

Applicant Submission

December 21, 2023

B&A Studios has been retained by the landowner, Lovdeep Sehrai, to make an application for a land use amendment for approximately 1.22 hectares of land in the southeast residual subarea 09P. The subject site is located on the corner of 88 Street SE and 34 Avenue SE and is currently developed with a single detached dwelling and accessory residential building.

The site is currently designated as a Direct Control (DC) District (19D2008) which is based on the Special Purpose – Future Urban Development (S-FUD) District and is intended to provide for unserviced residential on parcels that are 0.8 hectares or larger.

The proposed Direct Control (DC) District will retain the base S-FUD District but will allow for a slightly smaller parcel size which will allow for the parcel to be subdivided and the development of one additional single detached dwelling. A DC District is the appropriate land use and could not be achieved through the use of a standard land use district in the bylaw. The proposed DC District will ensure the lands are protected for future urban development while allowing for a smaller parcel size than the base district allows for.

An Area Structure Plan (ASP) is not currently in place; however, the proposed land use is aligned with overarching policies in the Calgary Municipal Development Plan, the New Community Design Guidebook and the East Regional Context Study. As noted in the East Regional Context Study, land use amendments prior to an ASP approval will be considered premature; however, exceptions to that can be made by Council for essential public services or uses that will not compromise future urban growth. The timing of a future ASP is currently unknown and likely in the far future. One additional single detached dwelling on a 1.22 hectare site will not compromise future urban growth nor the character of the existing country residential neighbourhood.