

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Starfield, directly south of Peigan Trail SE and one parcel east of 55 Street SE. The 2.59 hectare (6.40 acre) site is designated Special Purpose – Future Urban Development (S-FUD) District and is currently vacant. The site is currently landlocked due to lack of access; however vehicular access will be provided in conjunction with adjacent industrial development from the intersection of 55 Street SE and 47 Avenue SE. The adjacent sites are also currently vacant. The subject site will be able to commence development once the adjacent sites are developed and vehicular access to the subject site becomes available.

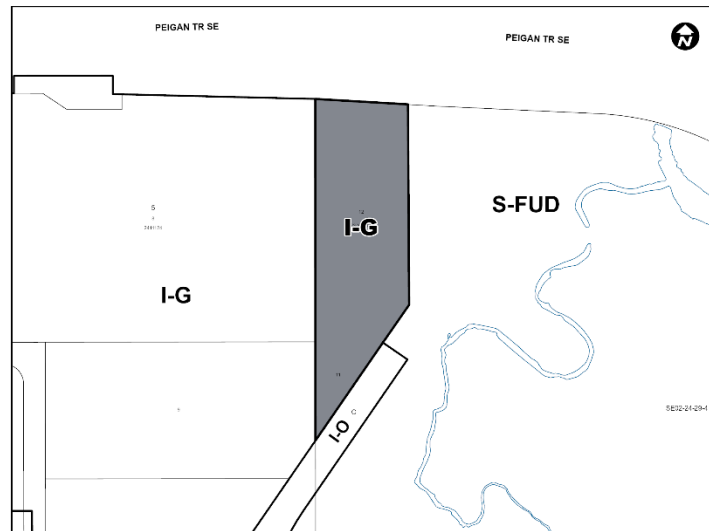
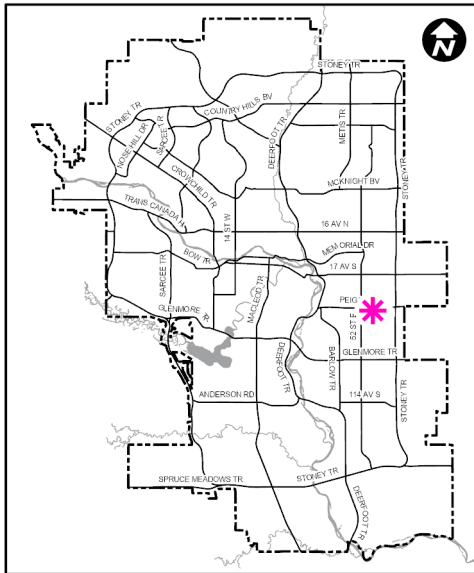
The surrounding context is primarily characterized by a variety of industrial uses on parcels designated Industrial – General (I-G) District to the west. There is a small portion of land designated Industrial – Outdoor (I-O) District directly south of the site to accommodate cleaning, servicing, testing and repairing of fuel pumps and propane tanks with an ancillary office. To the east is a wetland designated as the S-FUD District.

This land use amendment application is required in order to accommodate more industrial development in conjunction with adjacent approved industrial land that was part of the Great Plains/Starfield Outline Plan (LOC2017-0305).

Community Peak Population Table

Not available because the subject area is in an industrial area with no population statistics.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District applies to lands that are awaiting to be developed and serviced, and is intended to restrict premature subdivision and development. The S-FUD District allows for agricultural uses and a limited range of temporary uses that can easily be removed when land is redesignated to follow for urban forms of development.

The proposed I-G District is intended to accommodate a wide variety of light and medium general industrial uses and a limited number of commercial uses. The I-G District has no maximum building height restriction for parcels that are not directly adjacent to a parcel designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District or a residential district. The I-G District provides rules that restrict building size on parcels that are serviced and un-serviced by city infrastructure. For serviced parcels, the development may have a maximum floor area ratio of 1.0. For un-serviced parcels, the maximum building size is 1,600 square metres.

Administration considers the broader range of industrial uses with the I-G District to be appropriate in this location and complementary to similar land uses in the area. The vision of the area is to create new industrial land for sale and development, and generate new employment opportunities. This has already been approved as part of the Great Plains/Starfield Outline Plan (LOC2017-0305) which consists of eight discontinuous parcels totaling 313.41 hectares (774.45 acres). Land use districts that have been approved include the I-G District, Industrial –

Business (I-B) District, Industrial – Commercial (I-C) District and a range of special purpose districts. This land use amendment application would fit into the overall development vision for the area and is compatible with the surrounding uses to promote more industrial development opportunities in the future.

Development and Site Design

If approved by Council, the rules of the I-G District would provide guidance for any proposed development including appropriate uses, building massing, height, landscaping, and parking. It is anticipated that the subject site will be consolidated with the parcel to the west prior to any development.

Given the specific context of the site, additional items will be considered through the development permit process include, but are not limited to:

- minimizing development impact on the adjacent wetland to the east; and
- ensuring appropriate vehicle access to and from the site.

Transportation

The site is served by Calgary Transit Route 23 (52 Street) on 52 Street SE, which is approximately 600 metres (an eight-minute walk) west of the site.

Pedestrian access to the site will be available from sidewalks along 55 Street SE. There is a recommended off-street cycling facility north of the site on Peigan Trail SE.

Vehicular access to the proposed development will be from the intersection of 55 Street SE and 47 Avenue SE. Parking will be accommodated on site.

An update to an existing Transportation Impact Assessment (TIA) was submitted and approved as part of this land use amendment application.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessments from the previous agricultural uses on the affected portion of the site. Any minor remediation associated with the previous uses on the site, as may be required, will be addressed through the normal processes with Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas. The proposed uses are appropriate and compatible with the current site conditions.

Utilities and Servicing

The proposed land use redesignation is immediately adjacent to the previously approved Great Plains/Starfield Outline Plan and subdivision to the west. Sanitary, storm, and water servicing will be provided by the Developer through the lots to the west connecting to the existing mains located at 55 Street SE and 47 Avenue SE. The site is also supported by the existing storm pond adjacent to 55 Street and 50 Avenue SE, and area stormwater release rates have been adjusted to account for the larger development area. Capacity has been reviewed and confirmed to be available within the existing mains to support the proposed development. Due to the limited access to this site, the area is proposed to be subdivided and consolidated with the adjacent lots to the west.

Fire Infrastructure

The site location is within the Council-approved standard for 7 and 11-minute Calgary Fire Department response times. Emergency services will be primarily provided from the nearby Fire Hall #25 located in the adjacent community of Foothills Industrial.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the 'Standard Industrial' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial area encourages a mix of industrial uses at varying intensities. It allows a broad range of industrial and other supportive uses to fulfill the daily needs of business operations in the area and their employees. The proposed I-G District is consistent with the applicable policies in the MDP.

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 permit stages.

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

The subject site is located within the 'Industrial - Light' area as identified on Map 3: Land Use Concept in the [Southeast 68 Street Industrial Area Structure Plan](#) (ASP). The Industrial - Light area encourages a wide variety of general industrial uses within the context of a fully serviced industrial park and should be the predominant use of land. The proposed I-G District is consistent with the applicable policies in the ASP.