

Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.82 hectares \pm (2.03 acres \pm) located at 6201 – 68 Street SE (Plan 7558AF, Block N) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject property to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel with the appropriate Special Purpose Districts.
- The application is a minor adjustment in alignment with an approved Outline Plan (LOC2017-0305) and aligns with the policies of the *Municipal Development Plan* (MDP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application is a minor adjustment of existing boundaries for a storm pond to support future industrial land.
- Why does this matter? The proposal would address potential flooding within the area and reduce harmful sediments in the City's existing waterways.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Starfield was submitted by Situated Consulting, on behalf of the landowner, The City of Calgary's Real Estate and Development Services (RE&DS) Department on 2025 March 26. No development permit has been submitted at this time.

As indicated in the Applicant Submission (Attachment 2), the primary purpose of this application is to apply for minor adjustments that align with the approved Outline Plan (LOC2017-0305) to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel to align with current City policies. While a development permit (DP2023-06032) has been approved for stripping and grading activities, no other development permits have been received for this site.

A detailed planning evaluation of the application, including location 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

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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. The applicant determined that no outreach was required due to the minor scope of this application. 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 at the time of writing this report and there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

IMPLICATIONS

Social

The proposed application would optimize the size and location of the stormwater pond to better service the area by reducing the potential of flooding following a storm or snowmelt.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposal utilizes and promotes better designed infrastructure to help support development in the area that contributes to the local economy and creates job opportunities within the area.

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 August 21**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform