

Land Use Amendment in Starfield (Ward 9) at 5495 – 61 Avenue SE, LOC2024-0323

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 5495 – 61 Avenue SE (Plan 1311314, Block 6, Lot 4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a Temporary Shelter, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for the development of a Temporary Shelter within an existing building.
- The proposal would allow for a use that can integrate with the adjacent land uses and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The additional use of Temporary Shelter would provide specialized accommodation and supportive care while also meeting community and city-wide housing needs.
- Why does this matter? The proposal may help respond to the lack of housing and affordability while recognizing the evolving needs of current and future Calgarians.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southeast community of Starfield, was submitted by The Mustard Seed Society (The Seed) on behalf of the landowner, Northern RNA Inc., on 2024 December 23. As indicated in the Applicant Submission (Attachment 3), the intent of the application is to adjust the existing land use district to allow for an additional discretionary use of Temporary Shelter. The Seed currently operates a shelter approximately 2 kilometres southwest of the proposed development at 7025 – 44 Street SE. Due to building repairs that would not permit occupancy of the building during construction, The Seed anticipates on relocating temporarily to the subject site for approximately nine to twelve months. There is an expected construction timeline of two months pending Council decision on this application.

The approximately 0.91 hectare (2.25 acre) mid-block site is located on the south side of 61 Avenue SE. The surrounding development includes industrial uses as well as supporting commercial uses.

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

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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, the applicant provided neighbours with information and opportunity to provide feedback. They also contacted various businesses within the community and the Ward 9 office. The Applicant Outreach Summary can be found in Attachment 4.

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 at the time of writing this report and there is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The operational parameters, site layout and parking will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for a diversity of housing that may better accommodate the needs of different age groups, lifestyles and demographics. The proposal is in alignment with *Home is Here: The City of Calgary's Housing Strategy*, which seeks to support affordable housing providers in delivering services that make a positive impact.

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 approval stages.

Economic

The proposed land use would accommodate the renovation of The Seed's longstanding shelter that currently exists in the area.

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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. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform