

# Background and Planning Evaluation

## Background and Site Context

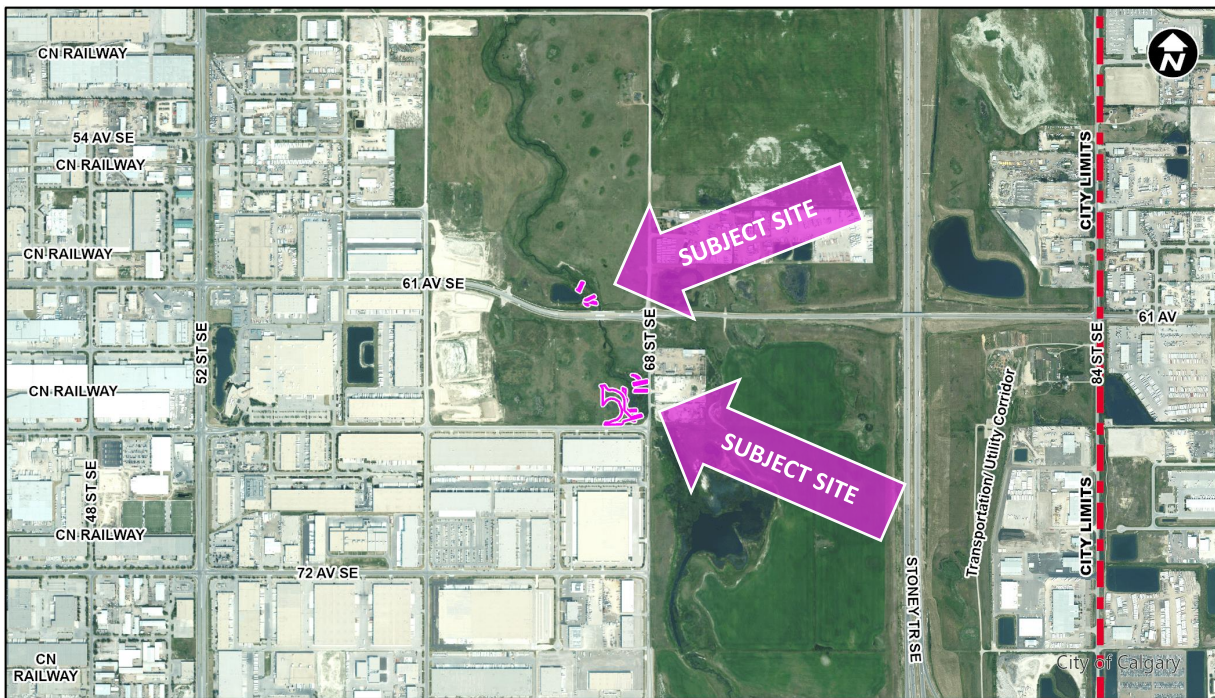
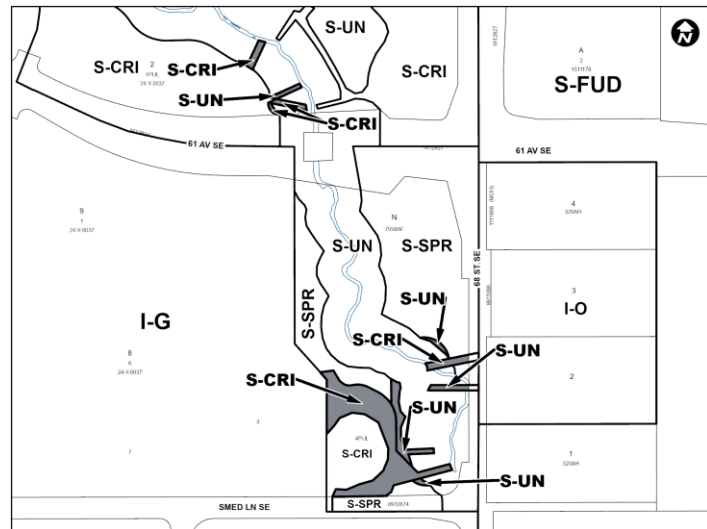
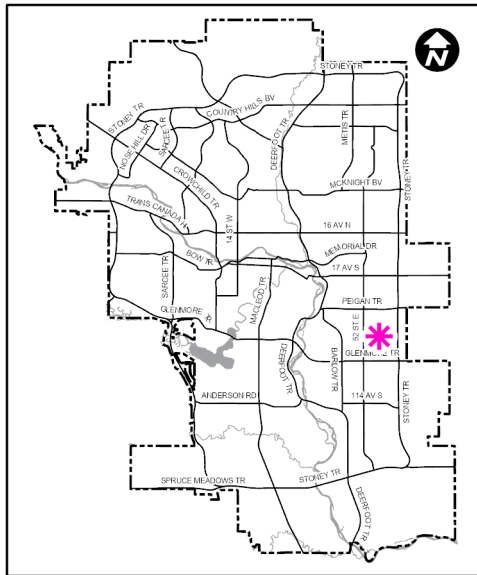
The subject parcels are located in the southeast community of Starfield, west of 68 Street SE and south and north of 61 Avenue SE. The proposed land use area is approximately 0.82 hectares (2.03 acres) in size in a variety of locations on the parcels.

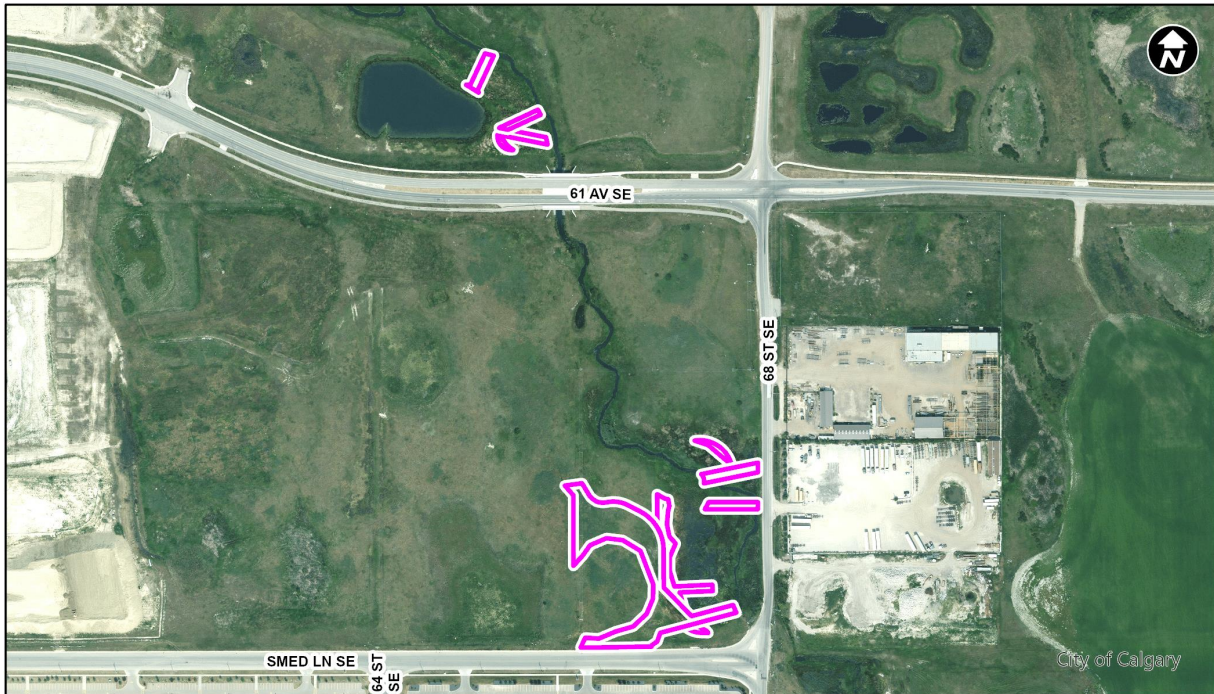
On 2022 July 05, Calgary Planning Commission and Council approved a comprehensive industrial outline plan and land use redesignation application (LOC2017-0305). The subject lands are within this outline plan area and the proposed land use redesignation adjusts the approved land use boundaries to accommodate larger storm ponds and to refine setback areas along the Forest Lawn Creek channel realignment as detailed design for the site progresses.

## Community Peak Population Table

Not available because the subject area is industrial.

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The proposed redesignation includes the following adjustments in response to detailed design for the storm pond facility to support future industrial development:

- 0.17 hectares (0.42 acres) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District;
- 0.65 hectares (1.61 acres) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- the approved outline plan LOC2017-0305 supported municipal reserve dedication through a mixture of reserve land and cash-in-lieu payment. The proposed change in the boundary size of the S-CRI parcel would increase amount of cash-in-lieu from 3.7 percent to four percent.

The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state. This district is applied to land dedicated as environmental reserve pursuant to the *Municipal Government Act*.

The S-CRI District is primarily for infrastructure and utility facilities, including stormwater facilities, that are operated by Federal, Provincial or Municipal levels of government.



### **Development and Site Design**

The rules of the proposed S-CRI and S-UN Districts will provide guidance for the future development of the site and landscaping design.

### **Subdivision Design**

There is an existing subdivision application (SB2025-0223) in circulation that is pending the approval of this land use application. The proposed boundaries of the Public Utility Lot, Environmental Reserve and Municipal Reserve align with the proposed land use redesignations.

Reserves are currently being provided in various phases of subdivision applications related to the approved Outline Plan (LOC2017-0305) and required deferred reserve caveats will be registered concurrent with the registrations of these applications.

### **Transportation**

There are no transportation implications as a result of this application.

### **Environmental Site Considerations**

The environmental site conditions of this development were previously reviewed and addressed with the Great Plains / Starfield Outline Plan (LOC2017-0305). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns.

### **Utilities and Servicing**

The proposed land use redesignation is within a previously approved outline plan and subdivision area. Sanitary, storm and water servicing will be provided by the developer through the Starfield Phase 2 Development Agreement. The proposed change in land use boundaries align with changes to the design of the stormwater ponds that were required through the detailed design process as compared to the conceptual design that was assumed at the outline plan stage. The proposal does not impact the overall services for the area which has capacity to support the proposed development in the area.

## **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 site is identified as Standard Industrial on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP policy speaks to maintain industrial as the primary use and supports the uses that facilitate industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objective of the [Calgary Climate Strategy – Pathways to 2050](#).

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

The area is subject to the [Southeast 68 Street Industrial Area Structure Plan](#) (ASP) and is identified as a Special Study area. 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.