

**Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 2705R – 84 Street NE,  
 LOC2022-0091**

**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, portion of 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).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 18:**

That Council give three readings to **Proposed Bylaw 99D2023** for the redesignation of 4.85 hectares  $\pm$  (11.98 acres  $\pm$ ) located at 2705R – 84 Street NE (Plan 8411222, portion of 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).

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property using a Direct Control (DC) District based on the Special Purpose – Future Urban Development (S-FUD) District to allow for temporary approvals for the use of asphalt, aggregate and concrete plant to allow for asphalt recycling on the site. It also proposes the Special Purpose – Urban Nature (S-UN) District to delineate the development boundaries of an existing wetland on the parcel.
- The proposal maintains the temporary nature of uses appropriate for the site, allowing for future redevelopment when comprehensive planning through a future Area Structure Plan is complete. This aligns with the *Municipal Development Plan* (MDP) and the *Rocky View/Calgary Intermunicipal Development Plan* (IDP).
- What does this mean to Calgarians? This proposal will allow for increased economic opportunities for the landowner through a business that supports climate action.
- Why does this matter? This proposal will enable additional employment for the area related to asphalt recycling, while allowing for the conservation of a wetland on the site.
- A concurrent development permit has been submitted and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, which is part of Residual Sub Area 10E in the northeast, was submitted by Township Planning + Design on behalf of the landowner, ALSA Group Inc., on 2022 May 19. As noted in the Applicant Submission (Attachment 3), the applicant is looking to process recyclable asphalt on the site using innovative Recycled Asphalt Plant (RAP) technology.

The parcel is approximately 4.85 hectares (11.98 acres) in size and located between Stoney Trail NE and 84 Street NE. A large wetland spanning several parcels is located on the northeast

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portion of the parcel. The subject site is currently approved for operations as an RV storage lot on the northern portion and for storage for recyclable asphalt on the southern portion. No processing of recyclable asphalt is currently allowed on the site. Vehicle access is provided from 84 Street NE across provincial lands. The parcel is unserviced.

A concurrent development permit for an asphalt recycling plant has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application. See Development Permit (DP2022-03502) Summary (Attachment 4) for additional information.

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 neighbouring Monterey Park Community Association was appropriate. The applicant determined no outreach would be undertaken. The Applicant Outreach Summary and additional details can be found in Attachment 5.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

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

Although there is no community association for Residual Sub Area 10E, the Monterey Park Community Association was circulated as the community neighbours the site to the west across Stoney Trail NE. No comments from the Monterey Park Community Association were received. Administration contacted the Community Association to follow-up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The asphalt plant, site design, landscaping and off-site impacts are being reviewed through the development permit process.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

No social implications are identified.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of the concurrent development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs I – waste reduction, K – natural infrastructure, and L – carbon negative technologies).

**Economic**

The proposed land use amendment enables additional flexibility of uses which may better accommodate the economic needs of the area, maximizing opportunities in a limited service area and potentially increasing employment opportunities.

**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 Bylaw 99D2023**
3. Applicant Submission
4. Development Permit (DP2022-03502) Summary
5. Applicant Outreach Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform