

Land Use Amendment in Starfield East (Ward 9) at 4920 – 68 Street SE, LOC2022-0087

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 20.18 hectares $\pm$ (49.87 acres $\pm$) located at 4920 – 68 Street SE (SE1/4 Section 1-24-29-4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a bioethanol plant and cogeneration facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject parcel to a Direct Control (DC) District to accommodate a bioethanol plant and cogeneration facility.
- This application aligns with the policies in the *Municipal Development Plan* (MDP) and the *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would allow for the expansion of climate-friendly industrial development within Calgary.
- Why does this matter? Allowing for a broader range of advanced industrial-sector development can position Calgary as a leader in these fields and create employment and economic benefits.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2022 May 16 by QuantumPlace Developments on behalf of the landowner, The City of Calgary. The approximately 20.18 hectare-site consists of the southeastern portion of a larger titled parcel, separated as a result of the registration of the Stoney Trail corridor right-of-way. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to accommodate a new bioethanol plant and cogeneration plant with carbon dioxide (CO₂) capture capability.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response,

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the applicant undertook door knocking within two kilometres of the site in May 2022, created a project website that remains active and is regularly updated, and hosted an online information session over Zoom on 2022 June 07. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners as well.

No public comments were received by Administration and there is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given its location in a larger industrial district and its immediate access to major transportation infrastructure.

Following Calgary Planning Commission, notifications for a 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

The proposed application would enable the expansion of development in the Starfield East industrial area. The development of these lands may enable a more efficient use of land and infrastructure and may result in an increase in available jobs for Calgarians.

Environmental

The proposed DC District includes a specific set of uses that enable the development of a facility that will produce renewable biofuels and biogas, including ethanol and methane derived from low-grade wheat. The facility would be equipped with an ultra high-efficiency natural gas-fired cogeneration plant that will provide steam and electricity. The developer intends to capture CO₂ from the biofuel facility for permanent sequestration. The applicant has also indicated that they plan to pursue specific measures requested by Administration, such as electric vehicle charging infrastructure, as part of a future development permit.

This application aligns with the *Calgary Climate Strategy – Pathways to 2050* (Programs 3 and 12).

Economic

This application would allow for the expansion of industrial development on the subject parcel. It would also make more efficient use of infrastructure and services.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform