

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the southeast industrial area of Starfield, adjacent to 57 Street SW, between 51 Avenue SE and 68 Avenue SE. The proposed road closure of 0.73 hectares of 57 Street SE will be consolidated with the adjacent sites addressed 5501 – 68 Street SE, 6201 – 68 Street SE, 5740 – 58 Avenue SE, and 6606 – 57 Street SE. These parcels form part of an existing outline plan area (LOC2017-0305), where the land use was approved by Council on 2022 July 05.

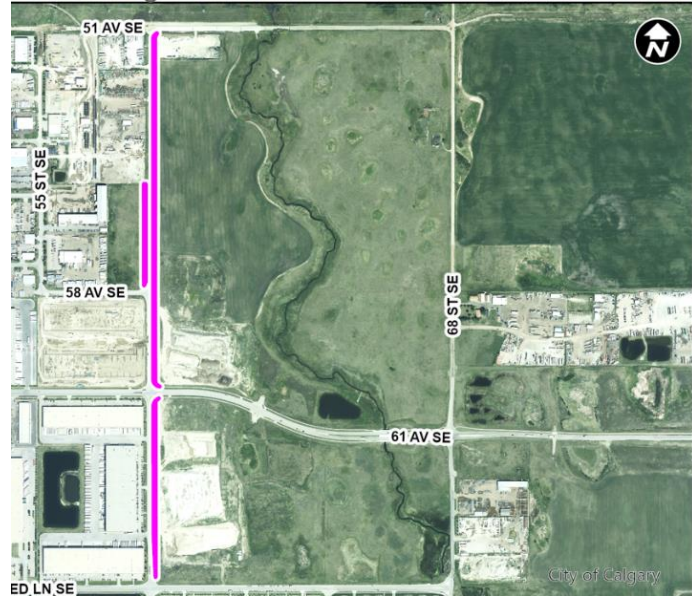
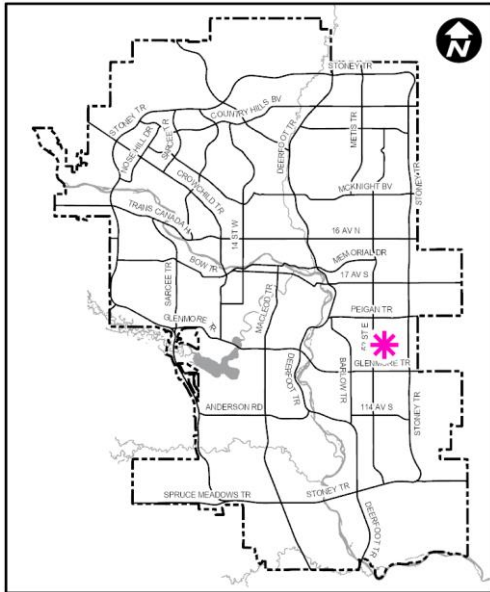
This is a road closure and land use amendment application to comply with the 57 Street SE road right-of-way width approved in the outline plan (LOC2017-0305). When the outline plan was approved, it was determined that the appropriate road closure and land use would follow at a later date.

The sites are currently undeveloped.

Community Peak Population Table

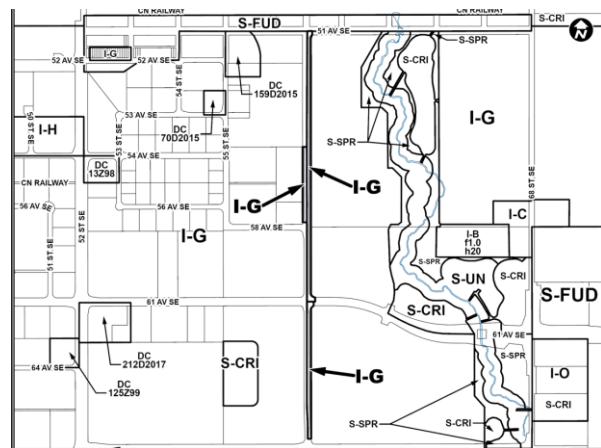
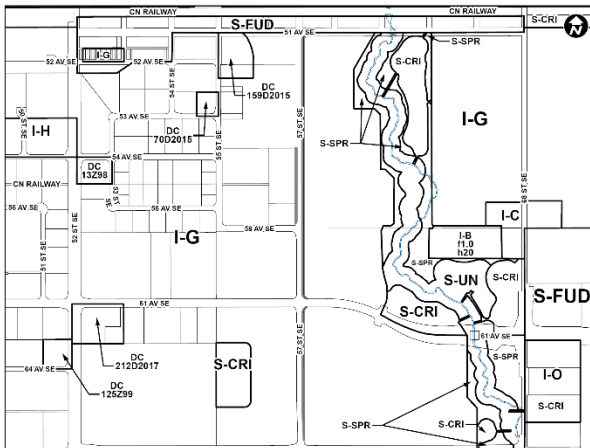
Not available because the subject area is industrial.

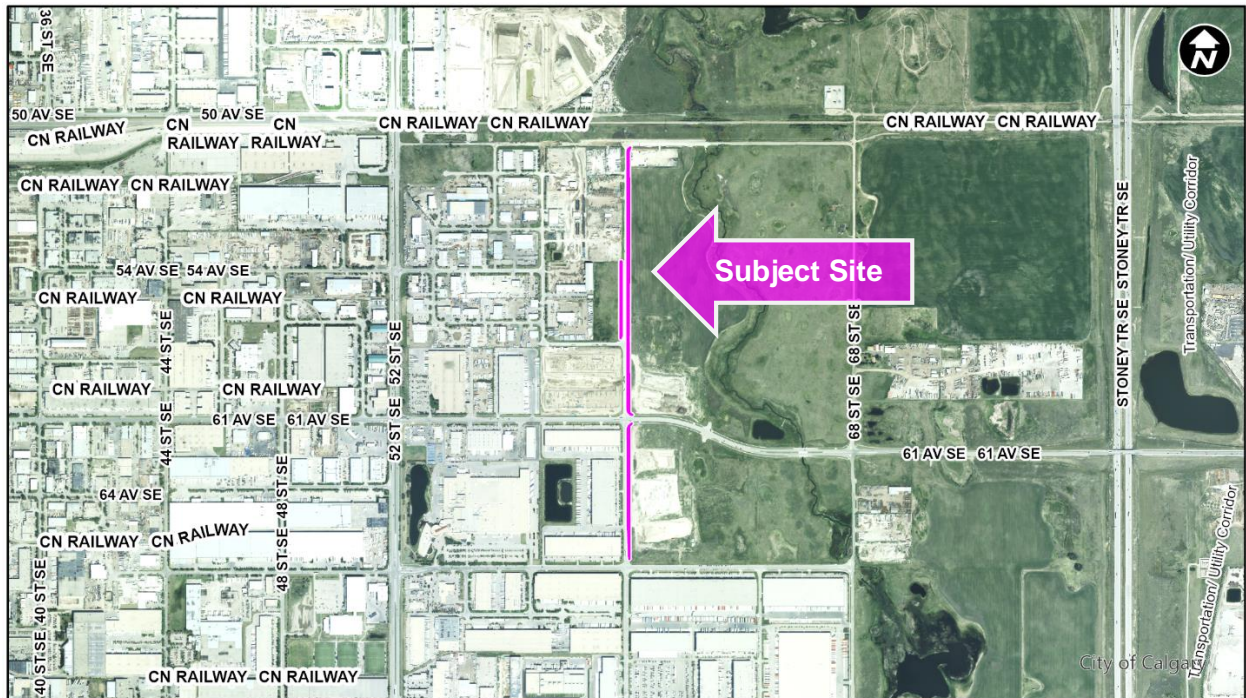
Location Maps



Road Closure Map

Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes the closure of approximately 0.73 hectares (1.80 acres) of 57 Street SE between 51 Avenue SE and 68 Avenue SE. The closed portions on either side of 57 Street SE would be consolidated with and designated in alignment with the land use district of the parcels immediately adjacent to 57 Street SE, subject to the Proposed Road Closure Conditions. The road closure portions are not required by The City and align with the final road right-of-way width identified in the approved outline plan (LOC2017-0305).

Land Use

The proposed Industrial – General (I-G) District accommodates a wide variety of light and medium industrial uses and a limited number of support commercial uses. The proposed portions of road to be closed along 57 Street SE will be consolidated with the adjacent parcels, which have the same land use designation.

No amendments are required to the existing outline plan as the proposed land use and road closure application are in alignment with the approval.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed I-G District would provide guidance for any future development on the site including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

Transportation

An update to the Traffic Impact Assessment that was completed at the outline plan stage (LOC2017-0305) was not required for this proposed land use amendment because the originally contemplated number of trips for the site will remain unchanged.

The application proposes to close between 4.49 metres and 8.98 metres of road along portions of 57 Street SE between 51 Avenue SE and 68 Avenue SE. The existing widths of 57 Street SE along this stretch range from 30.48 metres and 25.99 metres. The final width of 57 Street SE will be 21.50 metres.

Environmental Site Considerations

Environmental considerations were reviewed with the previously approved outline plan application. There are no environmental concerns resulting from the proposed land use and road closure application.

Utilities and Servicing

Servicing will be reviewed with future development applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site within the Standard Industrial typology. The Standard Industrial area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are expected to continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

This application meets the objectives of the MDP, as the proposed land use district supports a broad range of standard industrial activities.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The portion of road closure west of 57 Street SE and north of 58 Street SE is subject to the [Southeast Industrial Area Structure Plan](#) (ASP) and is identified as Proposed I-2 General Light Industrial District in Map 2: Land Use and Transportation Plan. The purpose of the general light industrial area is to provide for a range of light industrial and associated uses that are compatible with each other.

The proposed land use amendment is supported by the policies of the ASP.

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)

The portions of road closure east of 57 Street SE are subject to the [Southeast 68 Street Industrial Area Structure Plan](#) (ASP) and are identified as Industrial – Light and Special Study Area on Map 3: Land Use Concept. The Industrial – Light area supports a wide variety of general industrial uses within the context of a fully-service industrial park. Special Study areas are evaluated at outline plan and development permit stages to protect Environmentally Significant Areas that are located further east of 57 Street SE. The ASP helps to ensure a sufficient supply of planned industrial land is available for a wider range of business and industrial uses.

The proposed land use amendment is supported by the policies of the ASP.