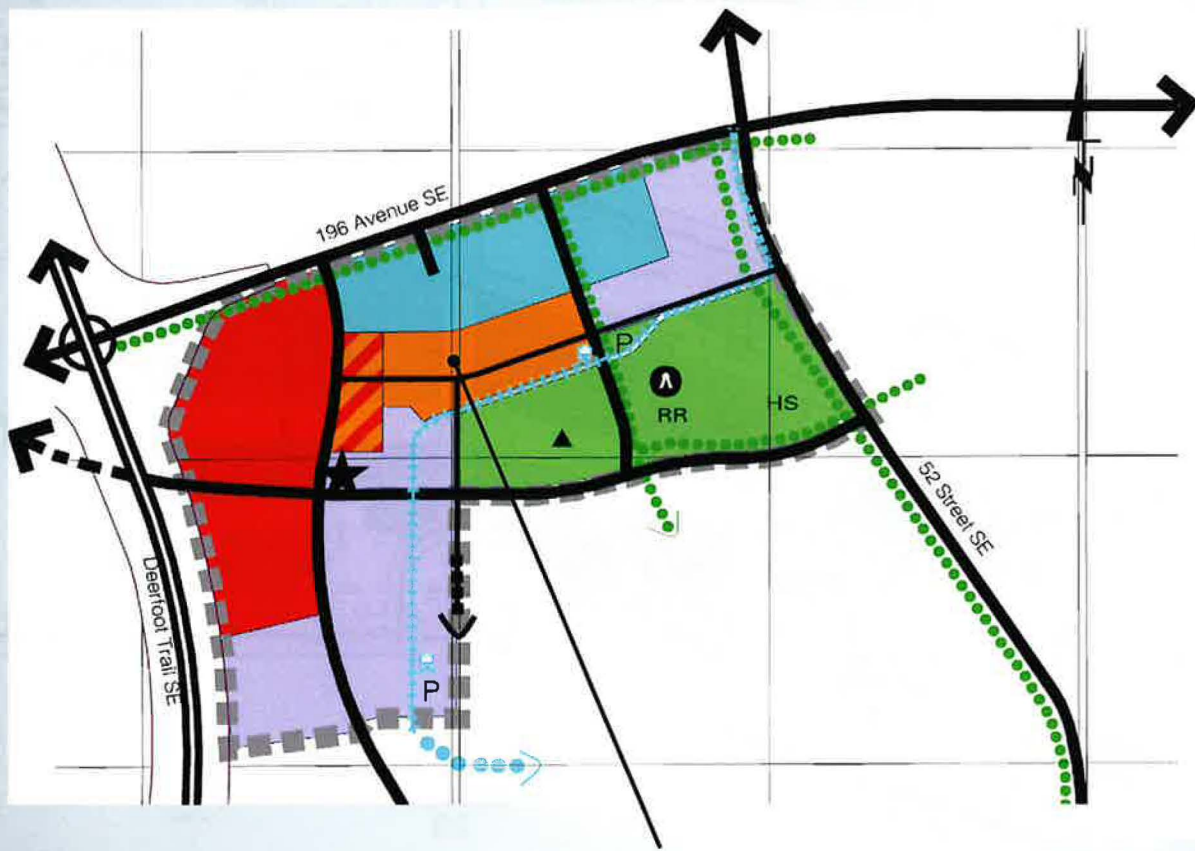


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Legend:

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



LEGEND

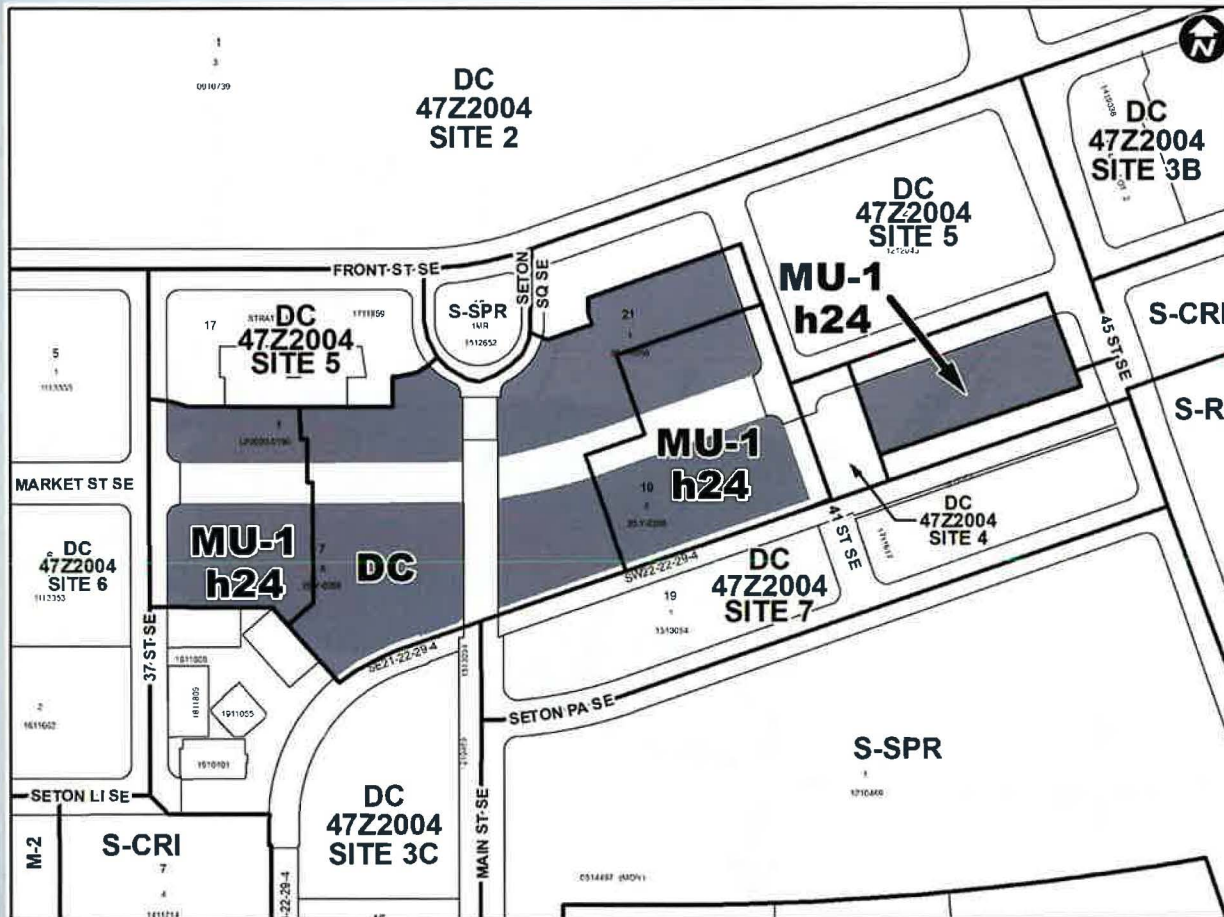
Land Use

- 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

Subject Site

Proposed Land Use Map

6



Proposed Land Use Districts:

- A Direct Control District based on the Commercial – Corridor 1 (C-COR1) District
 - Max height of 28 metres
 - Max Floor Area Ratio of 2.0
 - Specialty Restaurant - Licensed
- Mixed Use - General (MU-1h24) District

Calgary Planning Commission's Recommendation:

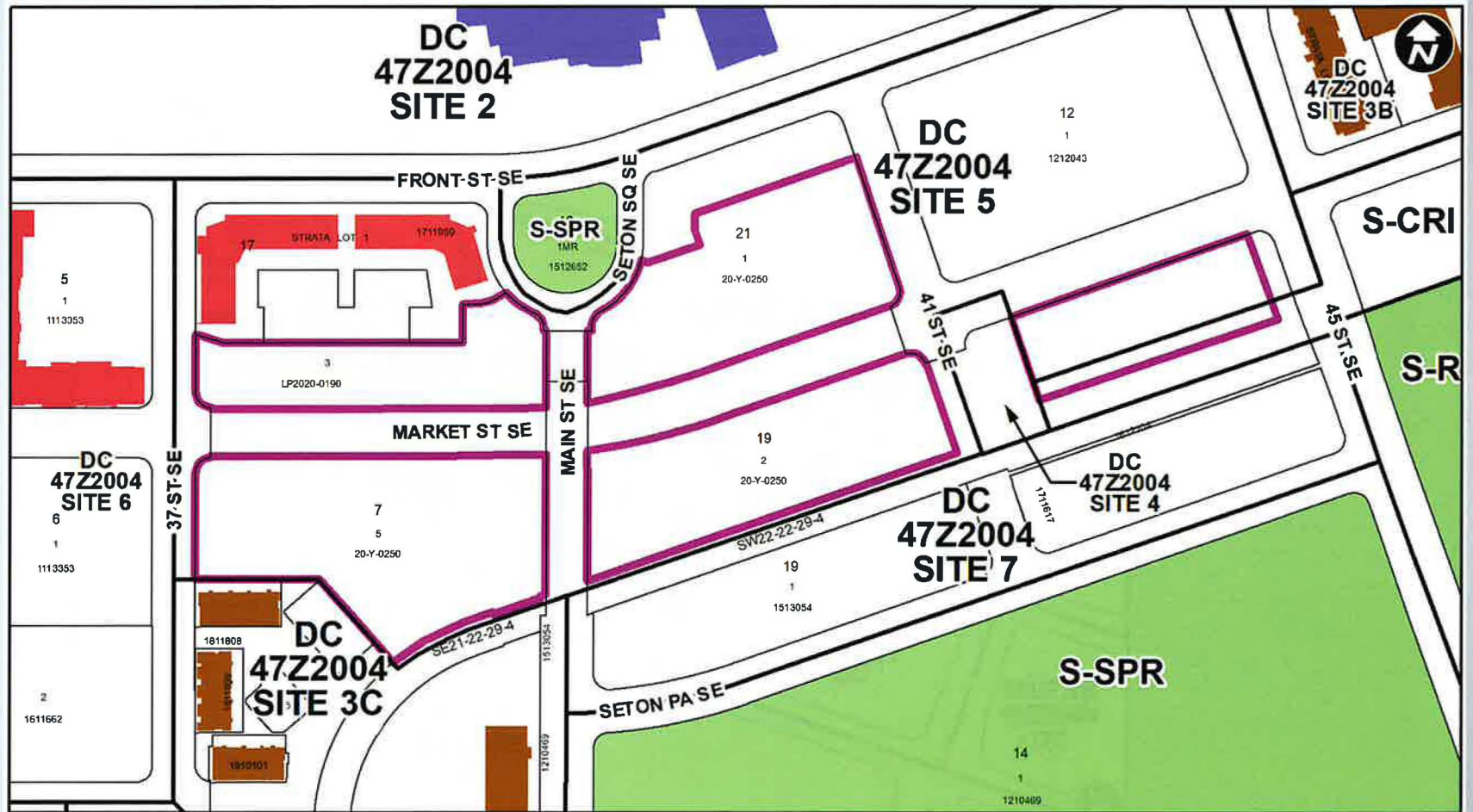
That Council:

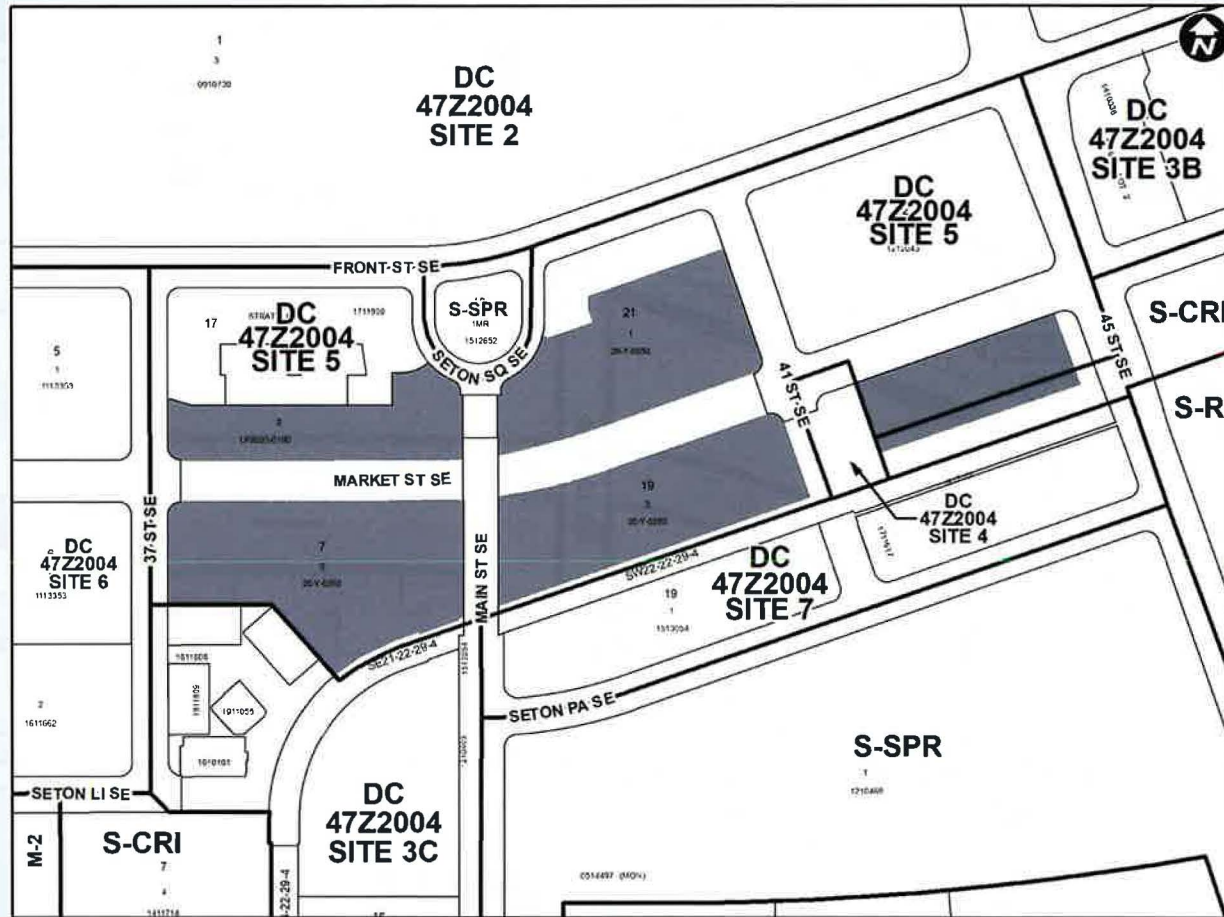
Give three readings to **Proposed Bylaw 8D2023** for the redesignation of 4.40 hectares \pm (10.87 acres \pm) located at 17770R – 56 Street SE, 18150 – 56 Street SE and 19050 – 40 Street SE (Plan 0411571; Block A; portion of SW1/4 Section 22-22-29-4; portion of SE1/4 Section 21-22-29-4) from Direct Control 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

Surrounding Land Use



- 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

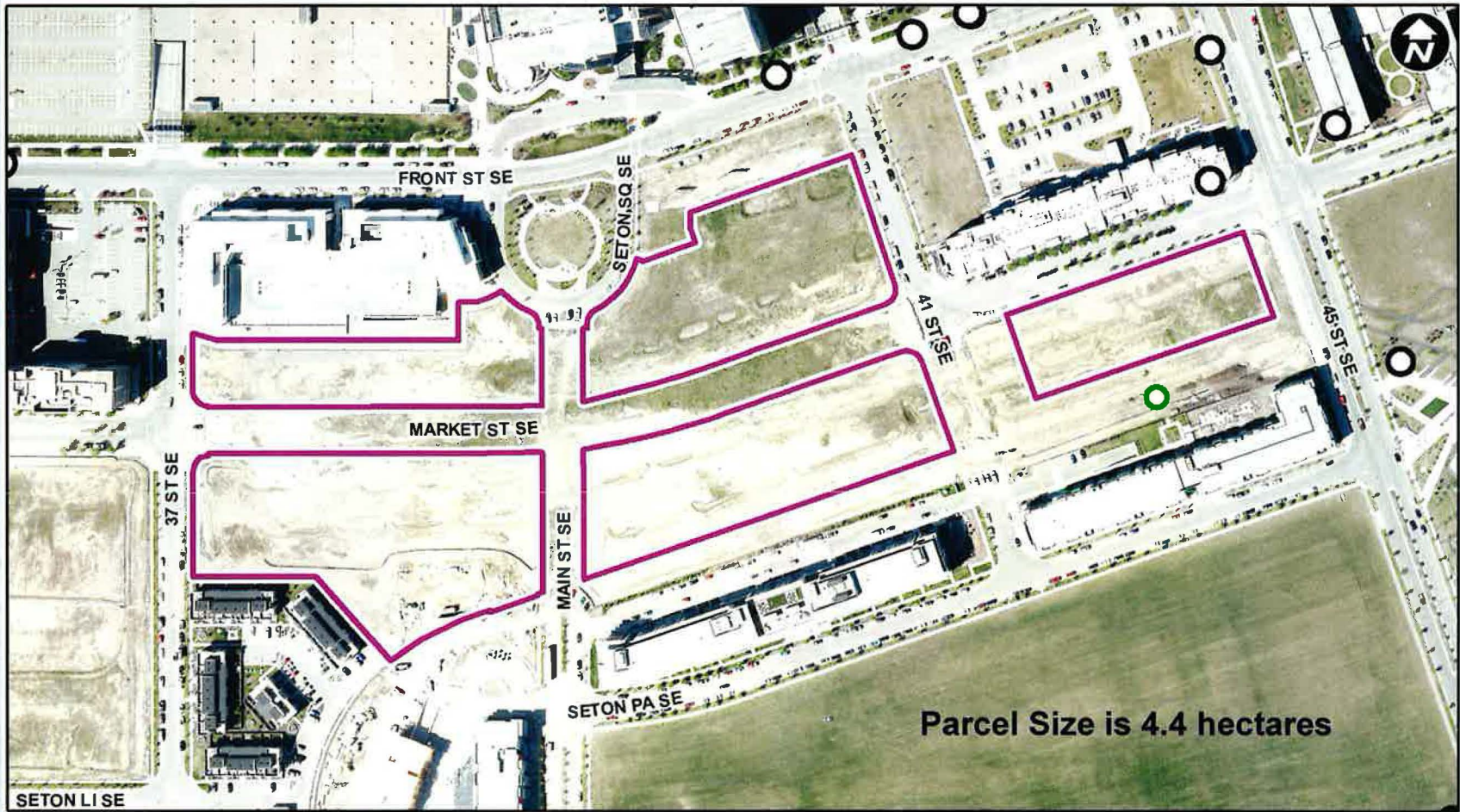






Subject Site

-  Major Activity Centre
-  Planned Greenfield with Area Structure Plan (ASP)





View of the site looking southeast

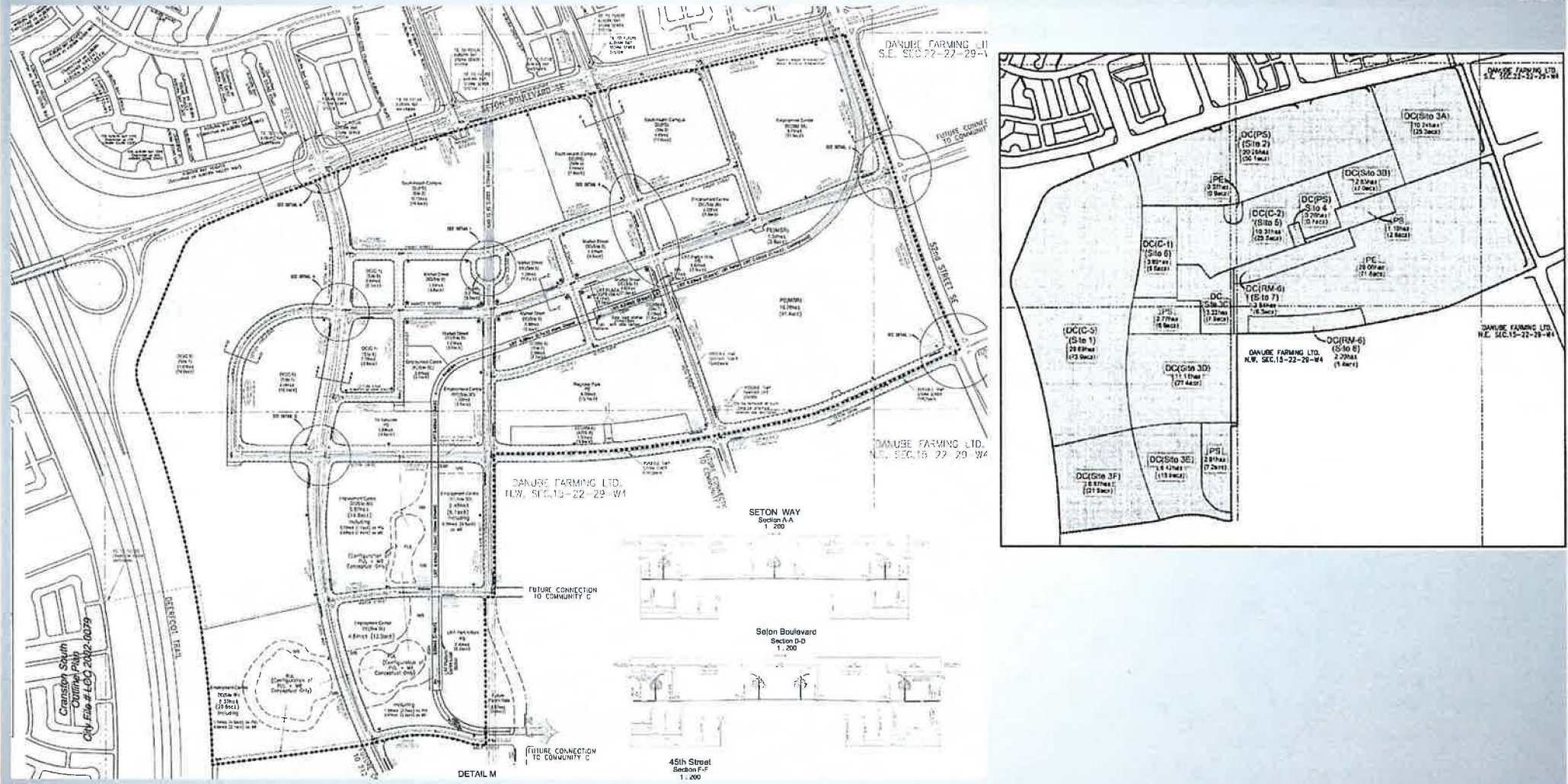


View of the site looking west



View of the South Health Campus looking

LOC2003-0134 - Seton Town Centre – Outline Plan and Land Use 16



| 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 Comparison Chart 19

| 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 Comparison Chart 20

| 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 Comparison Chart 21

| 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 | | | |