

Planning and Development Services Report to
 Calgary Planning Commission
 2025 July 24

ISC: UNRESTRICTED
 CPC2025-0742
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**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 2985 – 100 Street SE,
 LOC2025-0086**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 1.68 hectares \pm (4.15 acres \pm) at 2985 – 100 Street SE (Plan 0213389, Block 1, Lot 10) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to reduce the minimum parcel area requirement, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council refuse and abandon **Proposed Bylaw 142D2025** for the redesignation of 1.68 hectares \pm (4.15 acres \pm) at 2985 – 100 Street SE (Plan 0213389, Block 1, Lot 10) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to reduce the minimum parcel area requirement, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Hawryluk, Commissioner Gordon,
 Commissioner Montgomery, and Commissioner Pink

HIGHLIGHTS

- This application seeks to redesignate the subject parcel from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to reduce the minimum parcel area allowed.
- Administration is recommending refusal because this application is deemed premature in the absence of an Area Structure Plan (ASP) for the subject site and the broader surrounding area.. The *Municipal Development Plan* (MDP) encourages the protection of Future Greenfield Areas for future urban development by restricting premature subdivision and development on such parcels.
- What does this mean to Calgarians? The proposed Direct Control (DC) District would exacerbate fragmented land ownership and hinder efforts to protect land for future urban development in an area lacking an Area Structure Plan.
- Why does this matter? Fragmented land ownership is an impediment to long-term planning and urban 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, Davinder Singh Sehrai, Lovpreet Singh Sehrai and Varinder Sehrai on 2025 April 9. As per the Applicant's Submission (Attachment 3), the proposal is to amend the existing Special Purpose – Future Urban Development (S-FUD) District to a Direct Control (DC) District to accommodate the subdivision of the subject parcel by reducing the minimum parcel area requirement from the current 1.68

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hectares to 0.8 hectares, while retaining the base Special Purpose – Future Urban Development (S-FUD) District. This will allow for the development of an additional single detached dwelling on the site. No subdivision or development permit has been submitted for the subject site.

The site is a large, single parcel of approximately 1.68 hectares (4.15 acres) in size, accessible from 100 Street 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 aligned with the policies of the MDP with respect to the protection of Future Greenfield Areas. The MDP encourages the protection of these Future Greenfield Areas for future urban development by restricting premature subdivision and development. Smaller subdivided parcels and fragmented land ownership are hinderances to comprehensive 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 relevant public groups and the respective community association was appropriate. As part of the initial application submission, the applicant noted that one additional single detached dwelling would not impact any adjacent residents and decided not to conduct any community outreach. Please refer to the Applicant Outreach Summary (Attachment 4) for 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.

No public comments were received at the time of writing this report. There is no community association for the subject area. The application was circulated to Rocky View County and no response was received.

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 subdivision 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 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 142D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform