

Planning and Development Services Report to  
Calgary Planning Commission  
2024 December 12

ISC: UNRESTRICTED  
CPC2024-1316  
Page 1 of 3

**Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009**

---

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.98 hectares  $\pm$  (2.42 acres  $\pm$ ) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 33D2025** for the redesignation of 0.98 hectares  $\pm$  (2.42 acres  $\pm$ ) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to the Special Purpose – Future Urban Development (S-FUD) District to allow for a single detached dwelling and accessory residential building.
- This application aligns with the policies in the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would allow the subject parcel to accommodate the uses currently allowed under the Special Purpose – Future Urban Development (S-FUD) District.
- Why does this matter? The proposed S-FUD District expands the allowable uses on this parcel until municipal servicing and detailed planning is provided to the area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application is located in the northeast community of Residual Sub-Area 10E and was submitted by Planning Protocol 2 on behalf of the landowner Mandeep Singh Bedi on 2021 January 21. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified their intent to build a single detached home and accessory residential building in the future.

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

**Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R - 84 Street  
NE, LOC2021-0009**

---

**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 the respective community association was appropriate. In response, the applicant contacted adjacent landowners to discuss the application and answer questions. The Applicant Outreach Summary can be found in Attachment 3.

**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. There is no community association in Residual Sub-Area 10E and no comments were received from adjacent residents or property owners.

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 the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

No social implications are identified.

**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 development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

No economic implications are identified.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 December 12

ISC: UNRESTRICTED  
CPC2024-1316  
Page 3 of 3

**Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R - 84 Street  
NE, LOC2021-0009**

---

**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Proposed Bylaw 33D2025**
- 5. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform