

**LOC2022-0091 / CPC023-0502**

**Land Use Amendment**

May 18, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAY 18 2023

ITEM: 7.2.7 CPC023-0502  
Distribution - Presentation  
CITY CLERK'S DEPARTMENT



## RECOMMENDATION:

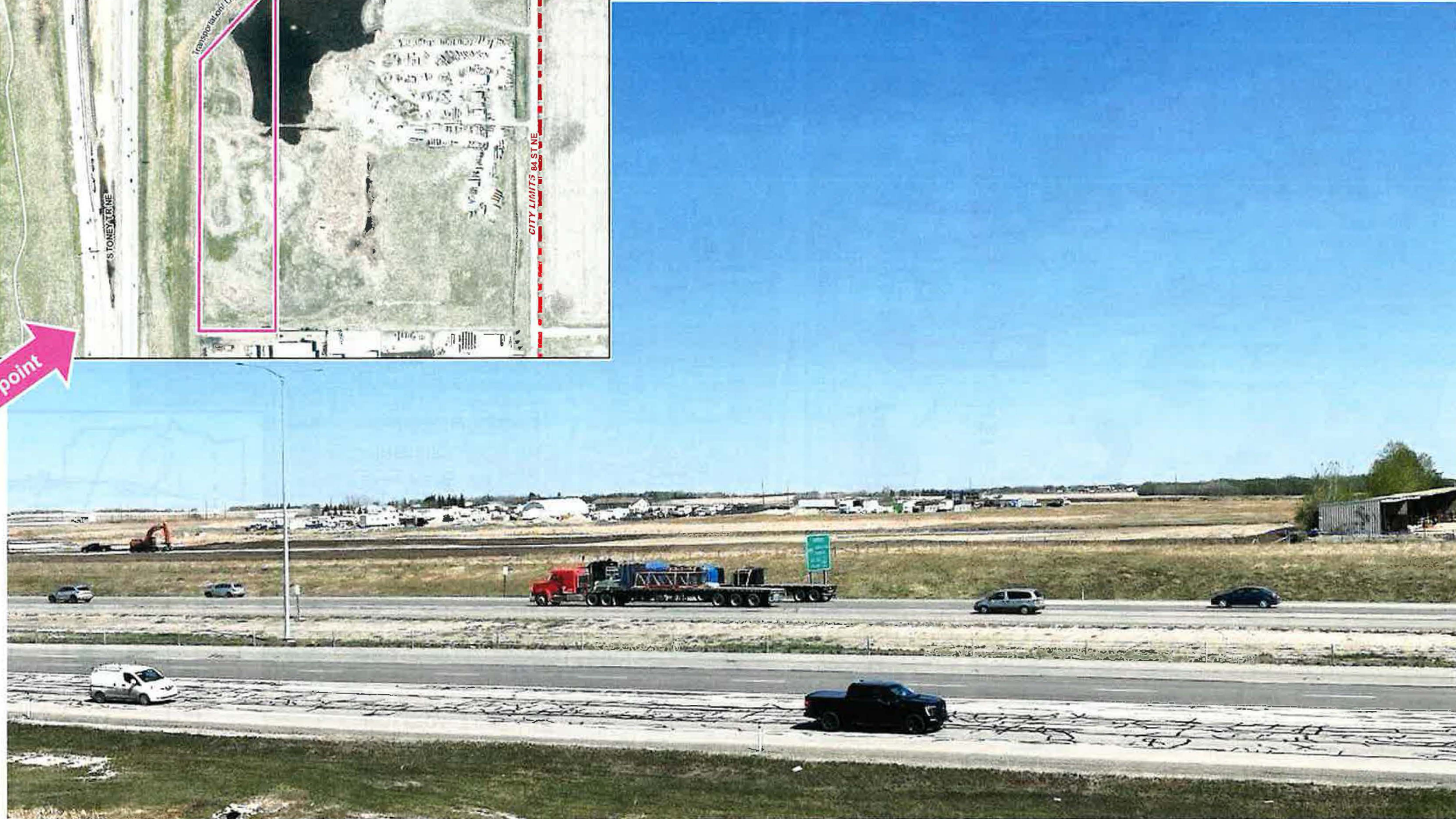
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.85 hectares  $\pm$  (11.98 acres  $\pm$ ) located at 2705R – 84 Street NE (Plan 8411222, Block 1) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate an asphalt, aggregate and concrete plant, with guidelines (Attachment 2).

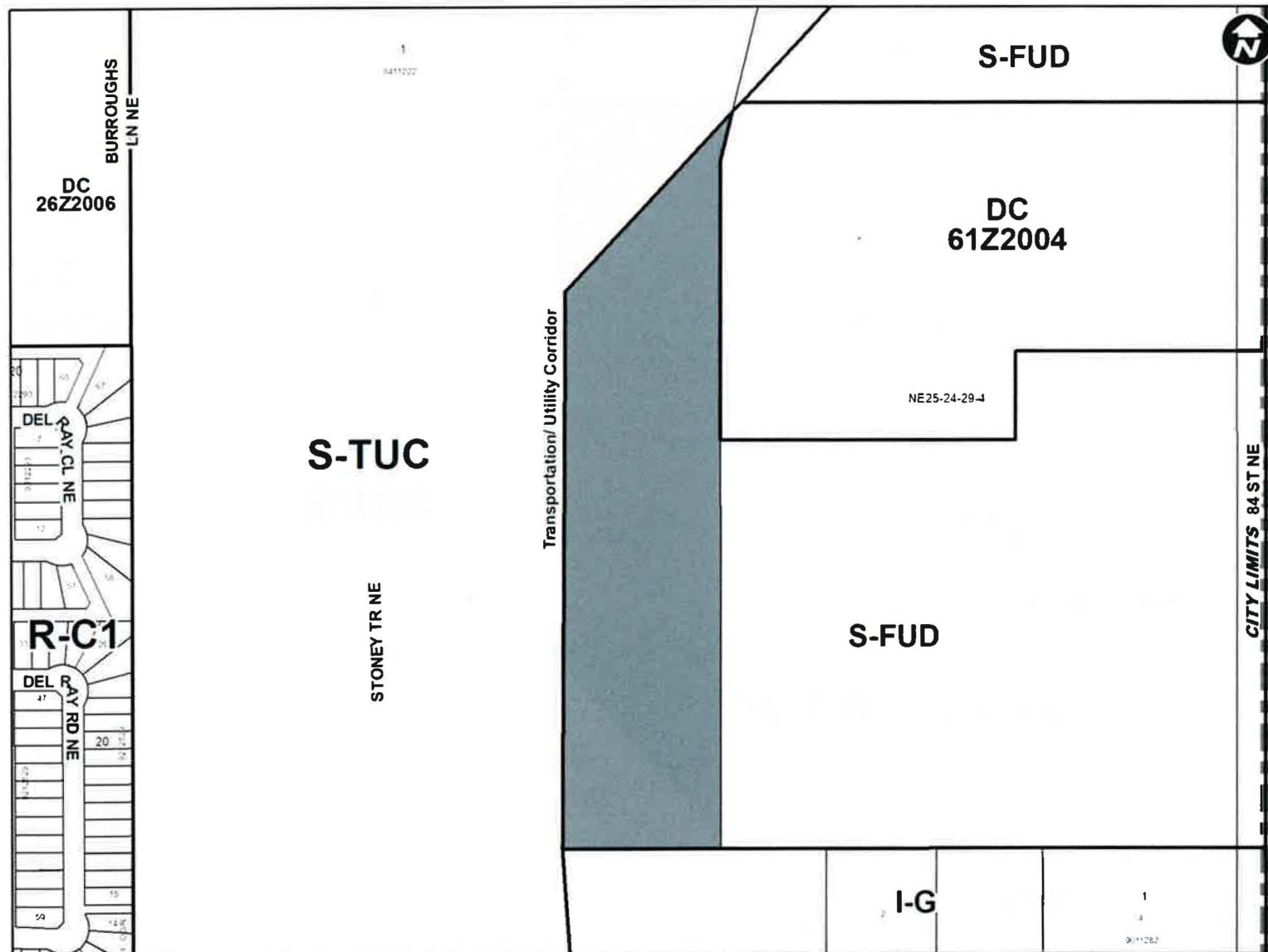








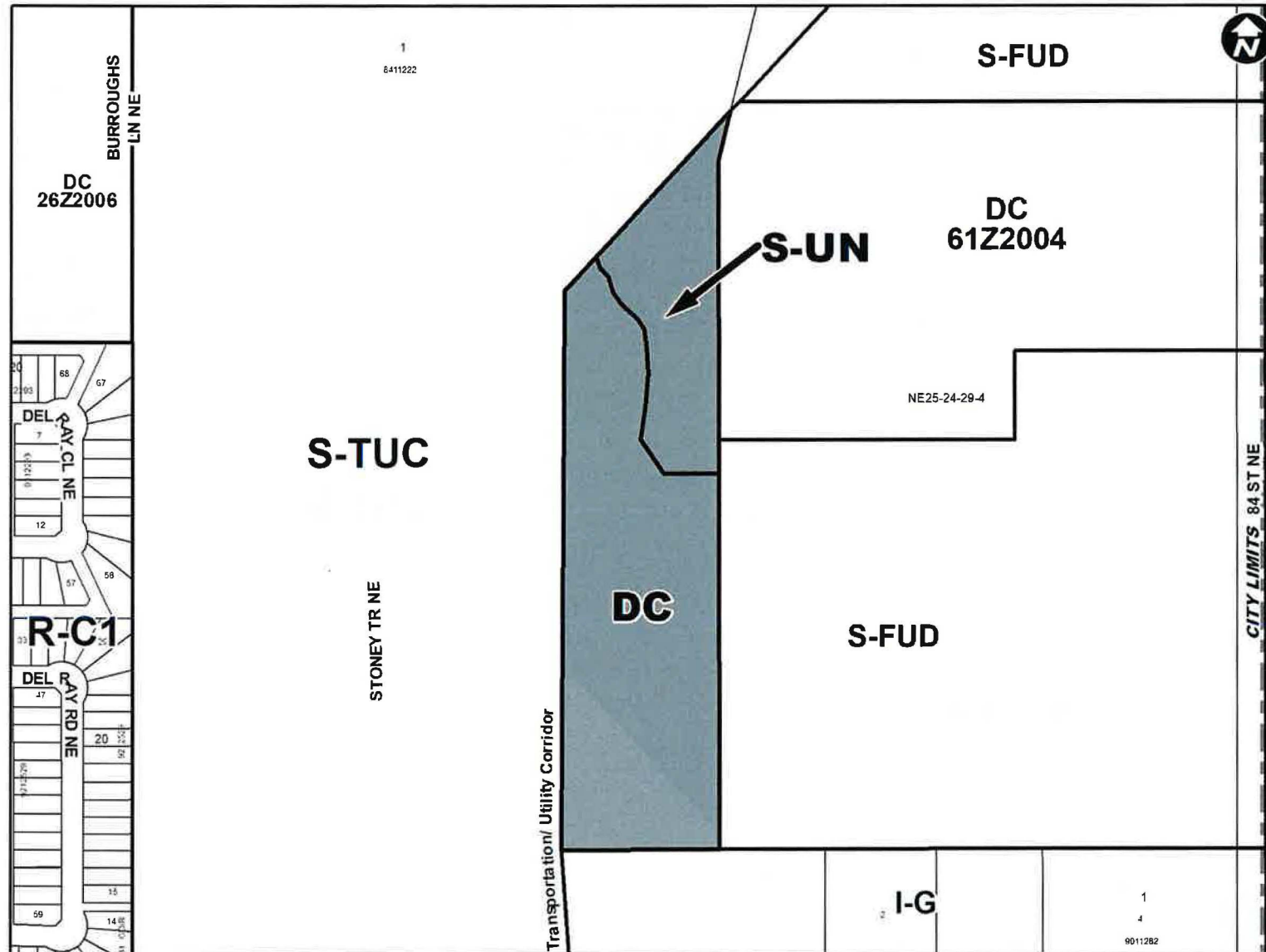




### Existing S-FUD District:

- Intended for areas that are awaiting urban development and utility servicing.
- Temporary uses that can be easily removed for future development.





## Proposed DC District:

- Based on the S-FUD District
- Asphalt, aggregate and concrete plant added as a Discretionary Use
- Max 5 year approval for the asphalt, aggregate and concrete plant use

## Proposed S-UN District:

- Intended for natural landforms, vegetation, and wetlands.



Urban Structure  
(By Land Use Typology)

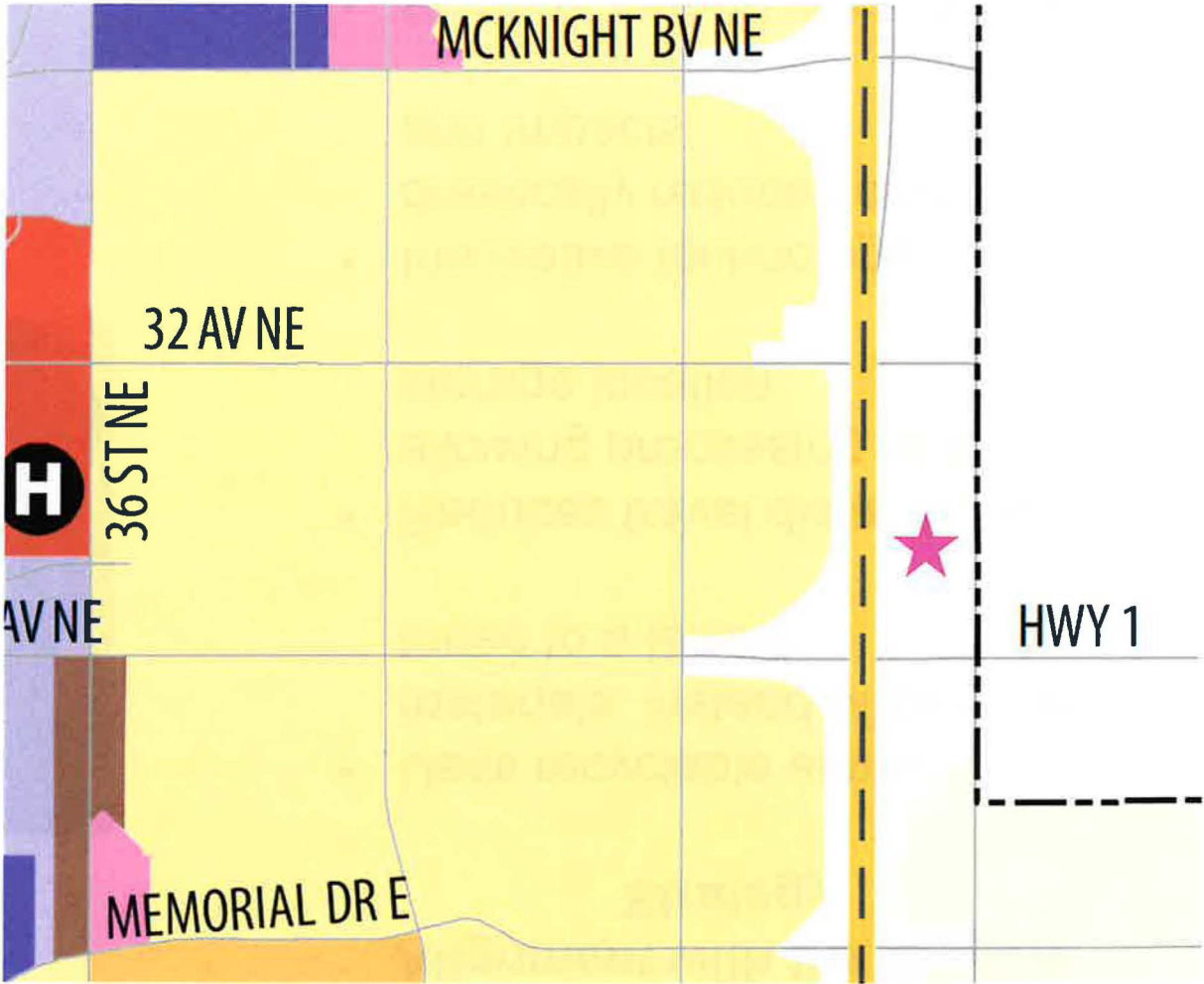
- Activity Centres
- Greater Downtown
  - Major Activity Centre
  - Community Activity Centre

- Main Streets
- Urban Main Street
  - Neighbourhood Main Street

★ Subject Site

- 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
- Balanced Growth Boundary







## Calgary Climate Strategy

Pathways to 2050

June 2022

### Alignment with the Climate Strategy

- Uses recyclable asphalt materials, instead of sending these to a landfill
- Reduces travel distance by allowing processing at the storage location
- Innovative technology drastically reduces emissions and impacts
- Protects natural infrastructure such as the wetland



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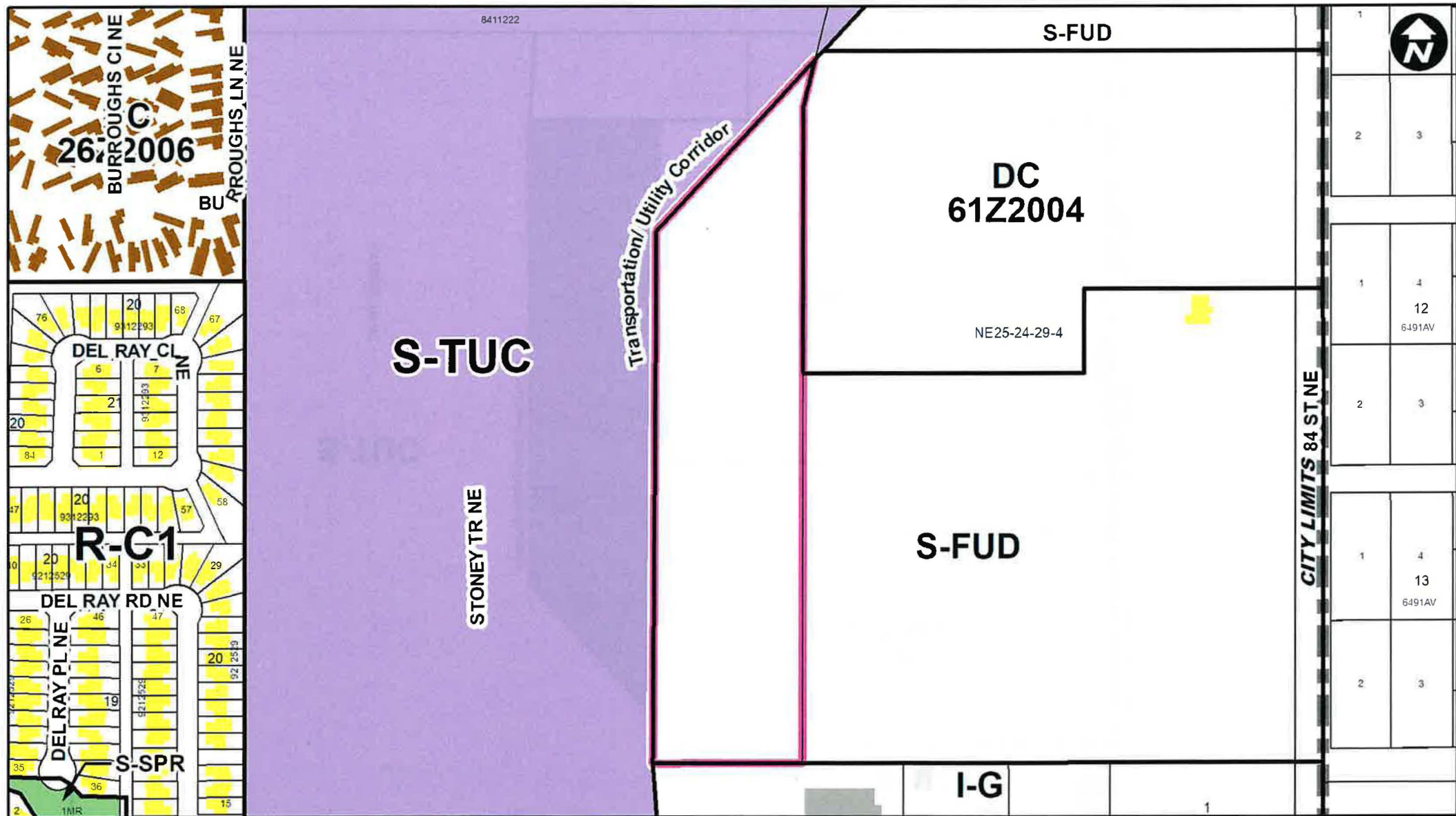
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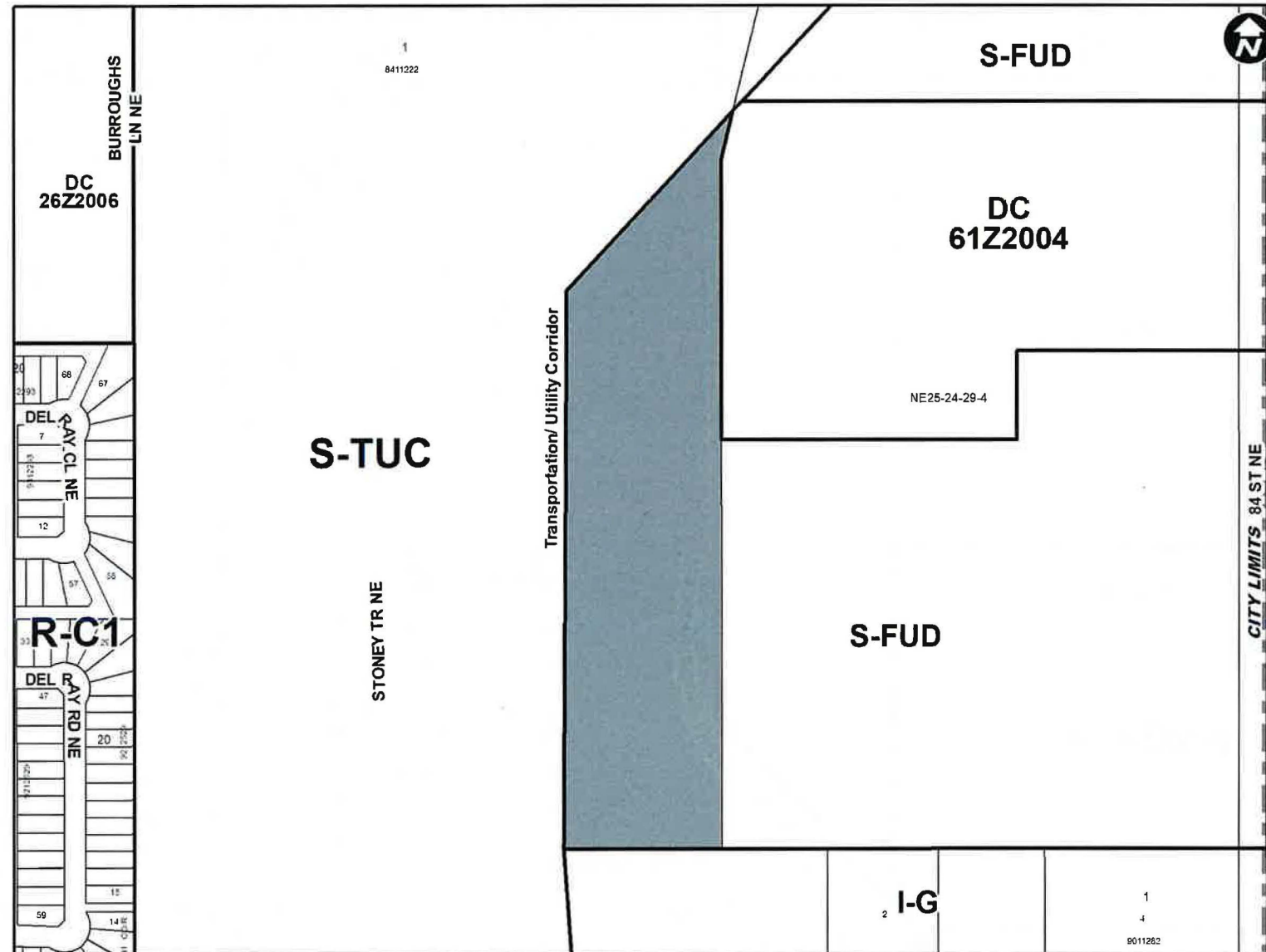
## Supplementary Slides



- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary











Parcel Size:

**4.85 ha**  
**478 m x 110 m**



