

Land Use Amendment in Residual Sub Area 12J (Ward 12) at 16311 – 104 Street SE, LOC2024-0113

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0267) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Refuse the proposed bylaw for the redesignation of 8.09 hectares \pm (20.00 acres \pm) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control District (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MARCH 13:

That Council give three readings to **Proposed Bylaw 69D2025** for the redesignation of 8.09 hectares \pm (20.00 acres \pm) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control District (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

Opposition to Recommendation: Director Mahler, Commissioner Small, and Commissioner Wagner

HIGHLIGHTS

- The application seeks to redesignate the subject site to a Direct Control (DC) District to accommodate the uses found in the Special Purpose – Future Urban Development (S-FUD) District with the addition of Place of Worship, Child Care Service, Food Kiosk, School – Private, Instructional Facility, Service Organization and Social Organization. The proposal is considered a permanent use.
- Administration is recommending refusal of the proposed DC District as the proposal is being made in advance of an approved Area Structure Plan (ASP) and is therefore in contravention of the direction provided in the *Municipal Development Plan* (MDP) and the *East Regional Context Study*.
- What does this mean to Calgarians? Refusal of this proposal would mean policies that Council has adopted are being followed consistently. An ASP has not been initiated, and development in advance of comprehensive planning analysis is considered premature and is not recommended in the interim.
- Why does this matter? There are currently no city services (water, sanitary, stormwater) available for the subject site to connect to and the site is currently outside the seven and eleven-minute fire response times. Without comprehensive planning and an approach to deliver city services, it is premature to determine the proposal's viability within a future

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neighbourhood design. Premature development may compromise the efficient future development of the area.

- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use application, in the southeast community of Residual Sub-Area 12J, was submitted by B&A Studios on behalf of the landowners, Pentecostal Tabernacle of Calgary, on 2024 April 15. The redesignation area is approximately 8.09 hectares out of an existing 19.38-hectare parcel. The site is located south of Stoney Trail SE and west of 104 Street SE and is currently undeveloped. The Applicant Submission (Attachment 3) indicates the desire to build a 'community hub' that includes a place of worship, private school and other supporting uses.

The proposed DC District is based on the S-FUD District with the additional discretionary uses of Place of Worship, Child Care Service, Food Kiosk, School – Private, Instructional Facility, Social Organization and Service Organization.

Administration's recommendation of refusal is based on the following:

- The proposal does not conform to the direction provided in the MDP or the *East Regional Context Study*.
- There is no approved ASP to guide land use, development and municipal infrastructure in the area.
- Allowing for an early land use redesignation proposal in the absence of an approved ASP could jeopardize the ability to realize efficient urban development in the future and preclude the consideration of alternate mobility, land use and development patterns for the area.
- The intent of the S-FUD District is to allow a limited range of interim or temporary uses that can easily be removed when land is redesignated to allow for urban forms of development. In this case the proposed land use would be supporting a permanent use for the site.
- The community layout and transportation network for the area has yet to be determined through an ASP process.
- Municipal utility servicing is not available for the site.

No development permit application has been submitted at this time. However, the applicant has noted the development will be phased over time, starting with a place of worship structure. Additional uses on site will be subject to available utility services. Private interim utility servicing for water, sanitary, stormwater and fire protection would be required on site until connection to city services becomes available. Vehicle access to the subject site would be from 104 Street SE through the remaining parcel area, currently designated as a DC District (Bylaw 88D2013).

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

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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 was appropriate. In response, the applicant contacted property owners adjacent to the subject site.

Please refer to the Applicant Outreach Summary (Attachment 4) for the applicant's report detailing their public engagement initiatives and feedback received.

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 for the subject area.

Administration received three letters of opposition. The letters of opposition noted the following concerns:

- too many faith-based organizations in one area. There is a church and daycare in the neighbourhood of Hotchkiss and the subject site is in close proximity to land designated for another Place of Worship located south of the site;
- this land should be used for residential uses with the need for housing; and
- the need to look at a holistic plan for this future neighbourhood.

Administration considered the relevant planning issues specific to the application and has determined the proposal is not appropriate at this time.

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

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IMPLICATIONS

Social

While the proposal may provide an added space for members of the faith community and residents in south Calgary, development on the site is premature and may limit the future potential for other uses and development forms within a planned community. In addition, the proposed uses in this application should be considered in relation to the wider community context, as these uses are generally integrated within communities, supported by transit and other community facilities/amenities nearby.

Environmental

This application does not include any specific actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued through the development permit.

Economic

Development in advance of guiding policy and budget considerations could impact the future operating and capital budget of services required for the site (fire, water, sanitary, stormwater, mobility, etc.). The development may impact the urban format for the area in a way that constrains efficient neighbourhood layout in the future.

Service and Financial Implications

Unknown at this time. Understanding budget requirements to implement the city services required to realize ultimate development of the site would occur through the Area Structure Plan and Growth Application review process. However, the applicant is proposing interim site servicing which would not require connection to city infrastructure services at this time.

RISK

Approval of this land use amendment prior to local area policy, which guides future development vision, land use, financial considerations and municipal infrastructure, may negatively impact the ability to realize efficient urban planning in the future and achieve the best community outcomes. There is risk in approving permanent development in an un-serviced area in advance of proper overall analysis and planning for the area.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 69D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform