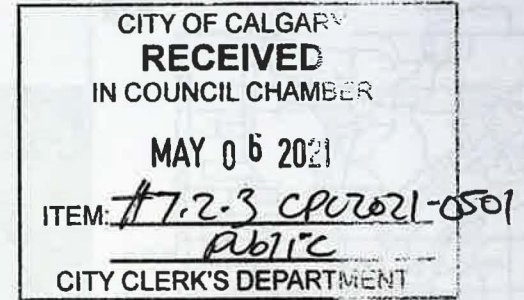


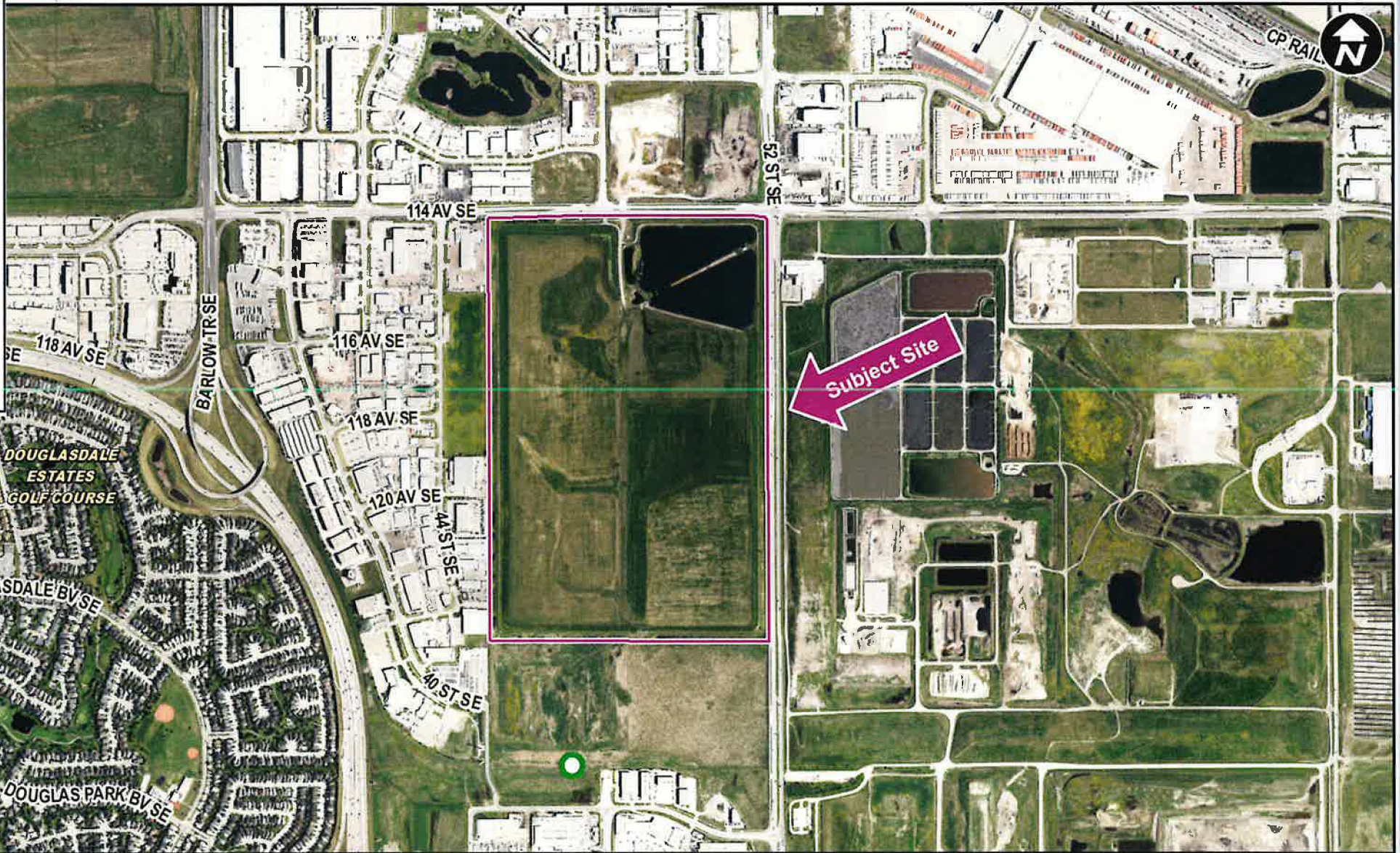
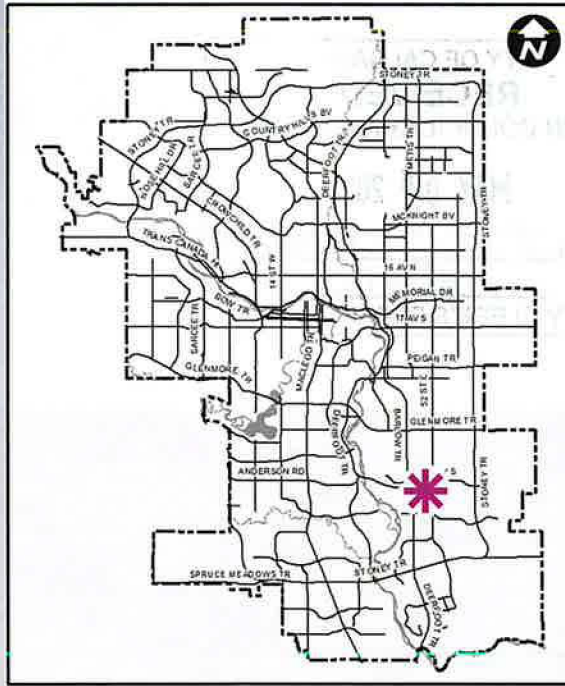


# Calgary Planning Commission

## Agenda Item: 7.2.3

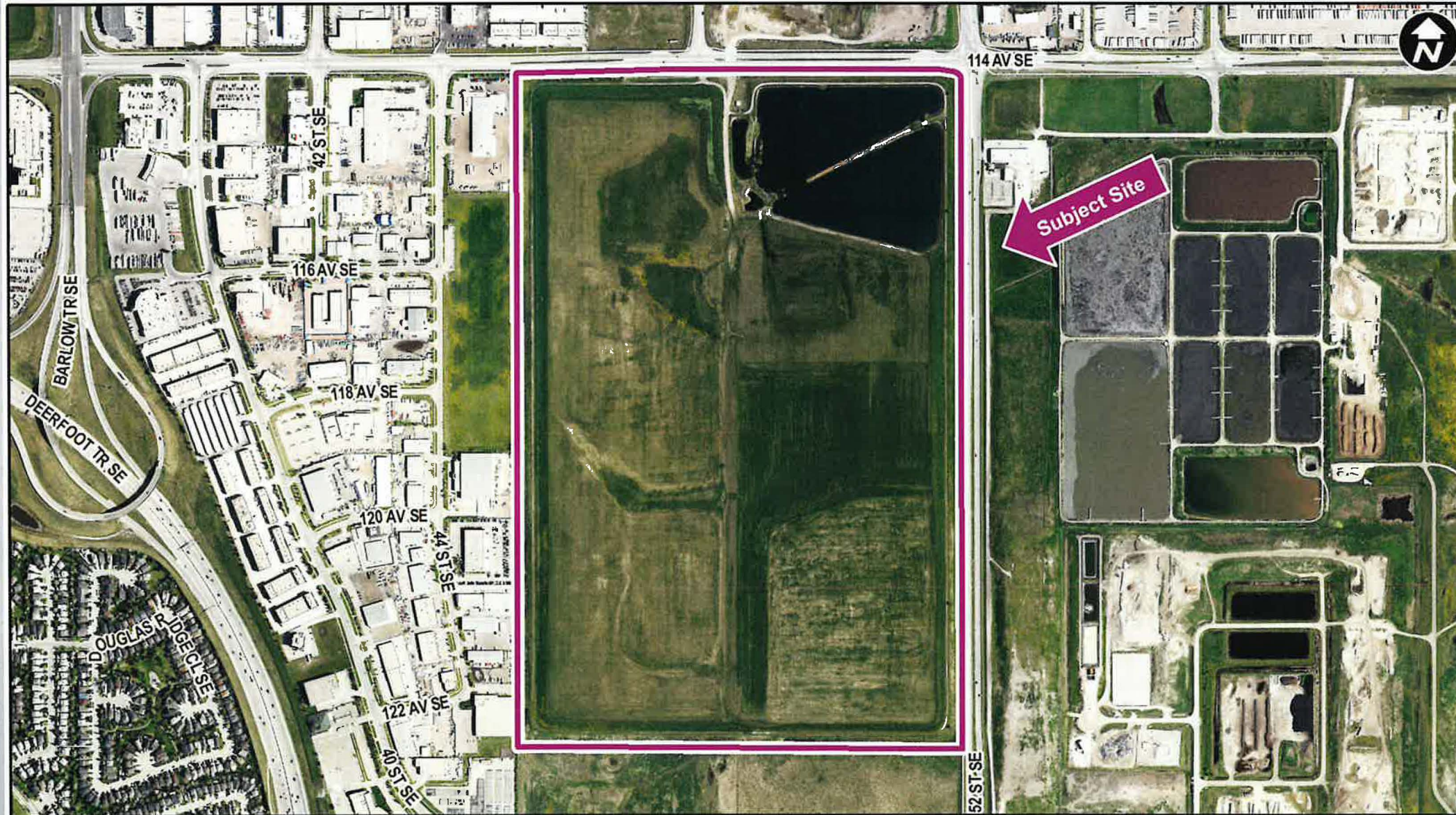


**LOC2021-0015**  
**Land Use Amendment**  
**May 6, 2021**



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



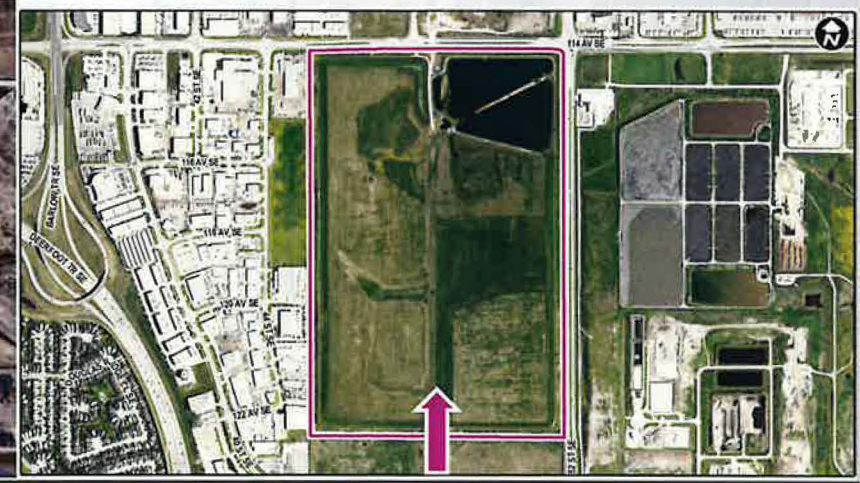
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow  - Bus Stop

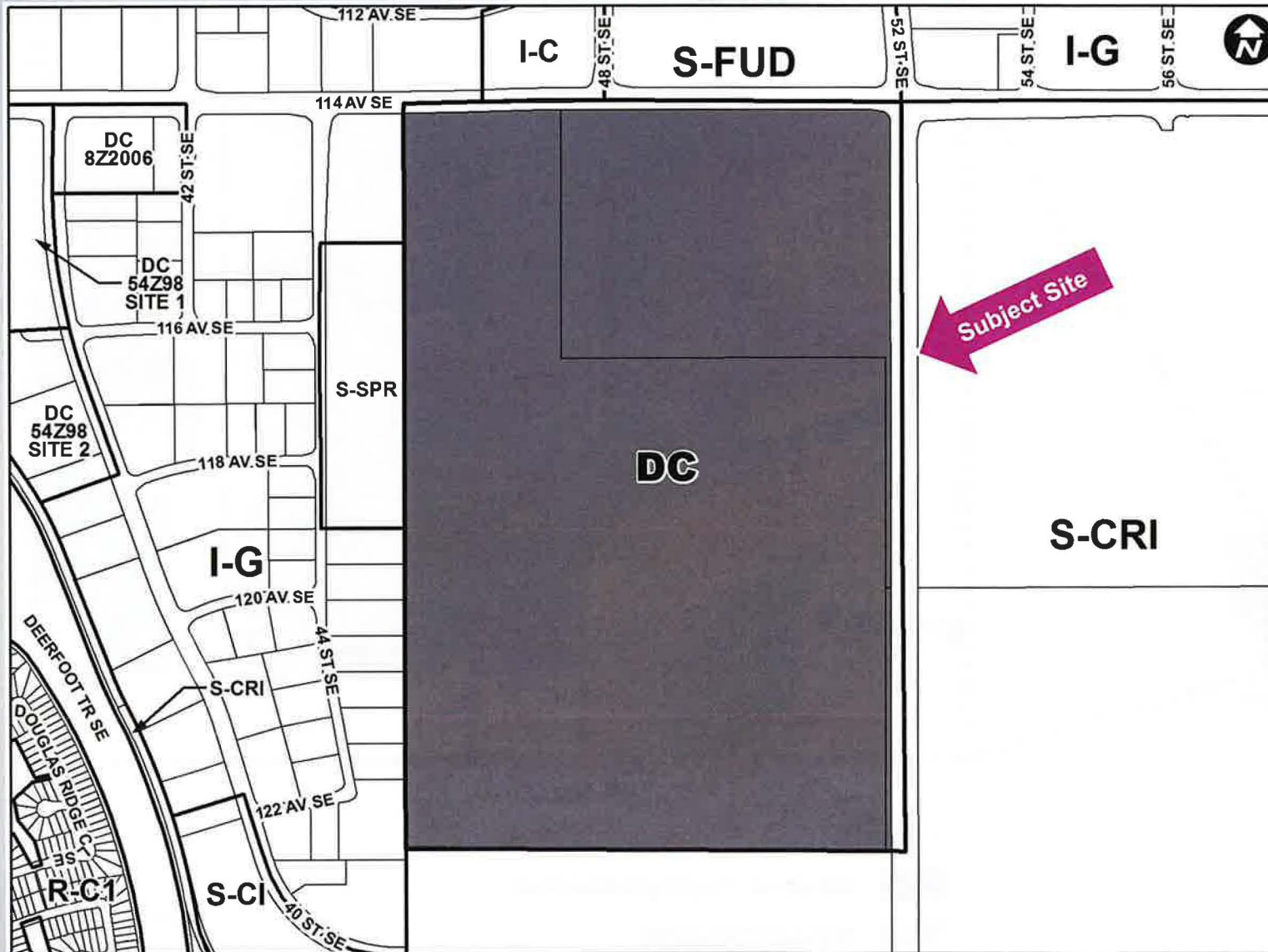
**Parcel Size:**

**99.26 ha  
1200m x 750m**



View looking North





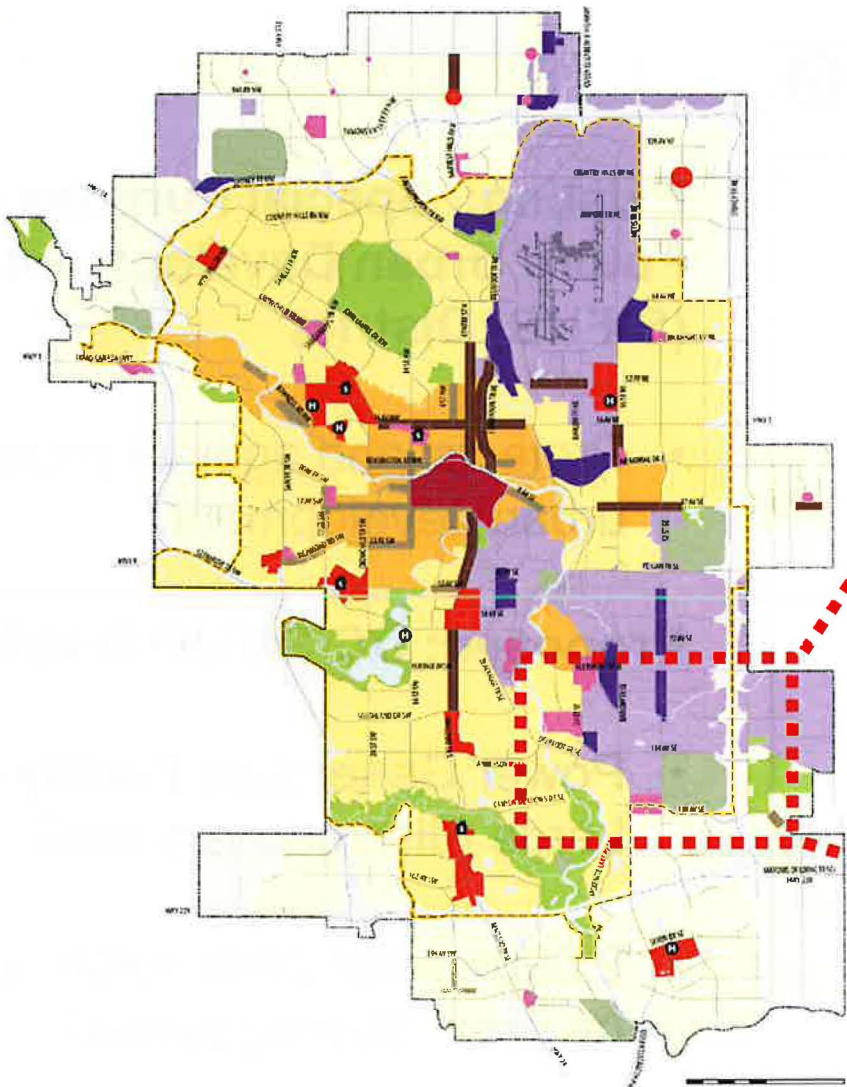
**Existing: Special Purpose – Future Urban Development (S-FUD) District**

- Protects land against premature urban development.

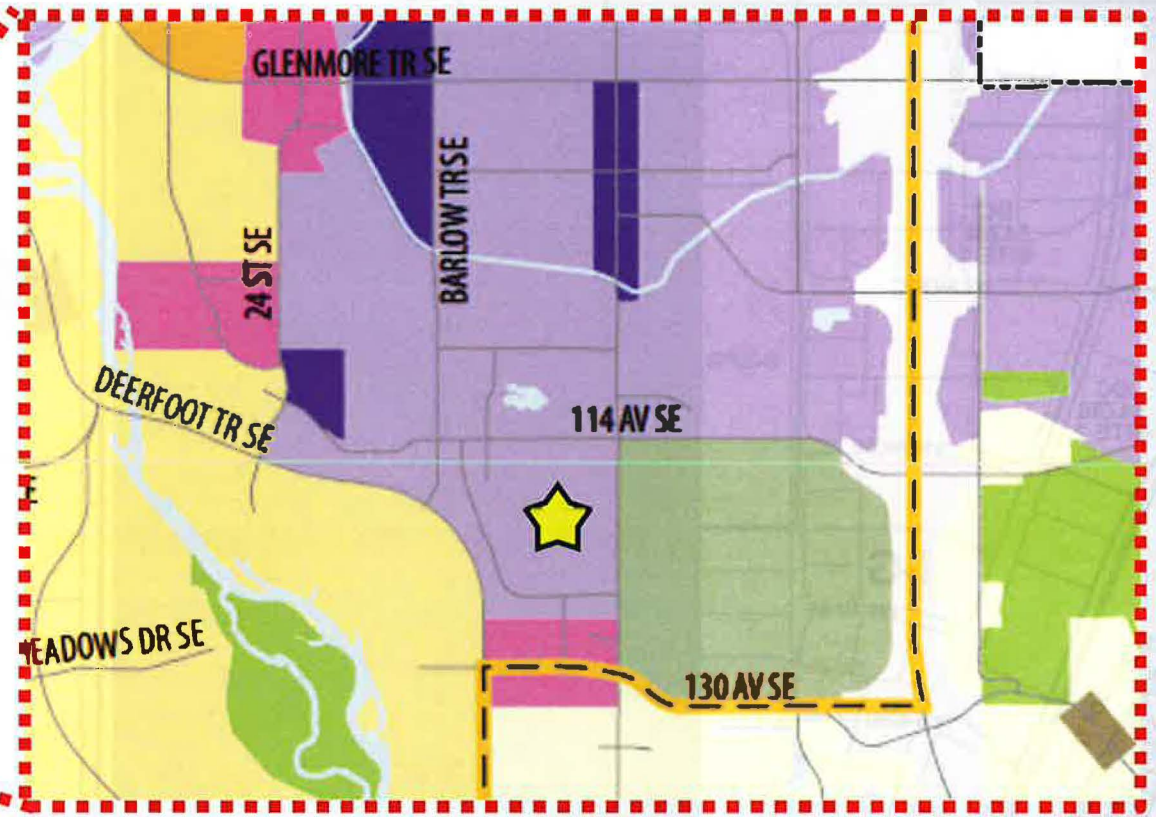
**Proposed: DC/S-FUD District:**

- Power Generation Facility – Large (discretionary use)
- 2,000+ solar photovoltaic panels (approx. 36 megawatts)

# Municipal Development Plan (Statutory - 2009)

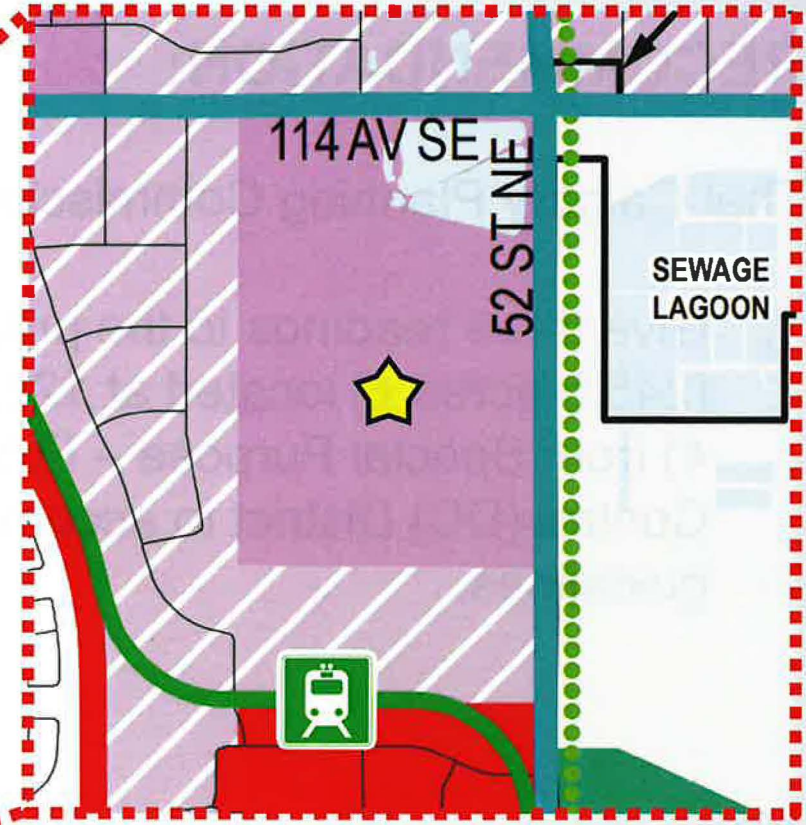
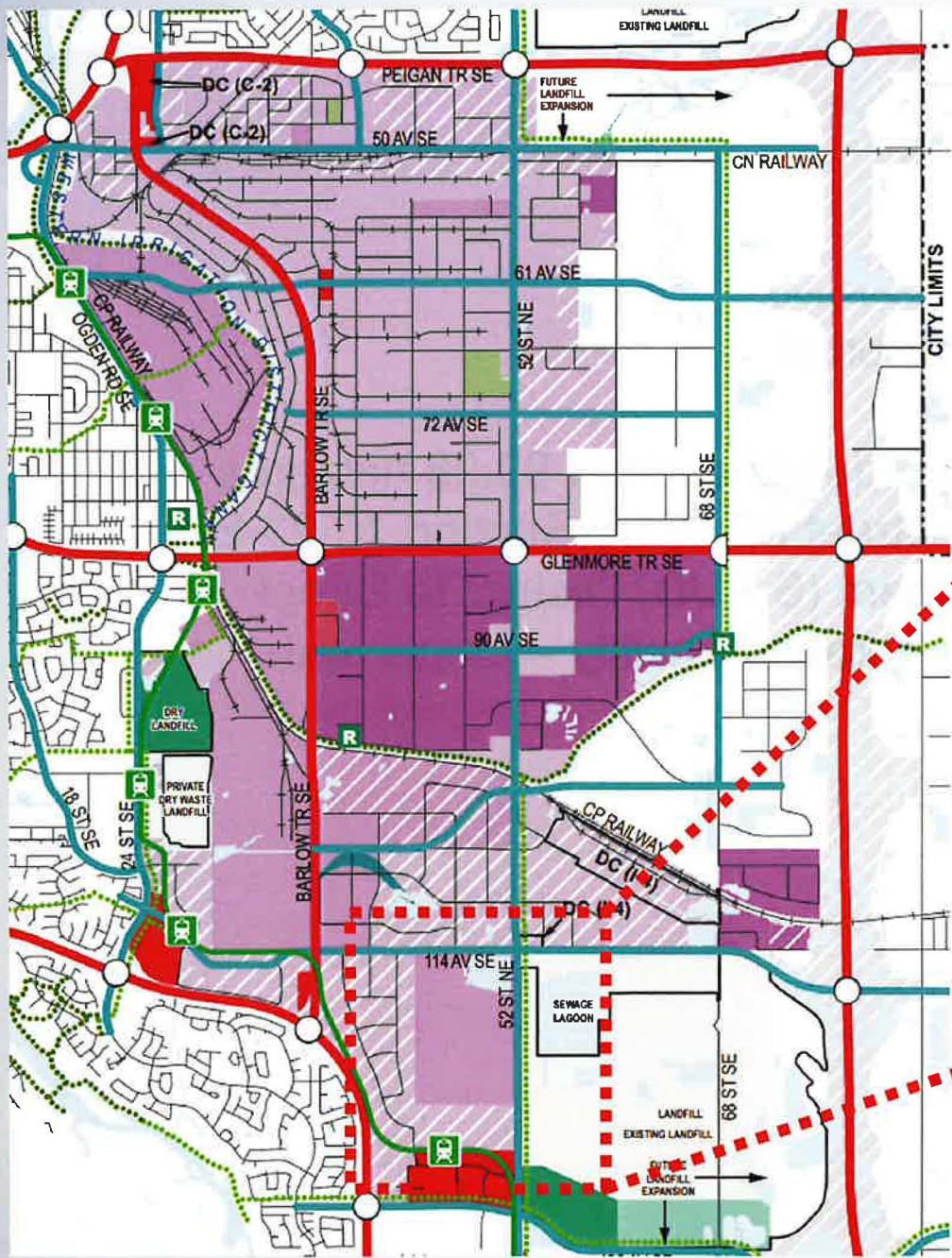


- Urban Structure**  
(By Land Use Typology)
- Activity Centres**
    - Greater Downtown
    - Major Activity Centre
    - Community Activity Centre
  - Main Streets**
    - Urban Main Street
    - Neighbourhood Main Street
  - Developed Residential**
    - Inner City
    - Established
  - Developing Residential**
    - Planned Greenfield with Area Structure Plan (ASP)
    - Future Greenfield
  - Industrial**
    - Industrial - Employee Intensive
    - Standard Industrial
    - Major Public Open Space
    - Public Utility
  - Other**
    - Hospital
    - University
    - Transportation/Utility Corridor
    - City Limits
    - Balanced Growth Boundary



- Industrial**
- Industrial - Employee Intensive
  - Standard Industrial

### Southeast Industrial ASP (Statutory - 1996)



- Existing I-3 Heavy Industrial District
- R Possible Future L.R.T. Station Location
- Possible Future L.R.T. Alignment
- Existing Regional Pathways/ Bikeways
- Future Regional Pathways/ Bikeways

## RECOMMENDATION:

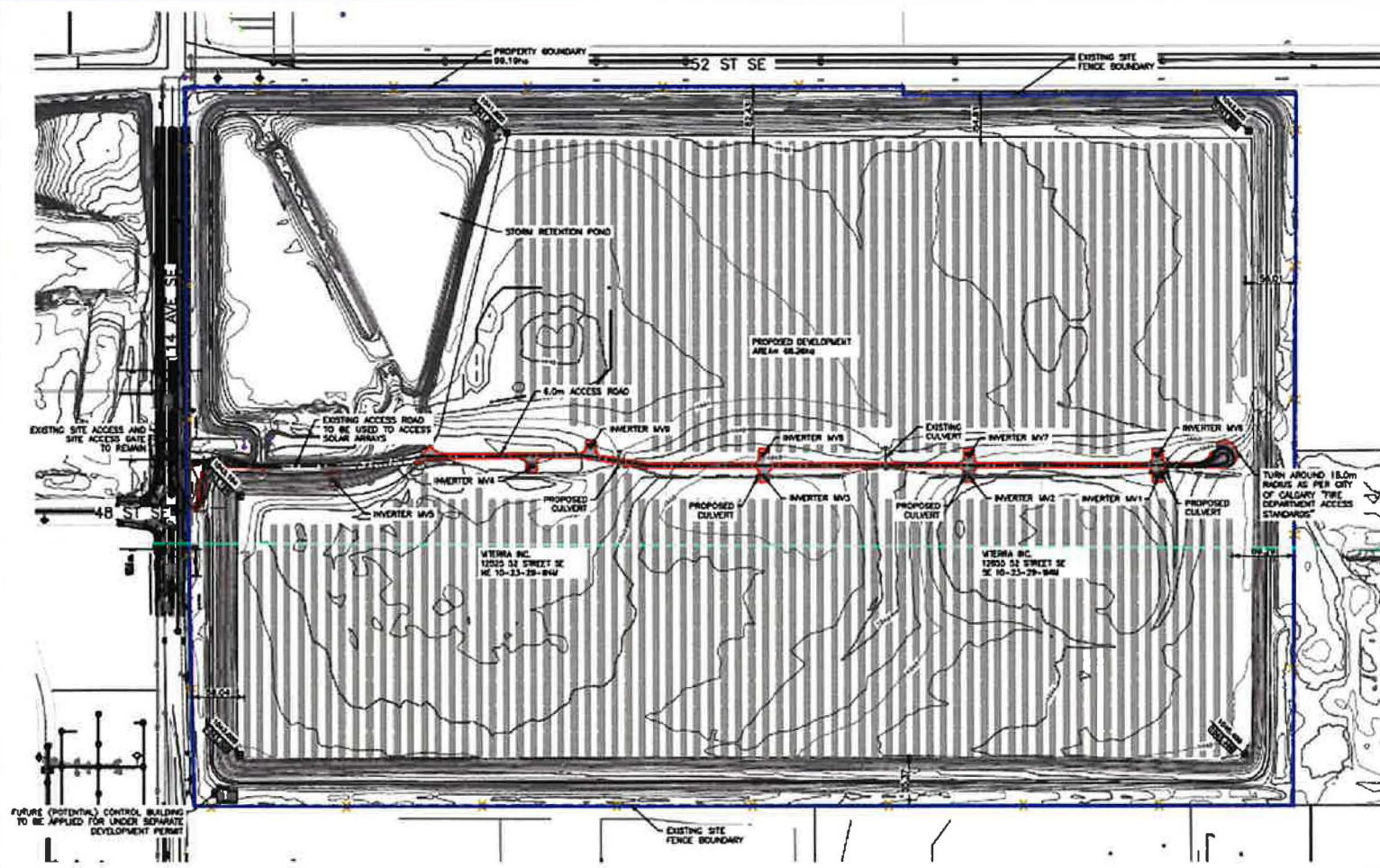
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 99.26 hectares  $\pm$  (245.5 acres  $\pm$ ) located at 12525 and 12655 – 52 Street SE (E1/2 Section 10-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Power Generation Facility – Large, with guidelines.



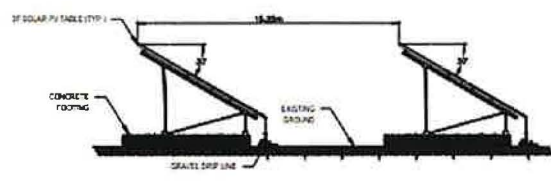
# Supplementary Slides



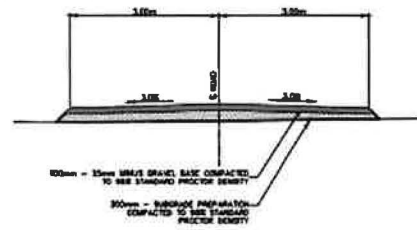


SOLAR SITE OWNER - INDICATIVE SUMMARY

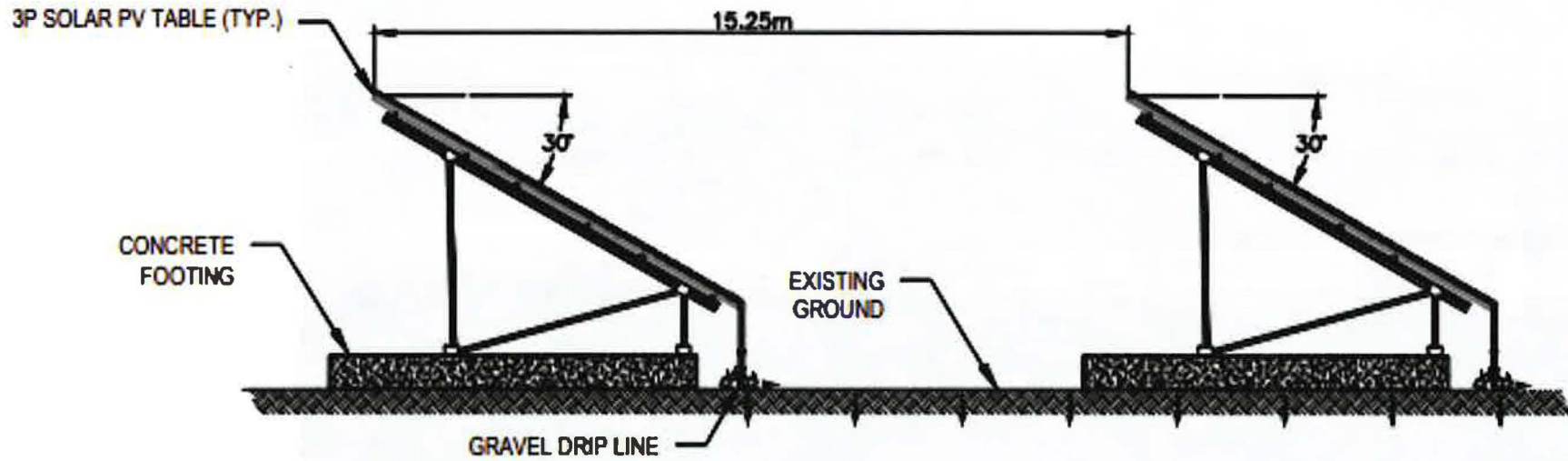
FEEDER	INVERTER	MODULES SUN TRACKING	NO. OF MODULES	NO. OF 3 x 25 SOLAR PANELS		SOLAR RATIO (MW)	SOLAR RATIO (MW)	DC/AC RATIO
				NO. OF 3 x 25 SOLAR PANELS	NO. OF 3 x 25 SOLAR PANELS			
T1	MV1	540	20,788	348	430	5.81	4.00	1.42
	MV2	540	20,725	343	428	5.78	4.00	1.42
	MV3	540	10,580	169	430	5.07	4.00	1.42
	MV4	540	11,524	151	451	6.12	4.00	1.51
	MV5	540	11,891	148	444	5.99	4.00	1.50
T2	MV6	540	11,711	155	485	6.38	4.00	1.57
	MV7	540	11,348	148	444	5.99	4.00	1.50
	MV8	540	11,471	151	451	6.20	4.00	1.50
	MV9	540	11,550	154	462	6.24	4.00	1.58
			68,260	1,132	1,298	11.95	16.00	1.30



**A** TYPICAL TOE TO TOE INSTALLATION DETAIL  
N.T.S.



**B** ACCESS ROAD SECTION  
N.T.S.

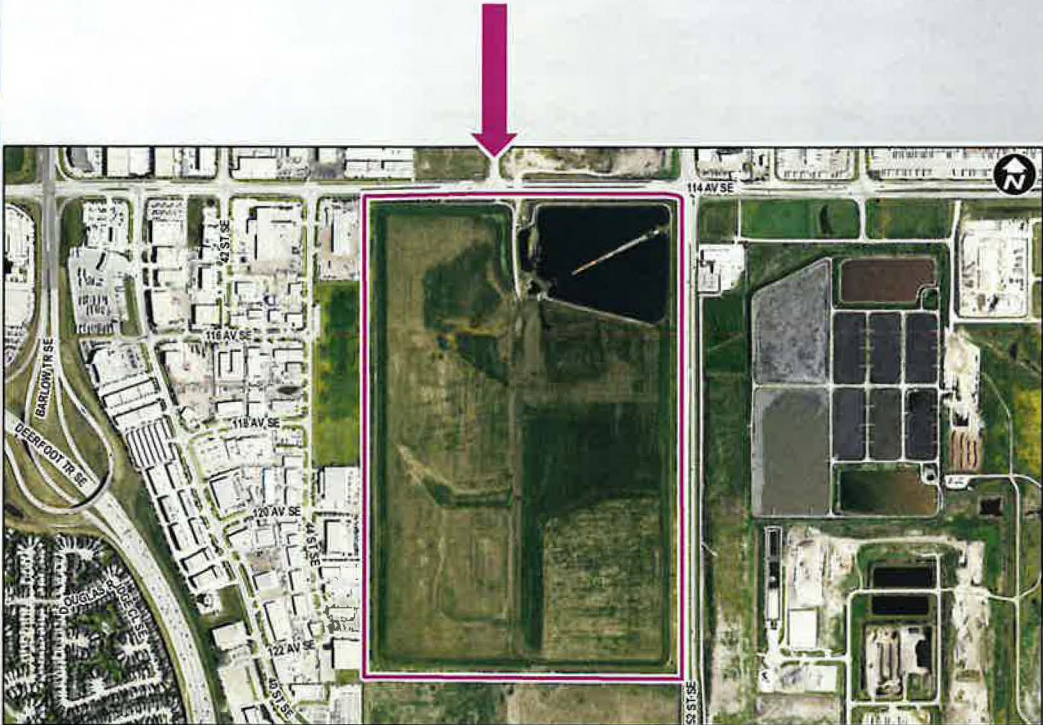


**A** TYPICAL TOE TO TOE INSTALLATION DETAIL  
- N.T.S.





*View looking South*





*View looking West*

