

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of East Shepard Industrial. The subject site has a combined total area of approximately 99.26 hectares \pm (245.5 acres \pm).

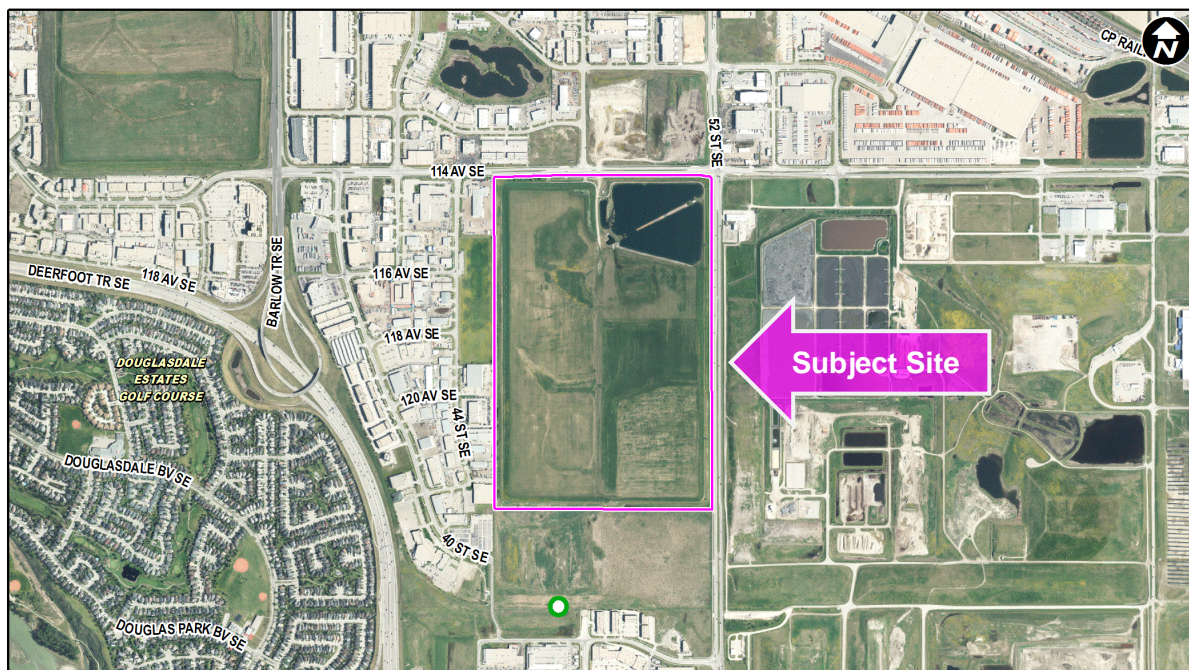
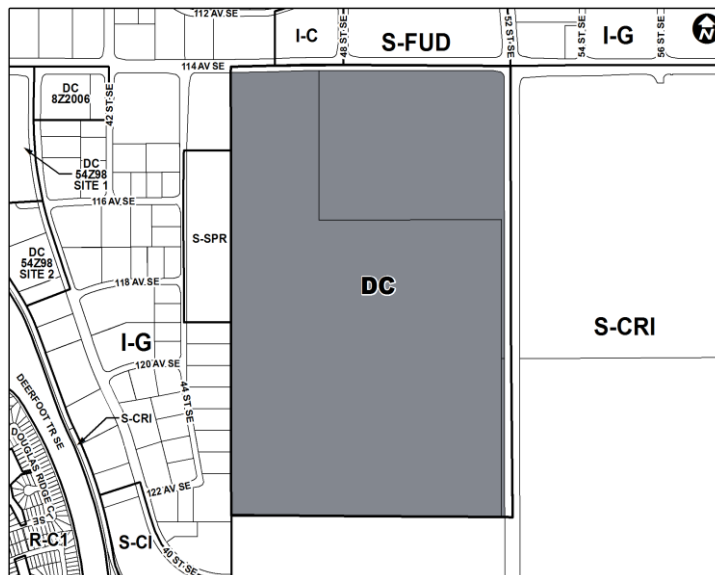
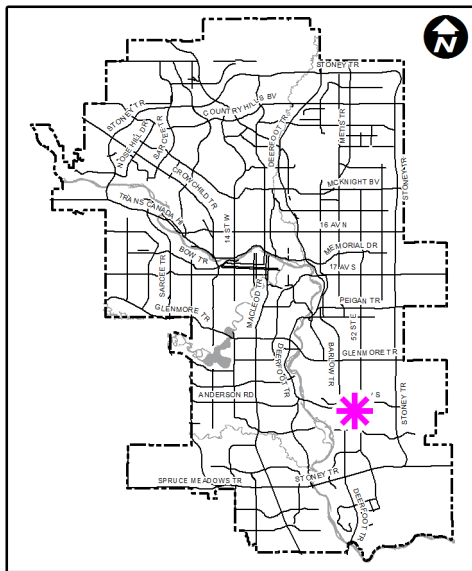
The subject site is bound to the east by 52 Street SE. Further east of 52 Street SE is a parcel designated as Special Purpose – City and Regional Infrastructure (S-CRI) District which accommodates the existing Shepard Sewage Lagoon and Landfill site. Land uses north of the subject site include a mix of S-FUD District and Industrial – Commercial (I-C) District, which accommodate a variety of industrial and commercial uses. The Special Purpose – School, Park and Community Reserve (S-SPR) District and Industrial – General (I-G) District are located immediately west of the subject site which accommodates various outdoor sporting fields and a mixture of industrial businesses. A vacant parcel designated as S-CRI District is currently located south of the subject site, which is intended to accommodate the future Green Line Light Rapid Transit (LRT) storage and maintenance facility.

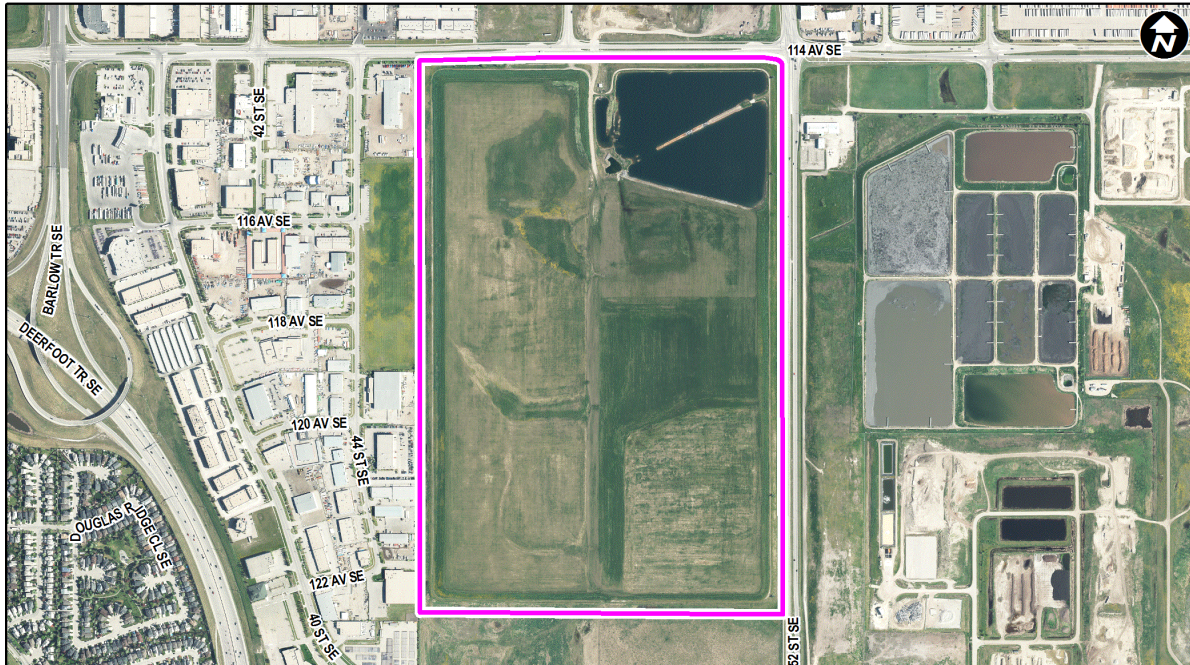
The subject site is located on top of former phosphogypsum stacks (a by-product of fertilizer production), owned by Viterro Inc, which has been capped with clay and covered in topsoil. The capped phosphogypsum stacks are used for the containment of phosphogypsum as part of ongoing environmental remediation for the area. This development will not interfere with the ongoing reclamation of the site.

Community Peak Population Table

Not available because the subject area is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated S-FUD District. This District is applied to lands that are awaiting future urban development and utility servicing, and to protect lands for future urban forms of development and density.

The proposed DC District (Attachment 4), based on the S-FUD District, will accommodate the proposed Power Generation Facility – Large. Part 2, Division 2, Section 21 (3) of Land Use Bylaw 1P2007 states that a Power Generation Facility – Large must only be approved on a parcel designated as a DC District that specifically includes Power Generation Facility – Large as a listed use. As the subject site is currently undergoing environmental reclamation due to the presence of historical phosphogypsum stacks from the previous Viterro Inc fertilizer plant operation, the proposed Power Generation Facility – Large will serve as a productive interim use for the subject site that will not disturb the soil composition.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District, based on the S-FUD District will provide guidance for future site development including appropriate uses.

Transportation

Pedestrian and vehicular access to the site is available from 114 Avenue SE and 52 Street SE. Both 114 Avenue SE and 52 Street SE are classified as Industrial Arterial Streets as per the Calgary Transportation Plan. The area is served by Calgary Transit Route 23 along 52 Street SE with a bus stop adjacent to the site on 52 Street SE. Route 23 provides transit service every 17 minutes during the peak hours. The area is also serviced by Calgary Transit Route 860 Bishop Grandin with a bus stop adjacent to the site on 114 Avenue SE that provides limited service on school days. Portions of the site are within a 600 metre radius of the future Shepard Green Line LRT Station. The site is adjacent to a 2.5-metre-wide regional pathway on 52 Street SE that provides cycling connections to the residential communities to the south. A Transportation Impact Assessment was not required in support of the land use redesignation application.

Environmental Site Considerations

The site contains a phosphogypsum stack developed as part of a historic fertilizer production operation. A Risk Management Plan was approved by Alberta Environment and Parks in 2014 which required the construction of an engineered soil cap over the phosphogypsum in order to mitigate airborne dust particulates and prevent water infiltration into the phosphogypsum, in order to reduce vertical mobility of dissolved phase contaminants into the underlying aquifer.

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and it was noted that the site is under approval with Alberta Environment and Parks and a long-term Risk Management Plan is in place. The applicant is responsible for ensuring that the development is in compliance with the current Alberta Environment and Parks (AEP) approval and the ongoing Risk Management Plan for the site.

Utilities and Servicing

No water or wastewater servicing from The City of Calgary is contemplated under this proposal. The concurrent development permit submission is being reviewed against the associated staged storm water management report and development site servicing plan. The site is located in the Shepard Irrigation Ditch catchment and storm mains are available along 52 Street SE.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject site located within the Industrial - Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses, and as the area redevelops, the industrial character should be maintained. This proposal is generally consistent with the relevant policies of the MDP.

Climate Resilience Strategy (2018)

This application aligns with Program 3: Renewable and Low Carbon Energy Systems action 3.2 – Supporting the implementation of solar photovoltaics in the [Climate Resilience Strategy](#). Administration will ensure the concurrent development permit submission will align with the applicable climate resilience strategies that pertain the proposed development.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The subject site is located in the Existing I-3 Heavy Industrial District area on Map 2: Land Use and Transportation Plan of the [Southeast Industrial Area Structure Plan](#) (ASP). The heavy industrial area is intended to provide for manufacturing, fabricating, processing, and assembling activities, including large scale operations whose external effects are likely to be felt to some extent by surrounding development. The subject site is also located partially within a 1,600 metre smoke stack setback and a landfill setback area, both of which limit redevelopment opportunities of the subject site. As the subject lands are currently undergoing environmental remediation and cannot be disturbed, the proposed Power Generation Facility – Large will allow the subject lands to operate in a productive capacity, and is also a use that is appropriate to be located within the aforementioned setback areas. This proposal is generally consistent with the applicable policies of the ASP.