

**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE,
 LOC2024-0131**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.24 hectares \pm (3.05 acres \pm) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 24D2025** for the redesignation of 1.24 hectares \pm (3.05 acres \pm) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the continued use of an existing woodworking shop through a Direct Control (DC) District based on the Special Purpose – Future Urban Development (S-FUD) District.
- The proposal allows for a development that is compatible with the character of the existing neighbourhood and protects the land for future urban development in alignment with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for the long-standing business to continue its operation.
- Why does this matter? This application would bring the land use into compliance with the already existing operations on the site and also prevent premature development in the absence of an area structure plan or a local area plan.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application is located in the southeast community of Residual Sub-Area 9P, and was submitted by CivicWorks on behalf of the landowners, Paul Bec and Darlene Bec, on 2024 May 13. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to align the existing use of the woodworking shop to a land use district in the Calgary's Land use Bylaw 1P2007 which allows for that use.

The approximately 1.24 hectares (3.05 acres) midblock site is a large but narrow parcel located along 34 Avenue SE, east of Stoney Trail SE and north of Peigan Trail SE. The site is currently developed with a primary building used as a woodworking shop and multiple storage sheds. The parcel is not serviced and vehicle access is available from 34 Avenue SE. The proposed DC

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District is based on S-FUD District and will add a new defined use of Woodworking Shop to accommodate the existing business and preserve the land for future urban development.

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 the public/interested parties and respective community association was appropriate. In response, the applicant delivered letters regarding the proposal to residents and businesses within a 400-metre radius and met with the Ward 9 Office to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report and there is no community association for the subject area.

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

IMPLICATIONS

Social

The proposed DC District would enable the continued operation of the long-standing woodworking shop, providing stability and continuity to the business and the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at any required subsequent development review stages.

Economic

This application would stabilize business operations on the site, ensuring continued employment for the staff and maximizing opportunities in a limited-service area.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 24D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform