

Applicant Submission



Applicant's Submission

April 9, 2025

On behalf of the landowners, Davinder and Lovpreet Sehrai, B&A Studios is pleased to submit a land use amendment for 1.68 hectares (4.15 acres) of land in the southeast residual subarea 09P. The subject site is located at 2985 100 Street SE and is currently developed with a single detached dwelling and accessory residential building.

The site is currently designated as the Special Purpose – Future Urban Development (S-FUD) District and is intended to be applied to lands that are awaiting urban development and utility servicing. The land immediately surrounding the site is also designated as S-FUD District but just to the west of this site is a Direct Control District that allows for a minimum parcel size of 0.8 hectares.

The proposed Direct Control (DC) District will retain the existing S-FUD District but will allow for a smaller parcel size of 0.8 hectares which will allow for the parcel to be subdivided and the development of one additional single detached dwelling. The proposed DC aligns with the existing DC to the west. 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 existing 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 1.68 hectare site will not compromise future urban growth nor the character of the existing country residential neighbourhood.