

Planning and Development Services Report to
Calgary Planning Commission
2024 April 11

ISC: UNRESTRICTED
CPC2024-0452
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**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street SE
LOC2024-0003**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse the proposed bylaw for the redesignation of 1.22 hectares ± (3.01 acres ±) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:

That Council refuse **Proposed Bylaw 171D2024** for the redesignation of 1.22 hectares ± (3.01 acres ±) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 11:

“Councillor Dhaliwal declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0452.

Councillor Dhaliwal left the Council Chamber at 2:35 p.m. and returned at 3:46 p.m. after the vote was declared.

...

Moved by Councillor Carra

That with respect to Report CPC2024-0452, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.22 hectares ± (3.01 acres ±) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (2) Councillor Carra, and Commissioner Campbell-Walters
Against: A/Director Goldstein, Director Mahler, Commissioner Pollen, and
(4) Commissioner Small

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LOC2024-0003**

MOTION DEFEATED

...

Moved by Commissioner Small

That with respect to Report CPC2024-0452, the following be approved:

That Calgary Planning Commission recommend that Council refuse the proposed bylaw for the redesignation of 1.22 hectares ± (3.01 acres ±) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (5) A/Director Goldstein, Director Mahler, Commissioner Pollen,
 Commissioner Small, and Commissioner Campbell-Walters

Against:
(1) Councillor Carra

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a future subdivision of the site into separate parcels to accommodate an additional single detached dwelling.
- Administration is recommending refusal of this application because the proposal is deemed premature in the absence of an Area Structure Plan and is not in keeping with the provisions of the *Municipal Development Plan* (MDP) with respect to the protection of Greenfield Areas.
- What does this mean to Calgarians? The proposed Direct Control (DC) District would exacerbate ownership fragmentation and hinder efforts to protect land for future urban development in an area lacking an Area Structure Plan.
- Why does this matter? Fragmented ownership in this area could lead to challenges in creating an Area Structure Plan and introducing connected urban forms of development.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the southeast community of Residual Sub-Area 9P (Ward 9) was submitted by B&A Studios on behalf of the landowners, Lovpreet Singh Sehrai and Varinder Kaur Sehrai, on 2024 January 3. As per the Applicant’s Submission (Attachment 3), the proposal is to amend the existing Direct Control (DC) District (Bylaw 19D2008) to accommodate the subdivision of the subject parcel by reducing the minimum parcel size requirement from the current 0.8 hectares to 0.6 hectares, while retaining the base Special Purpose – Future Urban Development (S-FUD) District. This will allow for the development of an

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additional single detached dwelling on the site. No development permit has been submitted for the subject site.

The approximately 1.22 hectare (3.01 acre) site is a large single parcel with access off 34 Avenue SE. The site is located east of Stoney Trail SE and north of Peigan Trail SE. The proposed DC District would allow for the development of a single detached dwelling, following subdivision of the parcel.

Administration is recommending refusal of the proposed redesignation. It is deemed premature in the absence of an Area Structure Plan and is not in keeping with the provisions of the MDP with respect to the protection of Greenfield Areas. The MDP encourages the protection of these Greenfield Areas for future urban development by restricting premature subdivision and

development on parcels. Creating smaller parcels results in fragmented ownership, with parcels that are difficult to develop in a comprehensive and connected manner.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant noted that one additional single detached dwelling would not impact adjacent residents and decided not to conduct any community outreach. Please refer to Attachment 4 for the rationale as to why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received no responses from the public and there is currently no community association for the area. Additionally, there was no response received from Rocky View County.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed DC District would further fragment the area potentially affecting efforts to establish a comprehensive Area Structure Plan for the area and may be detrimental to achieving the highest and best use for the area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use would not provide for a more efficient use of land.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed redesignation would increase fragmentation of the land in this area, making future development planning more challenging. This could pose a financial risk to The City as provision of both interim and long-term infrastructure could also require more costly and less efficient servicing.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 171D2024**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform