



Calgary Planning Commission

Agenda Items: 7.2.4 & 7.2.5



LOC2017-0305

Road Closure, Land Use Amendment, & Outline Plan

SN2021-0001

Community Name and Boundary Change

Amendment: Page 2

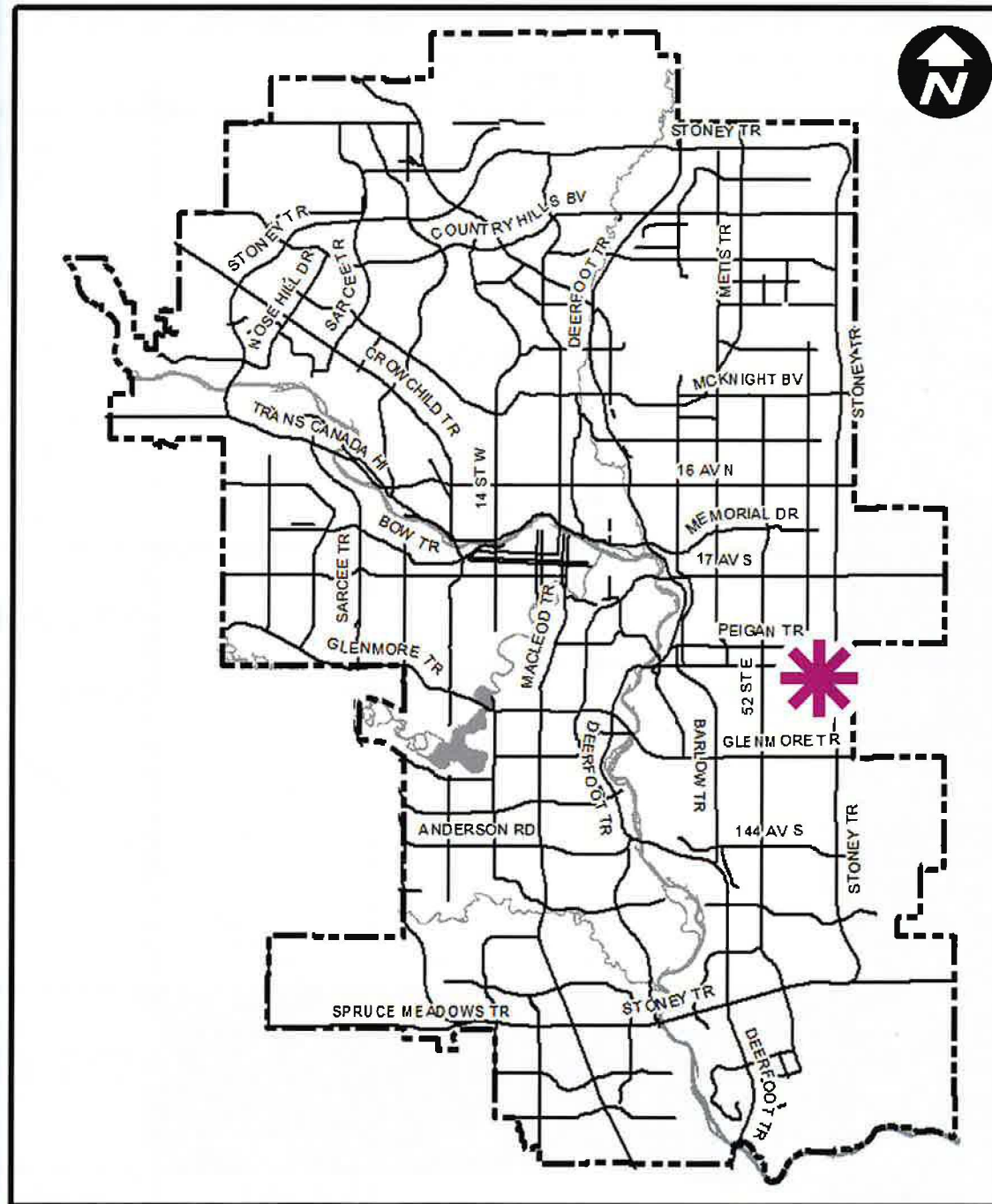
Planning & Development Report to
Calgary Planning Commission
2022 May 5

ISC: UNRESTRICTED
CPC2022-0526
Page 2 of 4

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

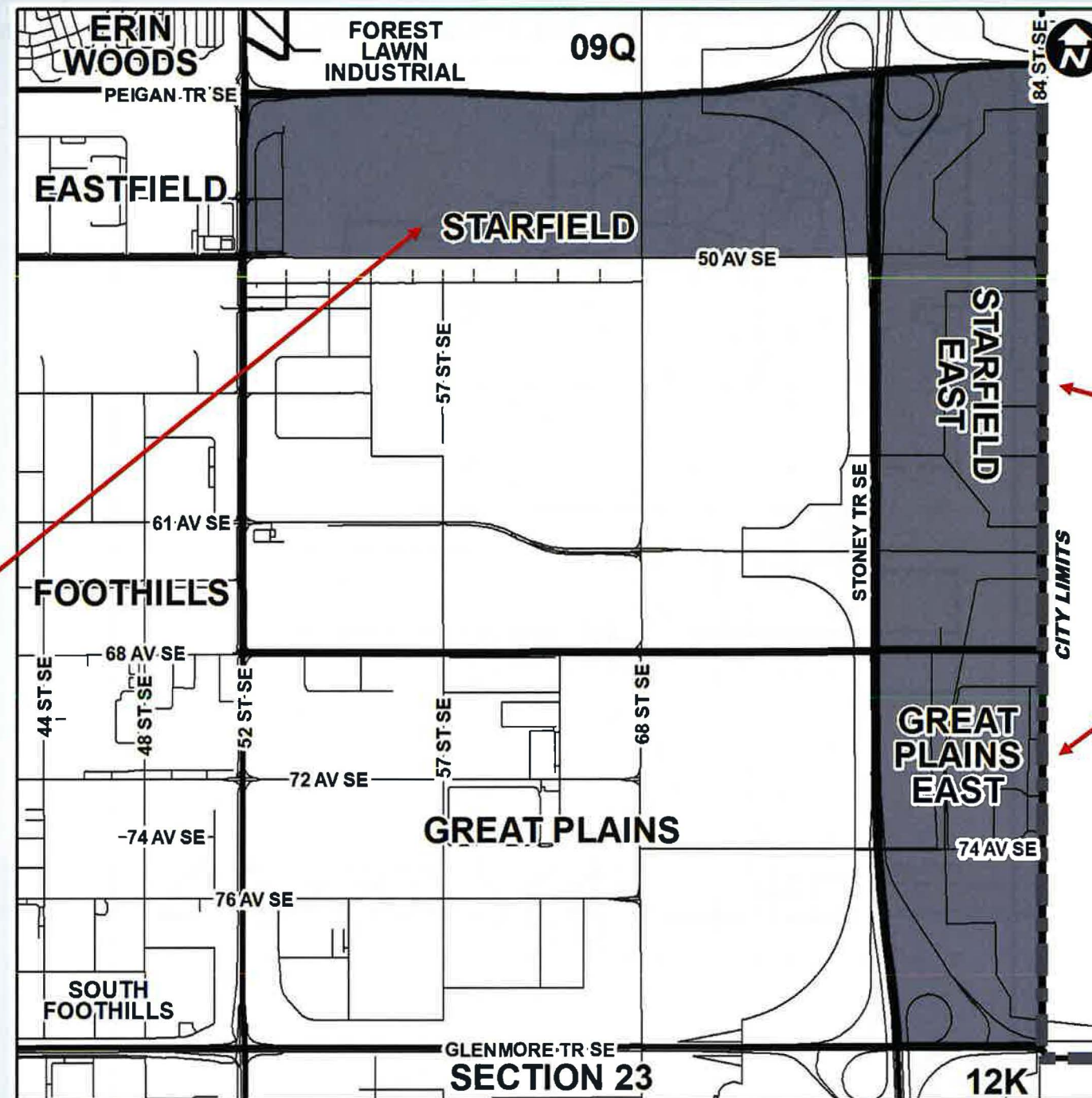
DISCUSSION

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 Ltd.~~. The application covers approximately 341.41 hectares (774.41 acres) of land in the industrial areas of Starfield, Great Plains and Residual Ward 9 – Sub Area 9Q in the southeast quadrant of the city.

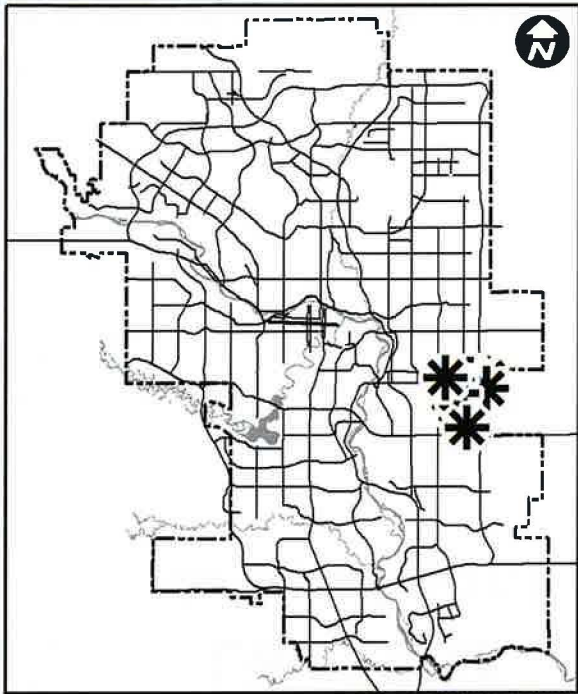


**STREET & COMMUNITY
NAME APPLICATION**

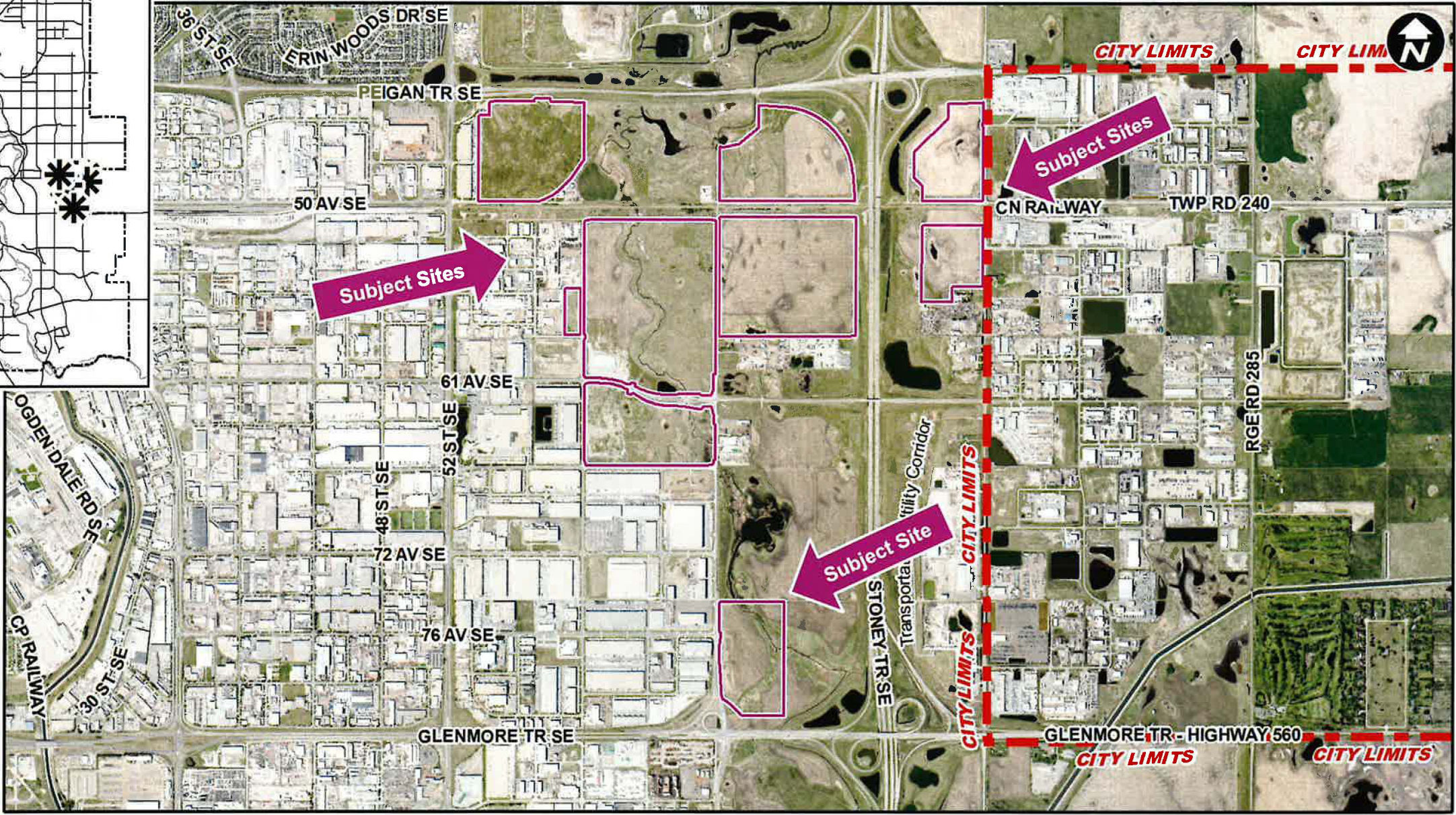
Existing
Community Name,
New Proposed
Boundaries



New Community
Names
AND
New Proposed
Boundaries

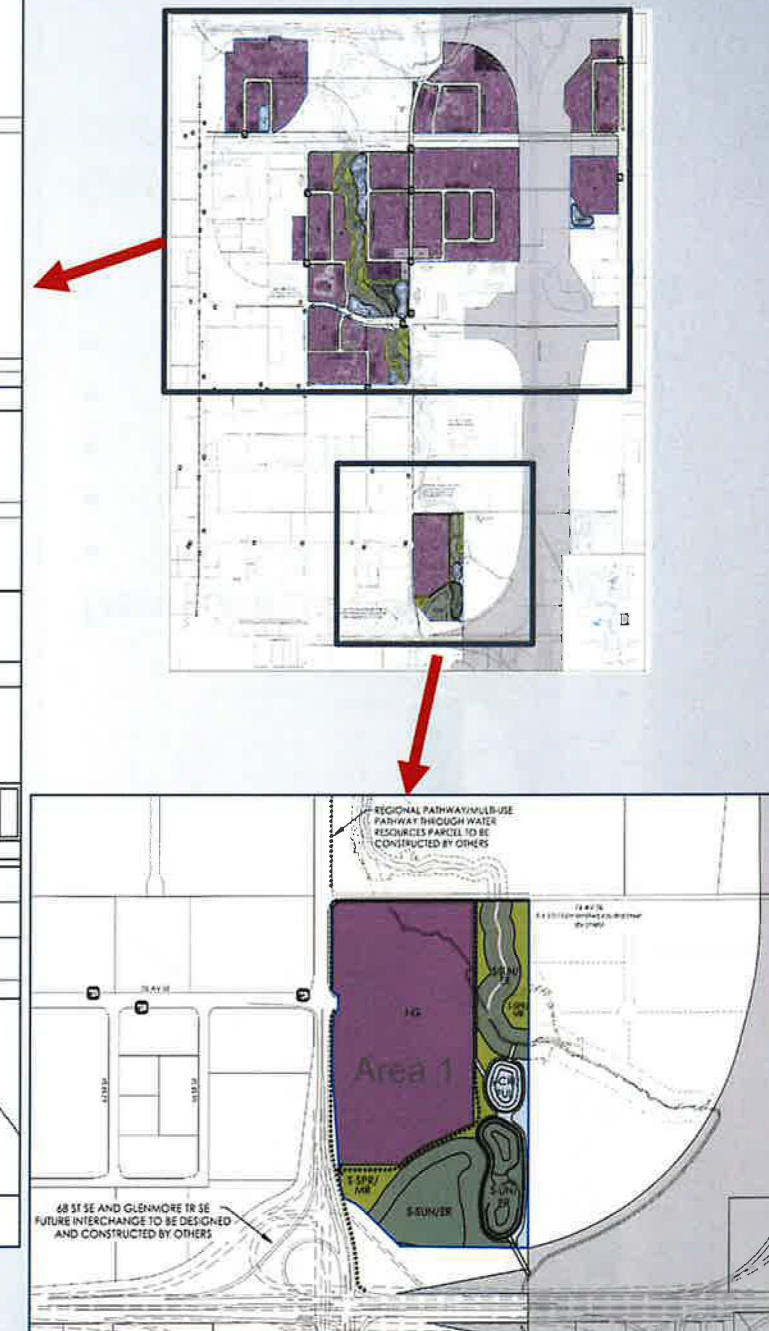
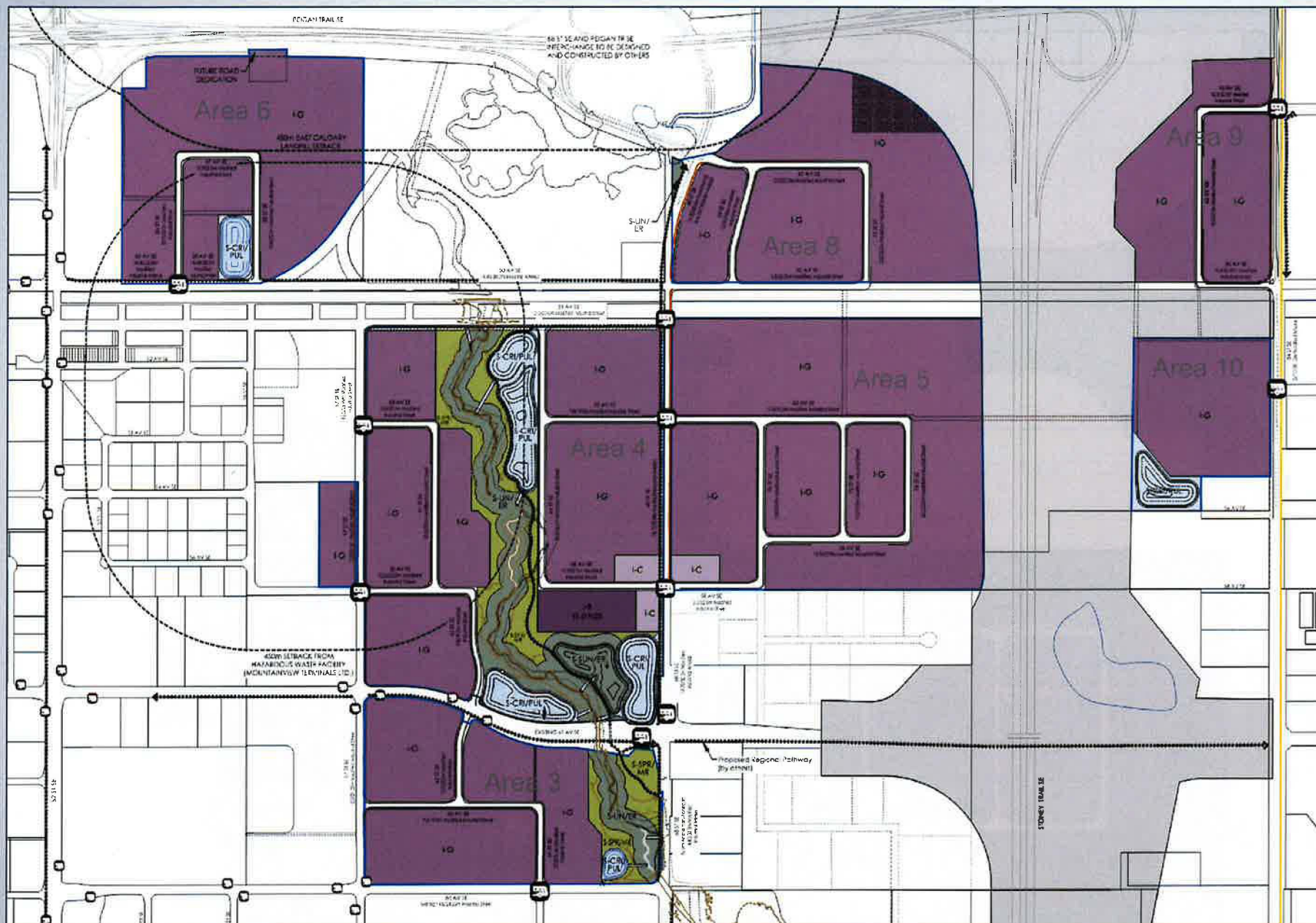


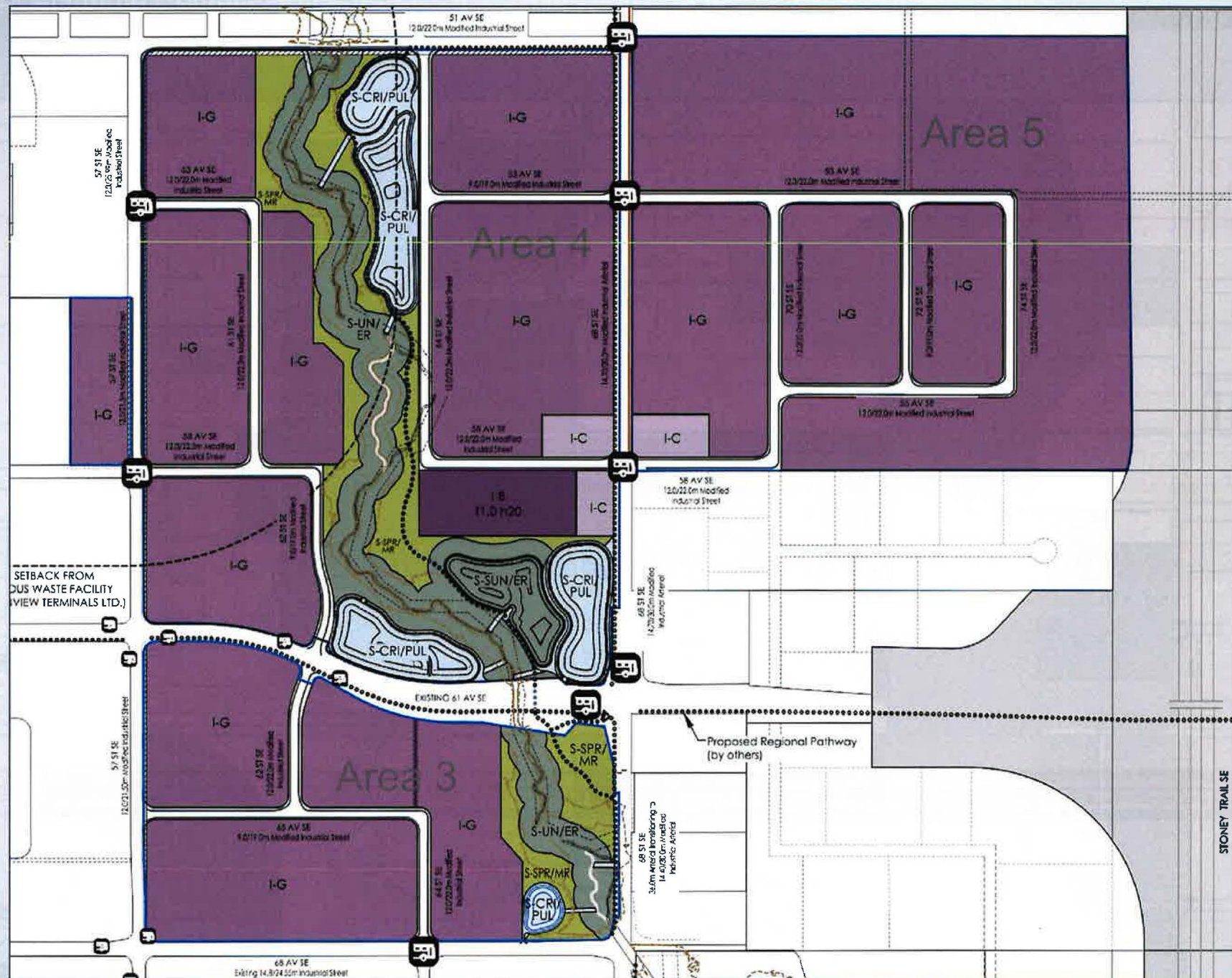
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Proposed Outline Plan & Land Use Amendment





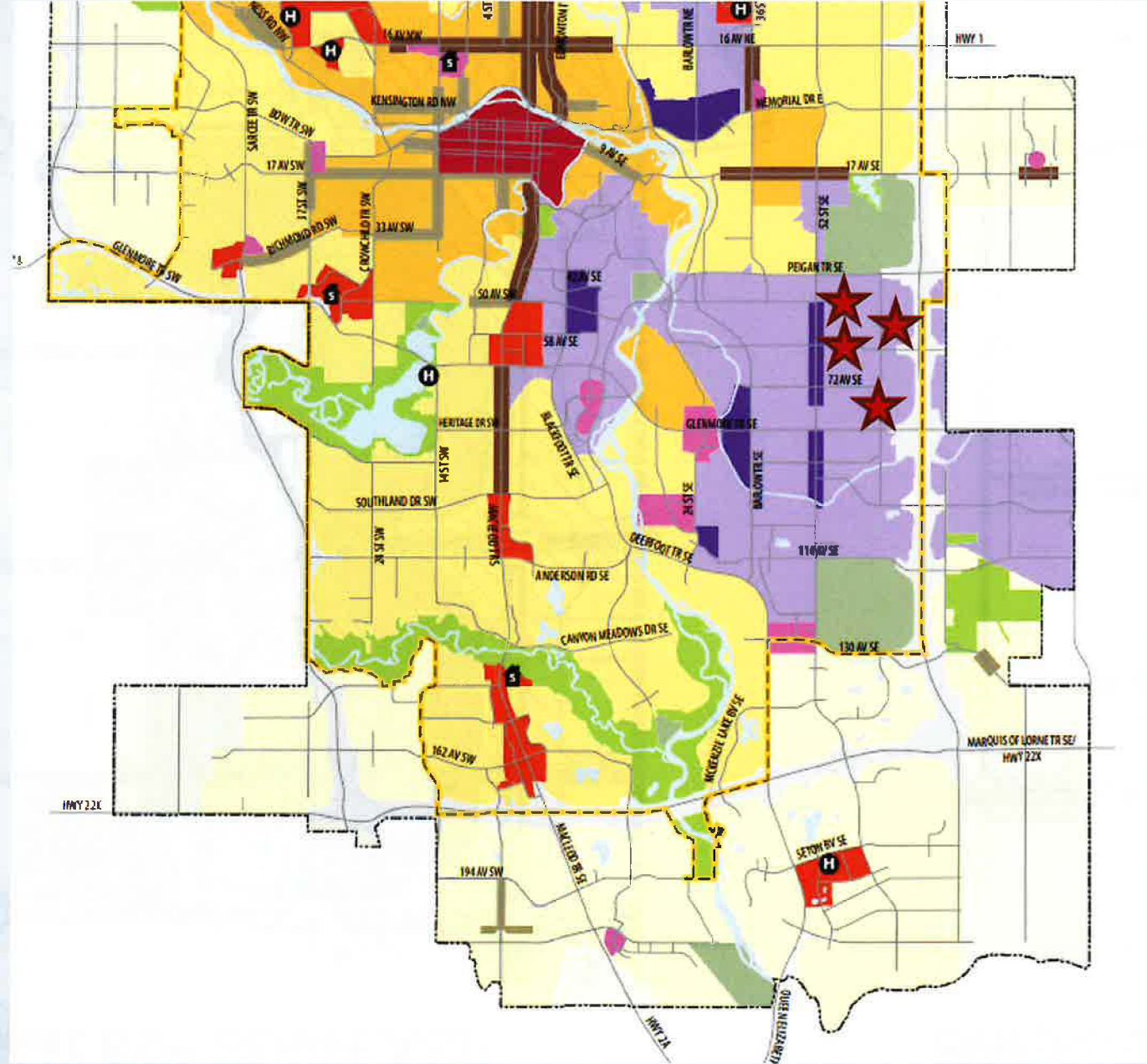


Developable Land:

- I-G: 236.69 ha (584.85 ac)
- I-C: 2.48 ha (6.13 ac)
- I-B f1h20: 2.91 ha (7.19 ac)
- S-UN: 22.60 ha (55.85 ac)
- S-SPR: 11.54 ha (28.52 ac)
- S-CRI: 15.26 ha (37.70 ac)

Cash-in-lieu of reserve
dedication: 34.01 ha (84.05 ac)

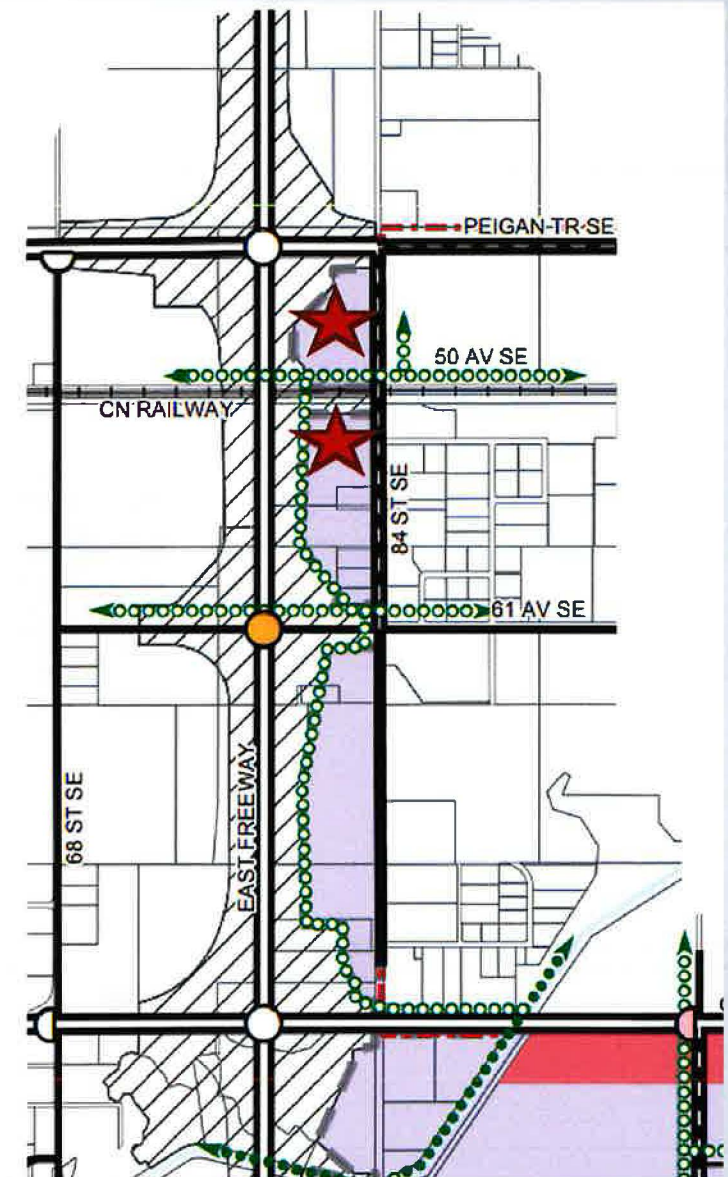
Municipal Development Plan



Southeast 68th Street ASP



Shepard Industrial ASP



LOC2017-0305 RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 5510 - 50 Avenue SE, 5740 – 58 Avenue SE, 4920, 5501, 5520, 6201, 7620, 7720, 8020 - 68 Street SE, (Lot 58, Block OT, Plan 2180AM; Lots 57, 59, 60, Plan 3565AG; Block B, Plan 3565AG; Block Y, Plan 4506AH; Lot 76, Block Z and Blocks M and N, Plan 7558AF; Lot 1, Block 1, Plan 161 1505; NW and SE ¼, Section 1-24-29-4; SW ¼, Section 2-24-29-4) to subdivide 313.41 hectares ± (774.41 acres ±) 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 ± (774.41 acres ±) located at 5510 - 50 Avenue SE, 5740 – 58 Avenue SE, 4920, 5501, 5520, 6201, 7620, 7720, 8020 - 68 Street SE, (Lot 58, Block OT, Plan 2180AM; Lots 57, 59, 60, Plan 3565AG; Block B, Plan 3565AG; Block Y, Plan 4506AH; Lot 76, Block Z and Blocks M and N, Plan 7558AF; Lot 1, Block 1, Plan 161 1505; NW and SE ¼, Section 1-24-29-4; SW ¼, Section 2-24-29-4) 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.

SN2021-0001 RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Adopt, by resolution, the proposed community name: Starfield East;
2. Adopt, by resolution, the proposed community name: Great Plains East; and
3. Adopt, by resolution, the proposed community boundary change from Residual Sub-Area 09Q to Starfield.

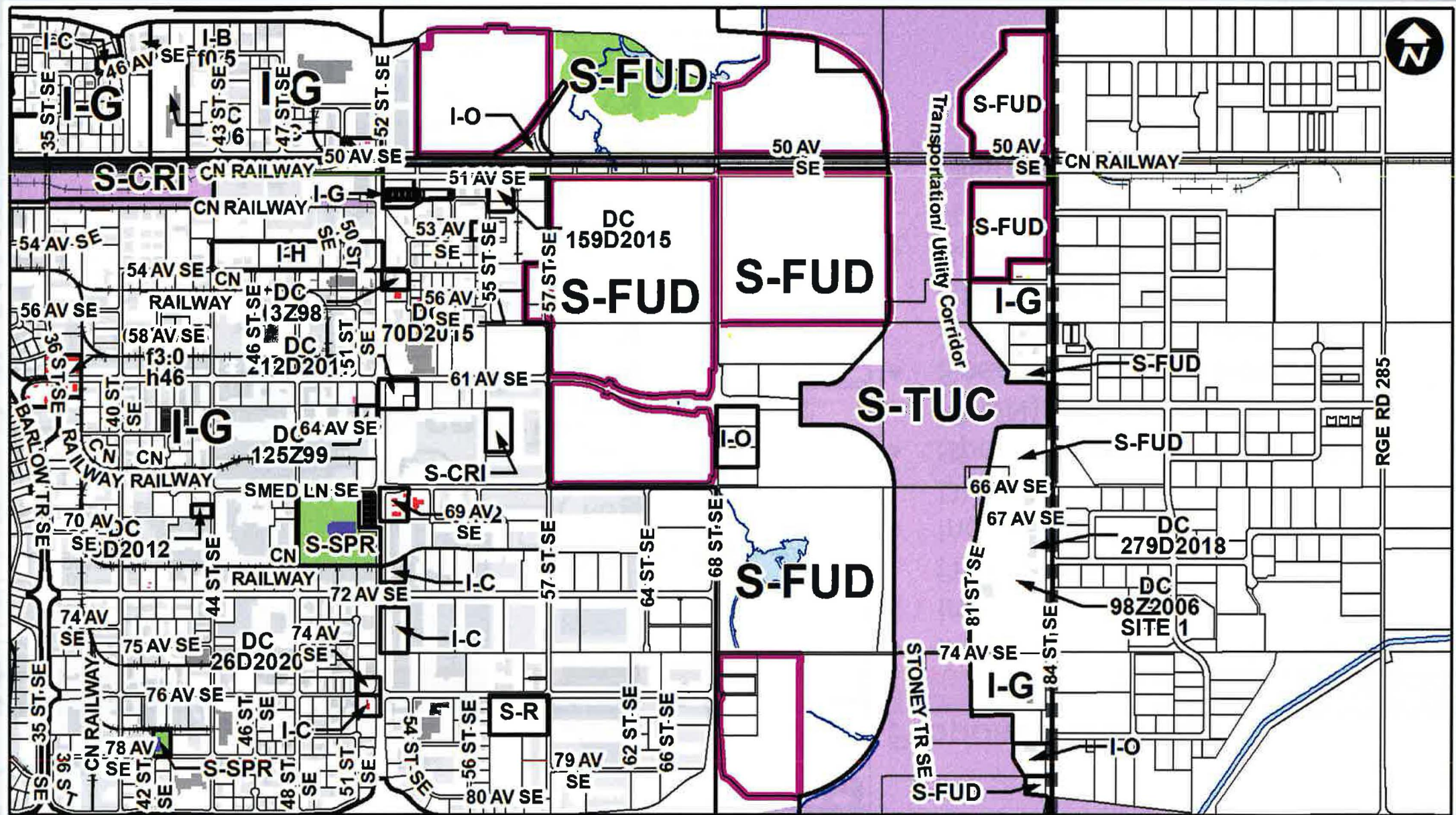
Supplementary Slides

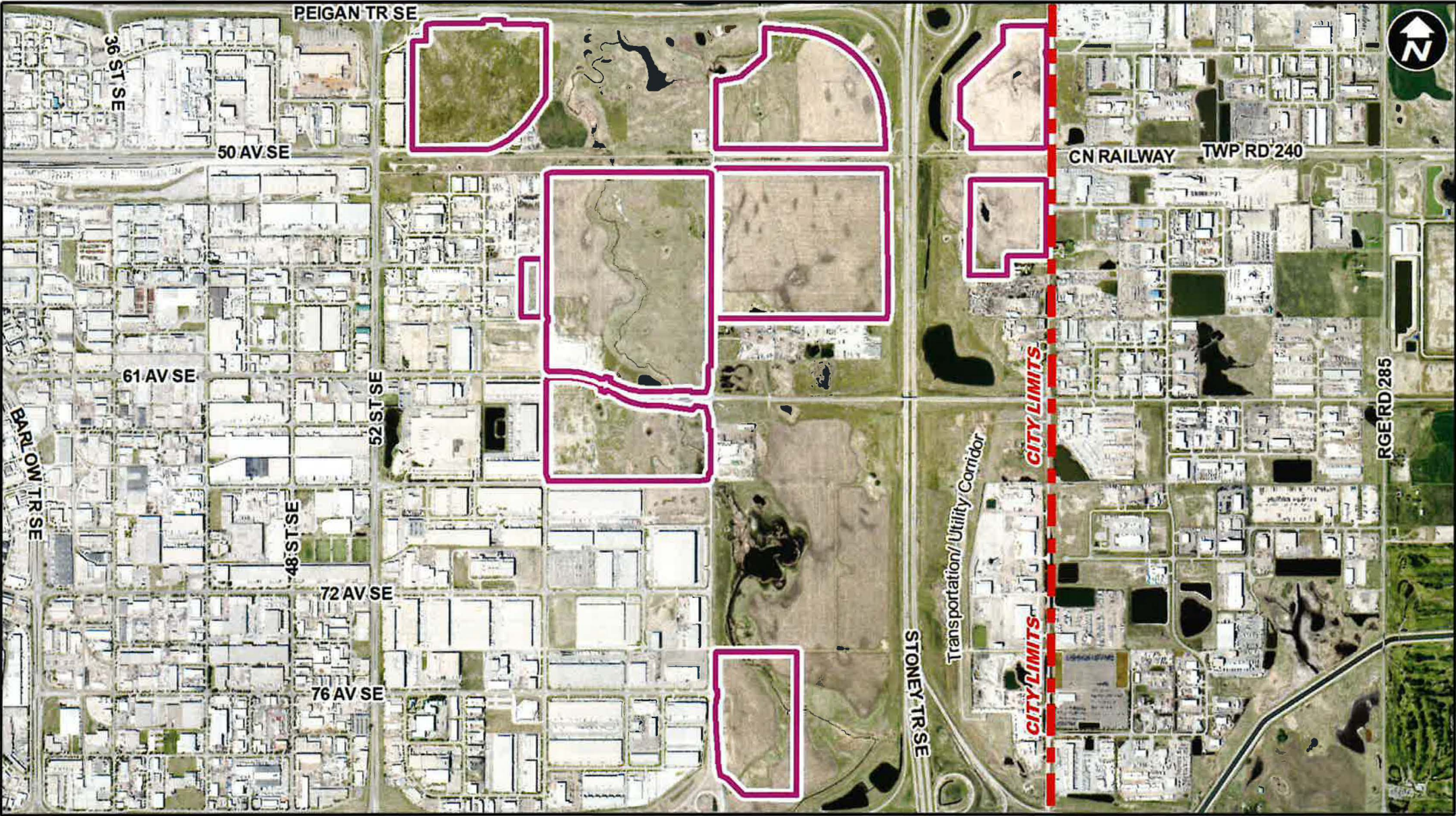


- Industrial – General (I-G) District;
- Industrial – Business f1h20 (I-B f1h20) District;
- Industrial – Commercial (I-C) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Parcel Size:
313.41 ha

