



Public Hearing of Council

Agenda Item: 8.1.5

1

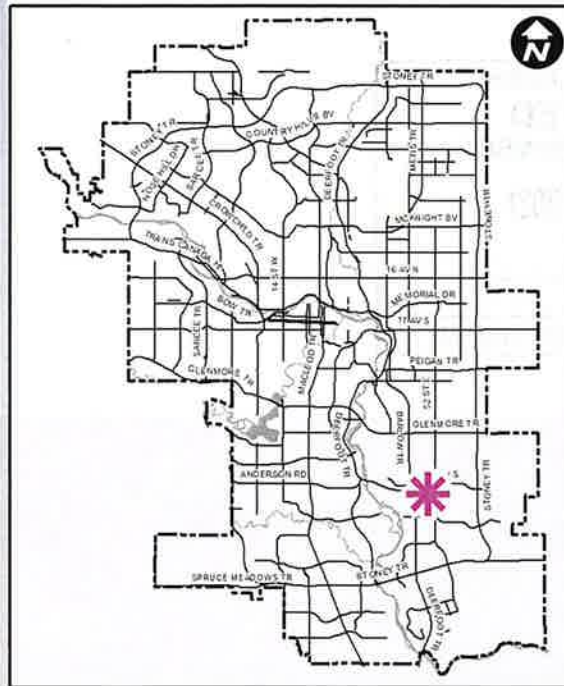
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 21 2021

ITEM: 8.1.5 CPC2021-0501
DISTRIBUTION
CITY CLERK'S DEPARTMENT

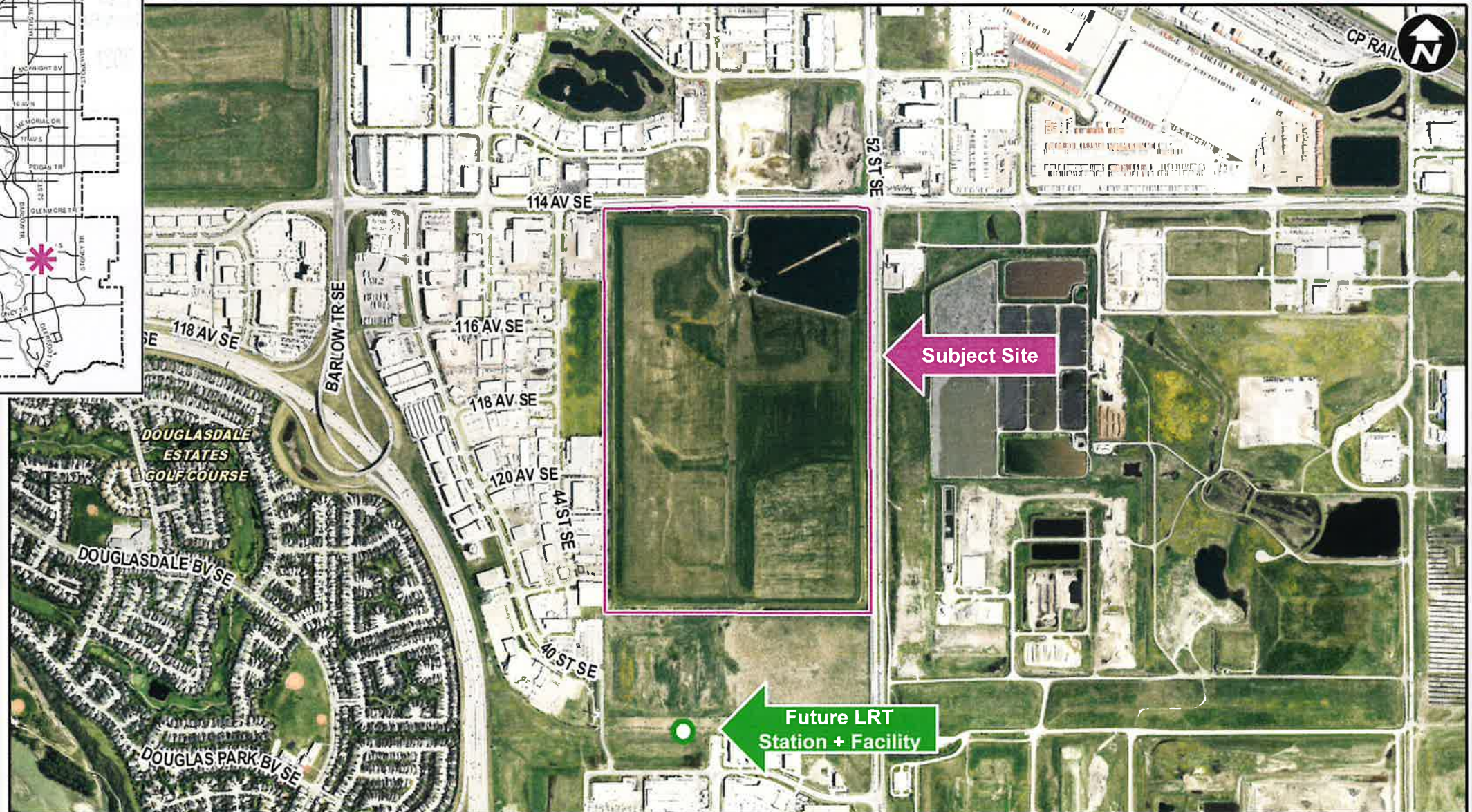
LOC2021-0015

Land Use Amendment (S-FUD to DC)



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

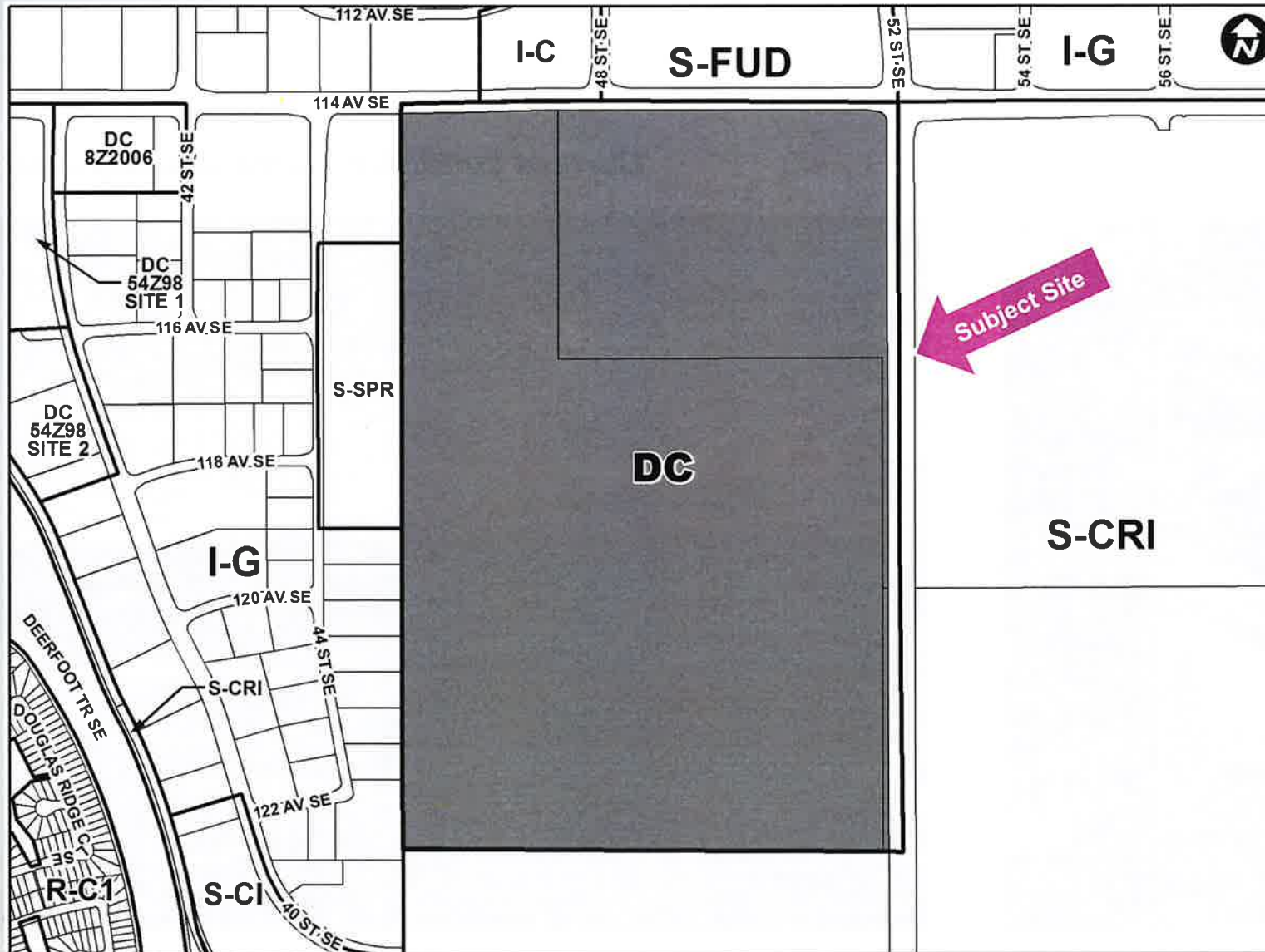


Previous use - fertilizer plant - 2001



Current condition – view looking west



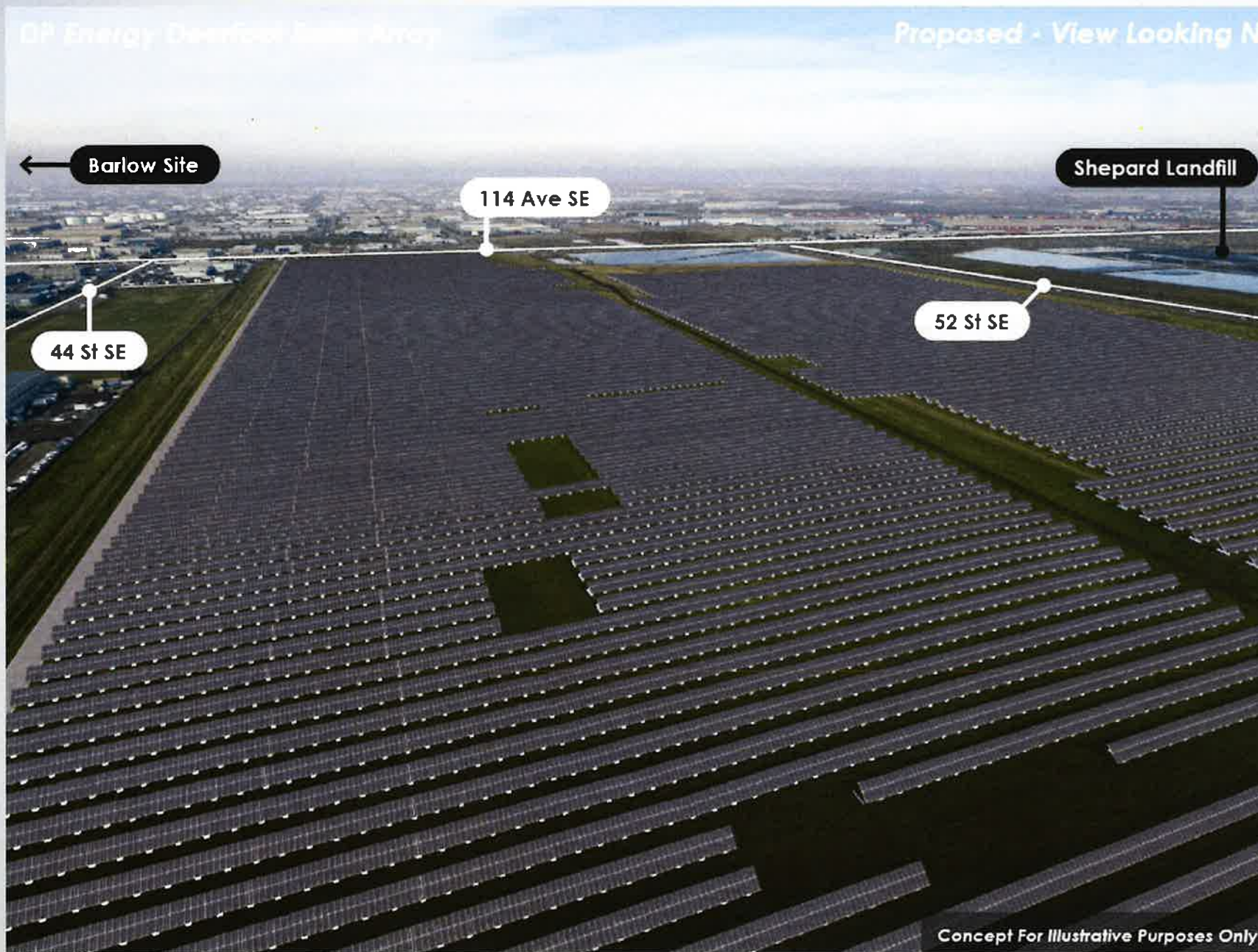


Existing Land Use:
Special Purpose – Future Urban Development (S-FUD) District

- Protects land against premature urban development.

Proposed Land Use:
Direct Control District

- Based on S-FUD District
- Additional discretionary use of **Power Generation Facility – Large**
- May be only approved on a parcel designated as DC



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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the **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.

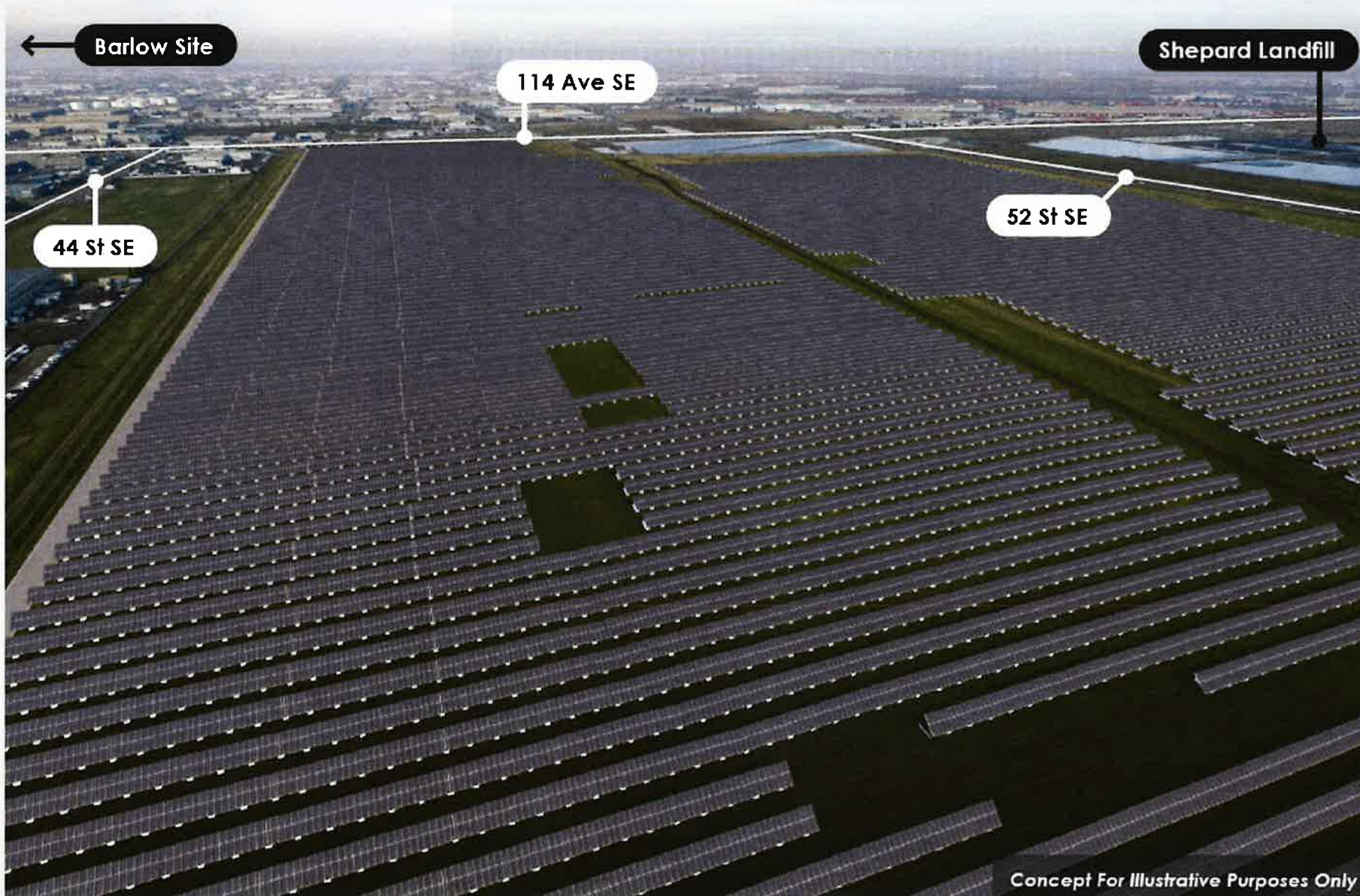
Supplementary Slides

DP Energy Deerfoot Solar Array

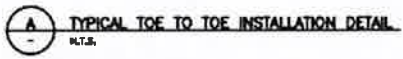
View Looking SE - Site 1 & 2 Context

8



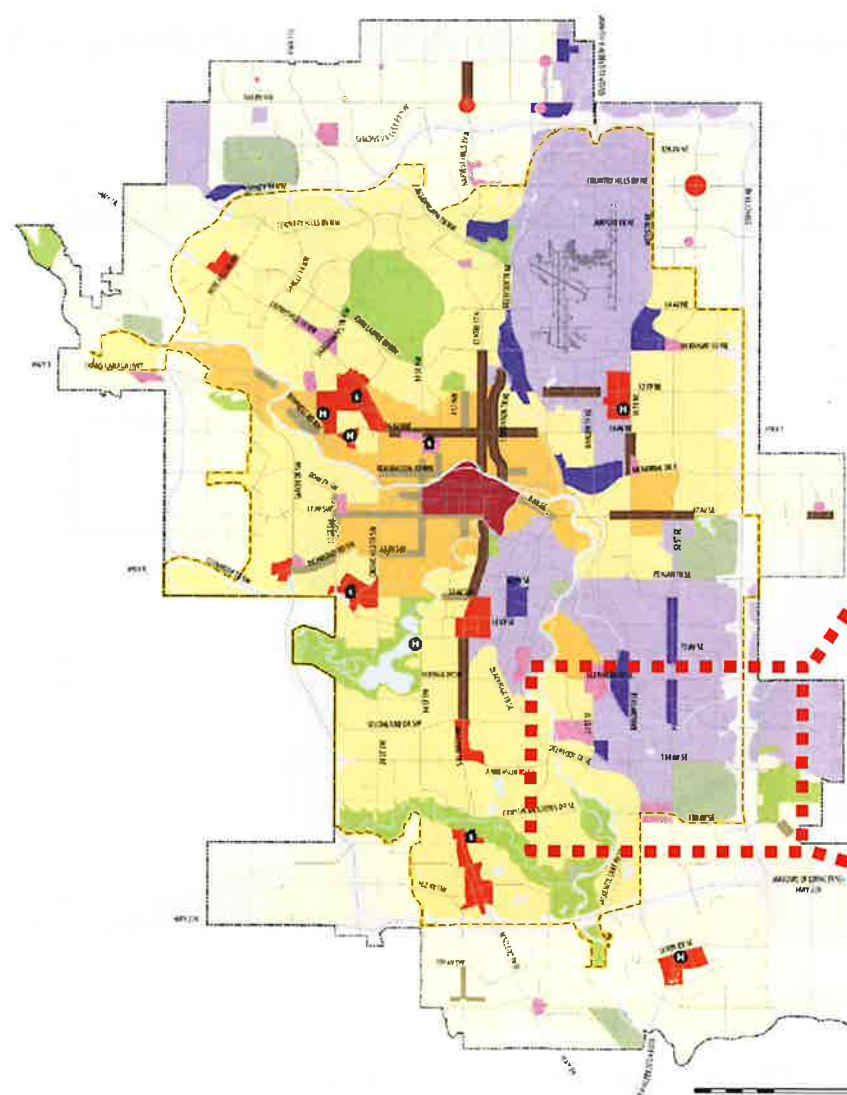


10

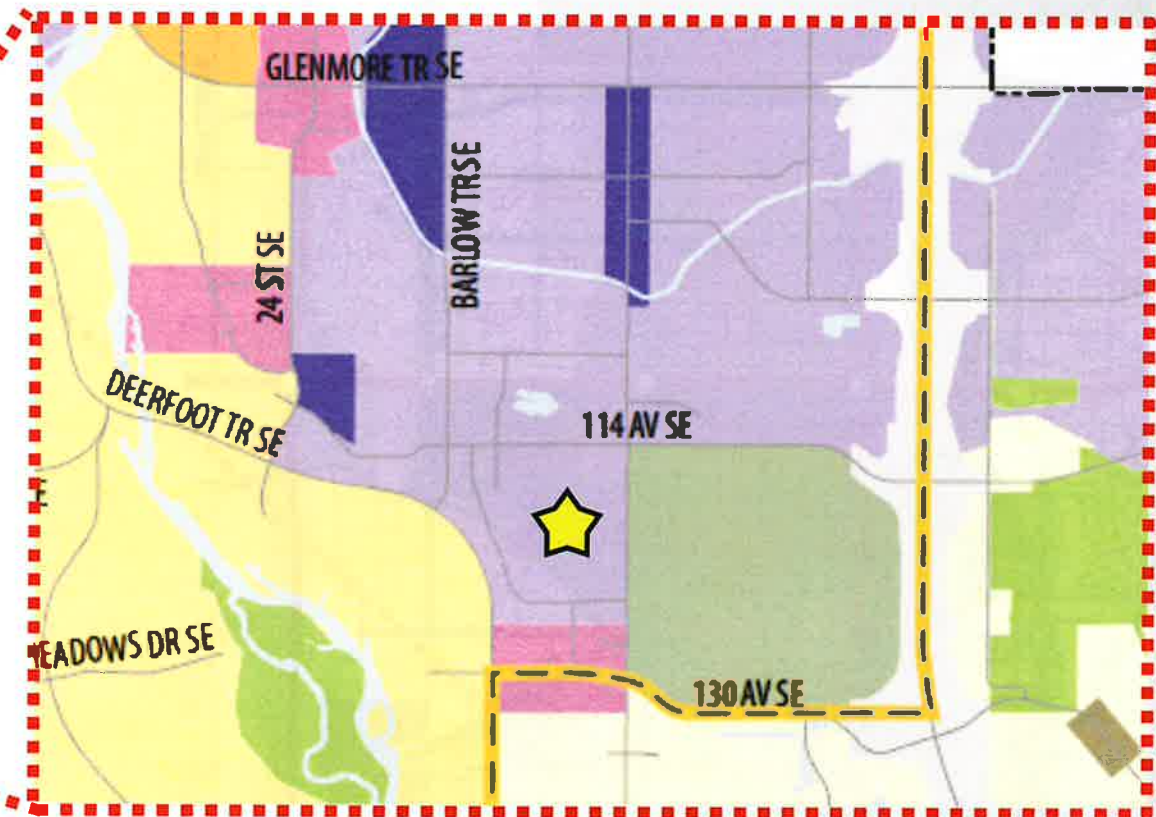


- Power Generation Facility – Large (discretionary use)
- 2,000+ solar photovoltaic panels (approx. 36 megawatts)

Municipal Development Plan (Statutory - 2009)

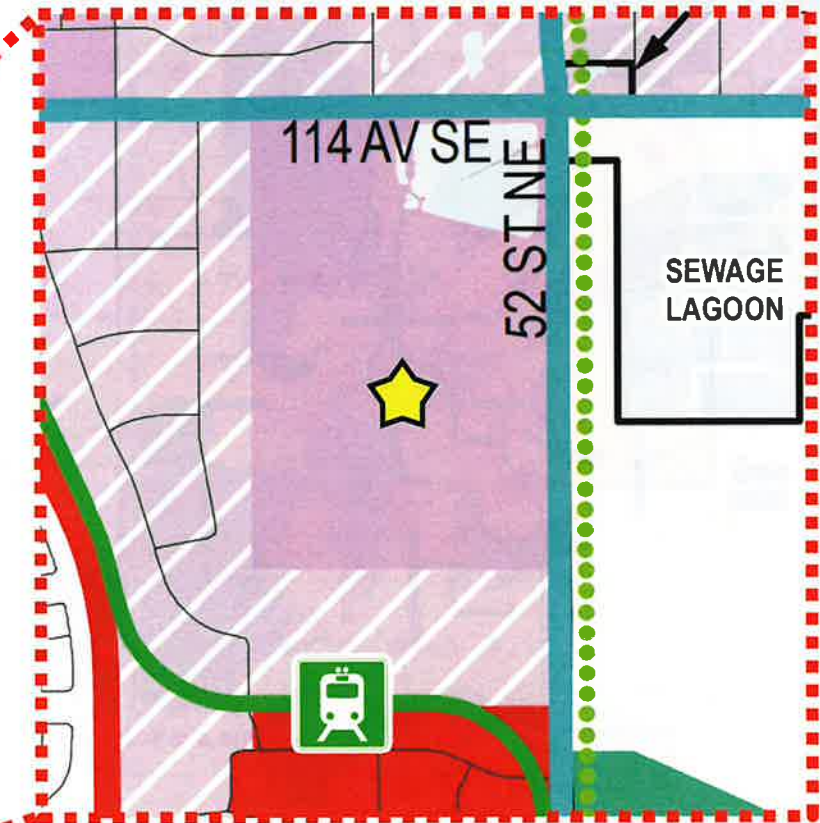
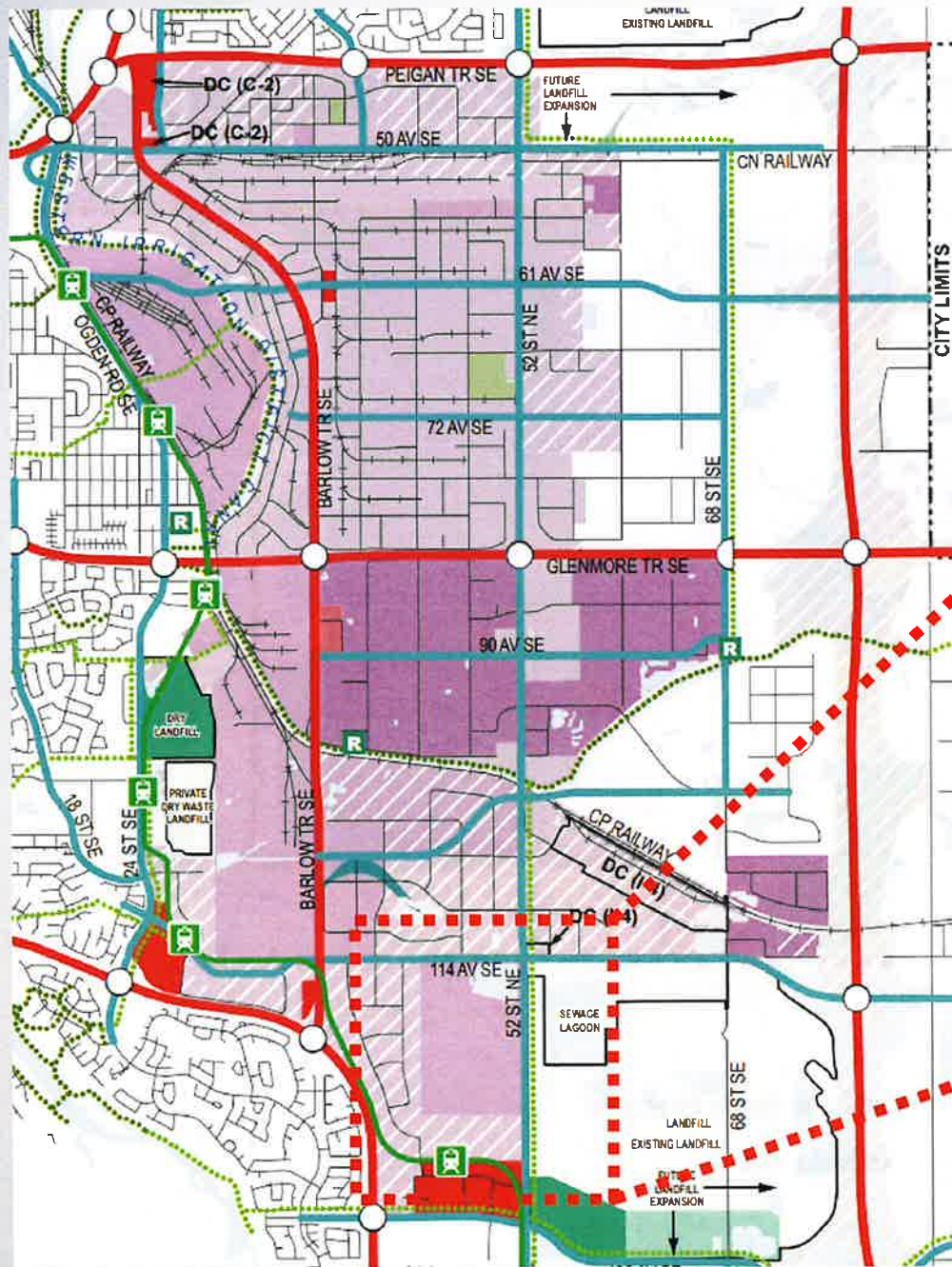


- Urban Structure**
(By Land Use Type)
- Activity Centres
 - Greater Downtown
 - Major Activity Centre
 - Community Activity Centre
 - Main Streets
 - Urban Main Street
 - Neighbourhood Main Street
 - Developed Residential
 - Inner City
 - Established
 - Developing Residential
 - Planned Greenfield with New Structure Plan (NSP)
 - Future Greenfield
 - Industrial
 - Industrial - Employee Intensive
 - Standard Industrial
 - Mixed Office/Industrial
 - Public Utility
 - Other
 - Hospital
 - University
 - Park/Recreation/Utility Corridor
 - City Limits
 - Other
 - Balanced Growth Boundary

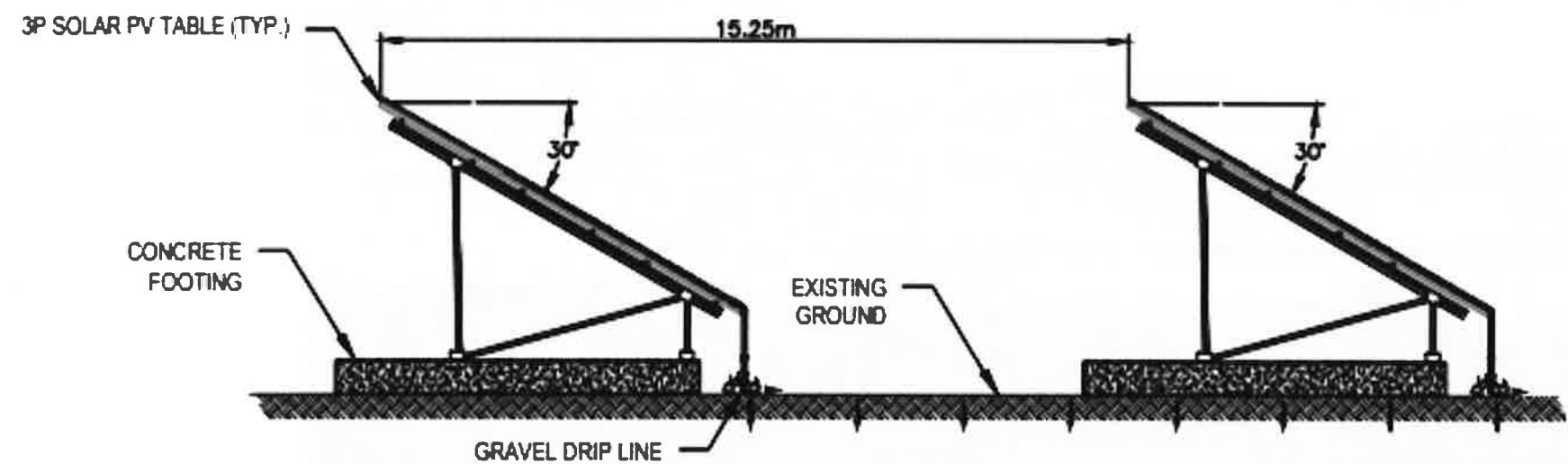


- Industrial**
- Industrial - Employee Intensive
 - Standard Industrial

Southeast Industrial ASP (Statutory - 1996)



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



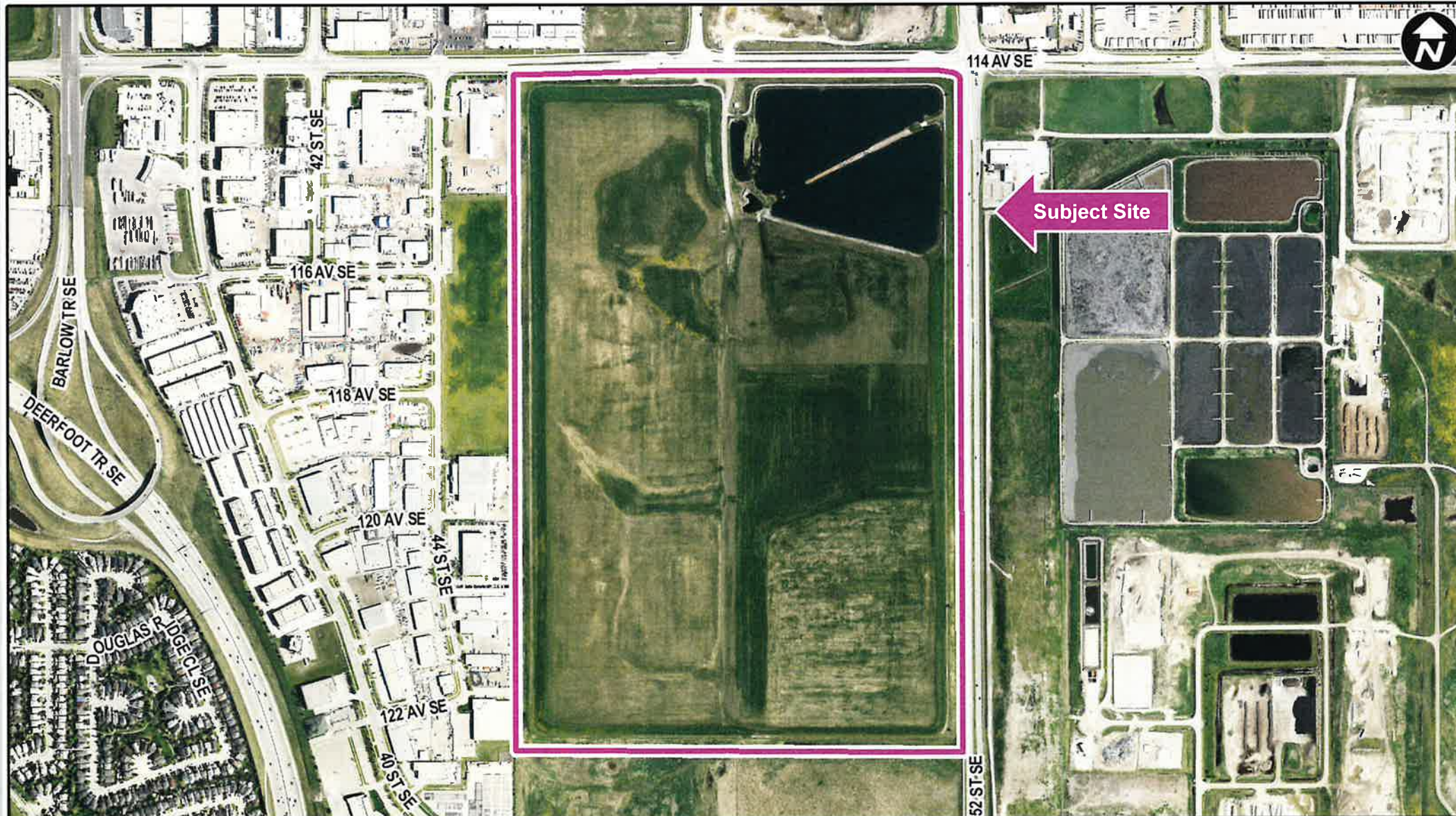
A TYPICAL TOE TO TOE INSTALLATION DETAIL
- N.T.S.





View looking South





Parcel Size:

99.26 ha
1200m x 750m

