

Land Use Amendment in Section 23 (Ward 12) at multiple properties, LOC2021-0153

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.37 hectares ± (18.20 acres ±) located at 5758, 5820, 5920, and 6020 – 94 Avenue SE (Plan 8055AG; Block 1, Lots 13 and 14; Plan 0112417, Block 1, Lots 17 and 18) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Asphalt, Aggregate and Concrete Plant, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
 DECEMBER 16:**

That Council give three readings to **Proposed Bylaw 22D2022** for the redesignation of 7.37 hectares ± (18.20 acres ±) located at 5758, 5820, 5920, and 6020 – 94 Avenue SE (Plan 8055AG; Block 1, Lots 13 and 14; Plan 0112417, Block 1, Lots 17 and 18) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Asphalt, Aggregate and Concrete Plant, with guidelines (Attachment 3).

HIGHLIGHTS

- This application proposes to change the designation of these parcels to a Direct Control (DC) District to allow for the additional use of an Asphalt, Aggregate and Concrete Plant.
- This application aligns with the policies in the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? There would be more opportunity to expand the operations on the sites, allowing for an increase in industrial recycling capability in Calgary.
- Why does this matter? Giving the landowner more flexibility allows users of the site to expand their operations and provide more recycling services in the city.
- 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 2021 September 24 by Millennium EMS Solutions on behalf of the landowner, Calgary Aggregate Recycling Inc. The approximately 7.37 hectare site consists of four contiguous titled parcels that are owned and operated by Calgary Aggregate Recycling for their existing Asphalt, Aggregate and Concrete Plant. No development permit application has been submitted at this time. However, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit to expand the operations to include new recycling infrastructure.

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A detailed planning evaluation of the application, including location 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 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 public stakeholders and the respective community association was appropriate. The applicant determined that no formal outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report 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.

Following Calgary Planning Commission, 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

The proposed application would enable the continuation of development in this industrial area. The development of these lands may support surrounding uses and amenities while introducing additional services for the greater area. Expanding the operations may result in an increase in available jobs for Calgarians.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

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Economic

This application would allow the continuation and expansion of industrial development on the subject parcels which were previously limited. The proposal would also make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
- 3. Proposed Bylaw 22D2022**
4. Applicant Outreach Summary
- 5. CPC Commissioner Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform