

Planning & Development Report to
Calgary Planning Commission
2021 May 6

ISC: UNRESTRICTED
CPC2021-0501
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**Land Use Amendment in East Shepard Industrial (Ward 12) at multiple addresses,
LOC2021-0015**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

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 District to accommodate a Power Generation Facility – Large, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 6

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 89D2021** 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 District to accommodate a Power Generation Facility – Large, with guidelines (Attachment 4).

HIGHLIGHTS

- The proposed application seeks to redesignate the subject site to a DC District based on the S-FUD District to allow for development of a Power Generation Facility – Large which is intended to accommodate the installation of approximately 2,000 solar photovoltaic panels.
- The application represents an appropriate use for the subject lands during ongoing environmental remediation, is compatible with the surrounding developments and land uses in the area and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed DC District allows for the production of renewable energy on lands with limited redevelopment opportunities due to the presence of historical phosphogypsum stacks from fertilizer production.
- Why does this matter? Due to limited redevelopment opportunities, the subject property will likely sit vacant until such time as the ongoing environmental remediation allows for comprehensive redevelopment of the site to occur. The approval of the proposed application will enable the subject site to operate with a productive use that produces clean, renewable energy during ongoing environmental remediation efforts.
- There is no previous Council Direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.

DISCUSSION

This land use amendment application, located in the southeast community of East Shepard Industrial, was submitted on 2021 January 29 by Stantec Consulting on behalf of DP Energy (lessee) and Viterro Inc (landowner). As per the Applicant Submission (Attachment 2), the intent of the application is to enable development of approximately 2,000 solar photovoltaic panels on lands previously accommodating phosphogypsum stacks – a by-product of fertilizer production. The phosphogypsum stacks have since been capped with clay and covered with topsoil, and

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the site is currently undergoing environmental remediation. Due to the ongoing environmental remediation, limited redevelopment opportunities exist for the subject property as the soil contents cannot be disturbed. The proposed Power Generation Facility – Large will not interfere with the ongoing remediation of the site as the proposed solar photovoltaic panels will sit atop non-permanent gravity-mounted installations.

A concurrent development permit application (DP2021-0599) for a Power Generation Facility – Large was submitted on 2021 January 29 and is currently under review.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant notice posted the site on 2021 March 10, sent information packages to all addresses within two kilometres of the subject site (approximately 11,603 packages sent), conducted an open house on 2020 January 22, and visited all residences, businesses, and all other addresses in person within 800 metres of the subject site. A detailed description of the applicant's engagement efforts, including questions and concerns raised during the engagement as well as the applicant's responses to those concerns, can be viewed in Attachment 3, Applicant Outreach Summary.

The applicant also circulated the proposed application to NAV Canada to ensure the proposed solar installation would not negatively affect the flight paths of planes approaching / taking off from Calgary YYC Airport. NAV Canada did not file any objections to the proposed solar installation.

City-Led Outreach

In keeping with Administration's practices, Administration circulated this application to key stakeholders, published the application [online](#), sent notification letters to adjacent landowners, and ensured the applicant notice posted the site.

No letters from adjacent residents or businesses were received by Administration. The subject lands do not have a community association.

Administration has reviewed the relevant policies and planning issues and supports this application as it represents an efficient use of the subject site during on-going environmental remediation efforts.

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Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council 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

There are no anticipated social implications associated with this proposal.

Environmental

The proposed solar photovoltaic development will likely have a positive environmental impact on the Calgary region due to the generation of clean, renewable energy on lands currently undergoing environmental remediation.

Economic

The ability to develop approximately 2,000 solar photovoltaic panels on the subject site allows for more efficient and productive use of the subject land during ongoing environmental remediation efforts.

Service and Financial Implications

There are no anticipated financial impacts.

RISK

There are no anticipated risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 89D2021**
5. Development Permit (DP2021-0599) Summary
6. **CPC Commissioner Comments**

Department Circulation

General Manager	Department	Approve/Consult/Inform