

**Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.74 hectares ± (9.24 acres ±) located at 4601 – 68 Street SE (Portion of SE1/4 Section 2-24-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the site to the Industrial – General (I-G) District to allow for industrial developments.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that align with the relevant policies of the *Municipal Development Plan (MDP)* and the *Southeast 68 Street Area Structure Plan (ASP)*
- What does this mean to Calgarians? The proposed land use amendment would provide for light and medium industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for more industrial developments in conjunction with other industrial land in the area.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southeast community of Starfield, was submitted by the landowner, the City of Calgary, on 2022 September 15. As noted in the Applicant Submission (Attachment 2), the intent is to redesignate the subject site to the I-G District to consolidate with the adjacent industrial lands.

The 3.74 hectares (9.24 acres) site is located directly south of Peigan Trail SE and east of Area 6 of the Great Plains/Starfield Outline Plan (LOC2017-0305). This vacant site presents an opportunity to accommodate more industrial developments in conjunction with other industrial land in the area.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response,

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the applicant reached out to the owner of the adjacent property to the south, GP Fuels. The Applicant Outreach Summary can be found in Attachment 3.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received and there is no community association for the subject area.

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, including on the [City of Calgary website](#).

### **IMPLICATIONS**

#### **Social**

The proposed land use amendment would allow more flexibility to accommodate different industrial uses and support services that are compatible with the local context.

#### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

#### **Economic**

The proposed land use amendment would allow industrial development to occur on the subject parcel in conjunction with other industrial land in the area. The proposal 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. Applicant Submission
3. Applicant Outreach Summary

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Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |