

Land Use Amendment and Outline Plan in Great Plains, Starfield and Residual Sub-Area 09Q (Ward 9) at Multiple Addresses, LOC2017-0305

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 5510 – 50 Avenue SE, 5740 – 58 Avenue SE and 4920, 4920R, 5501, 5520, 6201, 7620, 7720 and 8020 – 68 Street SE, (SW1/4 Section 2-24-29-4; Plan 7558AF, Blocks 76 and Z; SE1/4 Section 1-24-29-4; W1/2 Section 1-24-29-1; Plan 1611505, Block 1, Lot 1; Plan 7558AF, Block M; Plan 4506AH, a portion of Block Y; Plan 7558AF, Block N; Plan 2180AM, Block 58, OT; Plan 3565AG, Blocks 57, 58 and 59; Plan 3565AG, a portion of Block B) to subdivide 313.41 hectares \pm (774.45 acres \pm) with conditions (Attachment 6);

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 313.41 hectares \pm (774.45 acres \pm) located at 5510 – 50 Avenue SE, 5740 – 58 Avenue SE and 4920, 4920R, 5501, 5520, 6201, 7620, 7720 and 8020 – 68 Street SE, (SW1/4 Section 2-24-29-4; Plan 7558AF, Blocks 76 and Z; SE1/4 Section 1-24-29-4; W1/2 Section 1-24-29-1; Plan 1611505, Block 1, Lot 1; Plan 7558AF, Block M; Plan 4506AH, a portion of Block Y; Plan 7558AF, Block N; Plan 2180AM, Block 58, OT; Plan 3565AG, Blocks 57, 58 and 59; Plan 3565AG, a portion of Block B) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Industrial – General (I-G) District, Industrial – Business f1h20 (I-B f1h20) District, and Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the Great Plains, Starfield and Residual Sub-Area 09Q industrial areas to allow for industrial development, municipal and environmental reserve land, and stormwater management facilities.
- The application proposes a variety of industrial uses and open space, in alignment with the *Municipal Development Plan* (MDP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would create new industrial land for sale and development, creating new employment opportunities in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Development of greenfield industrial areas will contribute to Calgary's overall economic health by employing new residents within Calgary's city limits.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.

Land Use Amendment and Outline Plan in Great Plains, Starfield and Residual Sub-Area 09Q (Ward 9) at Multiple Addresses, LOC2017-0305

- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This outline plan and land use amendment application was submitted on 2017 October 18 by the landowners, The City of Calgary, the Province of Alberta, and Riversong Holdings Limited. The application covers approximately 313.41 hectares (774.45 acres) of land in the industrial areas of Starfield, Great Plains and Residual Sub-Area 09Q in the southeast quadrant of the city.

As referenced in the Applicant Submission (Attachment 3), the intent of the proposal is to obtain outline plan and land use amendment approval to accommodate new industrial development. The Proposed Outline Plan (Attachment 5) and the associated Proposed Land Use Amendment Map (Attachment 2) would create 242 hectares of new industrial land for development and preserve more than 22 hectares of environmental reserve land containing existing wetlands, Forest Lawn Creek (both with 30 metre setbacks) and reconstructed wetlands. The application also proposes the dedication of more than 11 hectares of municipal reserve (public park) land, as shown in the Proposed Outline Plan Data Sheet (Attachment 7) and the payment of cash-in-lieu of land dedication for approximately 84.05 acres of Municipal Reserve dedication. This includes approximately 6 percent municipal reserve dedication (about 43.3 acres) from this plan area, plus 40.75 acres of reserve deferred from the adjacent City-developed lands.

No development permits have been submitted at this time. A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the respective community association was appropriate. They determined that no outreach would be undertaken. 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 stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The appropriate uses, building and site design, on-site parking and other development details will be reviewed and determined at the development permit stage.

**Planning & Development Report to
Calgary Planning Commission
2022 May 5**

**ISC: UNRESTRICTED
CPC2022-0526
Page 3 of 4**

**Land Use Amendment and Outline Plan in Great Plains, Starfield and Residual
Sub-Area 09Q (Ward 9) at Multiple Addresses, LOC2017-0305**

Following Calgary Planning Commission, notifications for 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.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the southeast industrial areas and provides a future framework for industrial development. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the greater area.

Environmental

This application proposes the protection or realignment and dedication of important environmental reserve land containing the Forest Lawn Creek. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages. Details on the applicant's intended strategies are included in Attachment 8.

Economic

This application would allow industrial development to occur on the subject parcels. The proposal would increase the industrial land that is available for development in the area. It would also make more efficient use of infrastructure and services.

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 Land Use Amendment Map
3. Applicant Submission
4. Applicant Outreach Summary
5. Proposed Outline Plan
6. Proposed Outline Plan Conditions of Approval
7. Proposed Outline Plan Data Sheet
8. Climate Resilience Strategy

**Planning & Development Report to
Calgary Planning Commission
2022 May 5**

**ISC: UNRESTRICTED
CPC2022-0526
Page 4 of 4**

**Land Use Amendment and Outline Plan in Great Plains, Starfield and Residual
Sub-Area 09Q (Ward 9) at Multiple Addresses, LOC2017-0305**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform