

Applicant Submission

2022 April 26

The 313 hectares (774 acres) of land being considered for the Great Plains / Starfield (GPS) Land Use application is comprised of multiple discontinuous parcels located in southeast Calgary bounded by Peigan Trail to the north, Glenmore Trail to the south, primarily 57th Street to the west and 84th Street to the east. As these parcels are interrelated through common transportation, storm water management and green space components, it is practical to include these lands under one Outline Plan submission to address these issues in a single, comprehensive analysis. The proposed outline plan shows the landholdings included in the application.

The vision for the plan area focuses on the development of a new linear park that follows the alignment of the existing drainage channel. The linear park will integrate stormwater management for the plan area, constructed wetlands, and a regional path that connects to the Calgary Greenway. The park will be an integral part of the industrial area, providing workers of the area with views and access to nature as well providing recreational and educational opportunities for all Calgarians.

The naturalization of the existing drainage channel not only provides an amenity to this park but will also allow redevelopment of an appropriate regional storm "trunk" system for the significant catchment area that GPS is a part of. The development of an integrated stormwater management approach for all the GPS lands allows for the implementation of varying stormwater plans to suit each of the parcels which is reflected in the differing rates of runoff and constructed wetland approaches proposed in this application. This comprehensive approach will ensure that the regional system will perform appropriately when all the phases of development are completed.

68th Street SE, which transects RE&DS' landholdings, will strengthen the regional transportation network by providing an additional north/south connection between Peigan Trail and Glenmore Trail. As the timing of future development and construction of these intersections are dependent on each other it is imperative to review the traffic impact of the entire area.

Approximately 242 hectares (598 acres) of new industrial development will be developed in the plan area. The majority of industrial lands are proposed to be designated Industrial General (I-G), with select Industrial-Business (I-B) parcels located adjacent to the linear park, in order to take advantage of the unique stormwater and open space characteristics in this location. To compliment the industrial and business uses in the area a small portion of Industrial Commercial (I-C) lands have been proposed at the intersection of 58th Avenue and 68th Street. The execution of the development vision will result in a high quality industrial and business area in east Calgary that integrates a park and recreational opportunities.

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