

Public Hearing of Council

Agenda Item: 7.2.28



LOC2022-0091 / CPC023-0502 Land Use Amendment

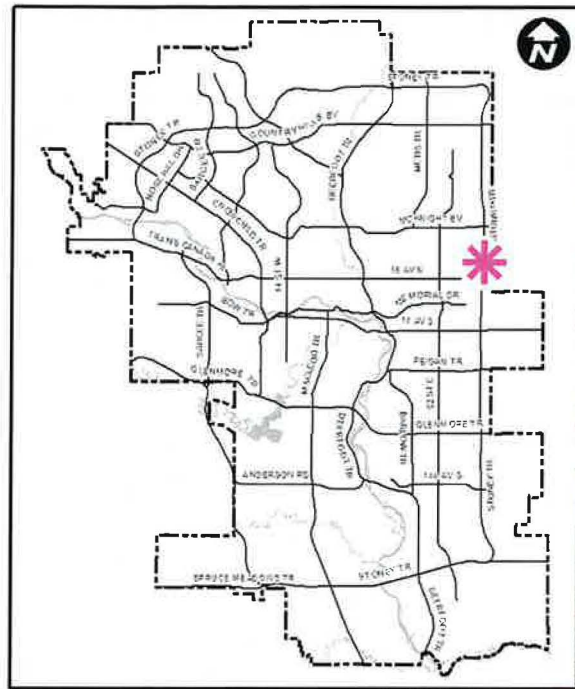
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.28 CPC023-0502
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

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, 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).



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

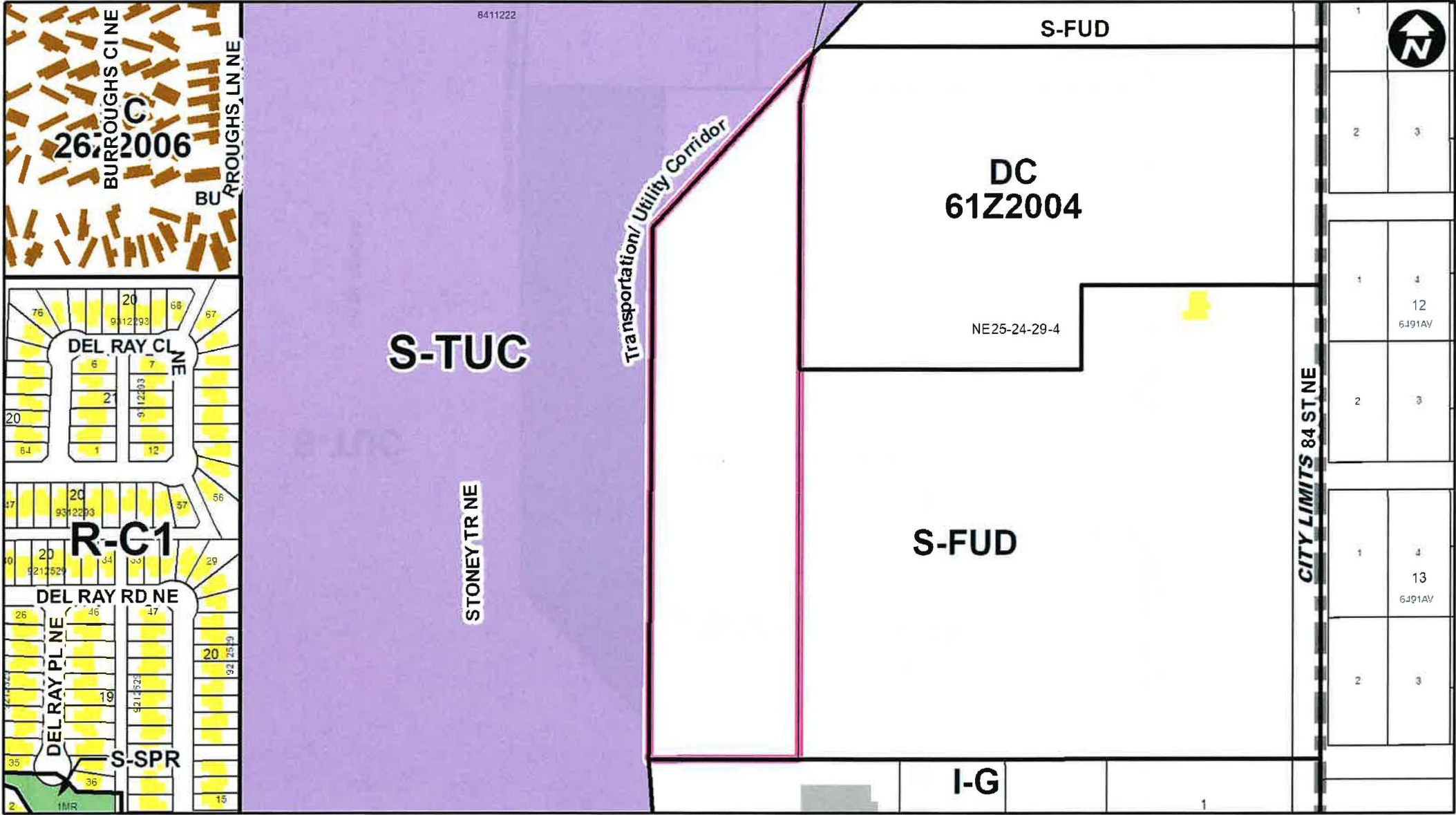


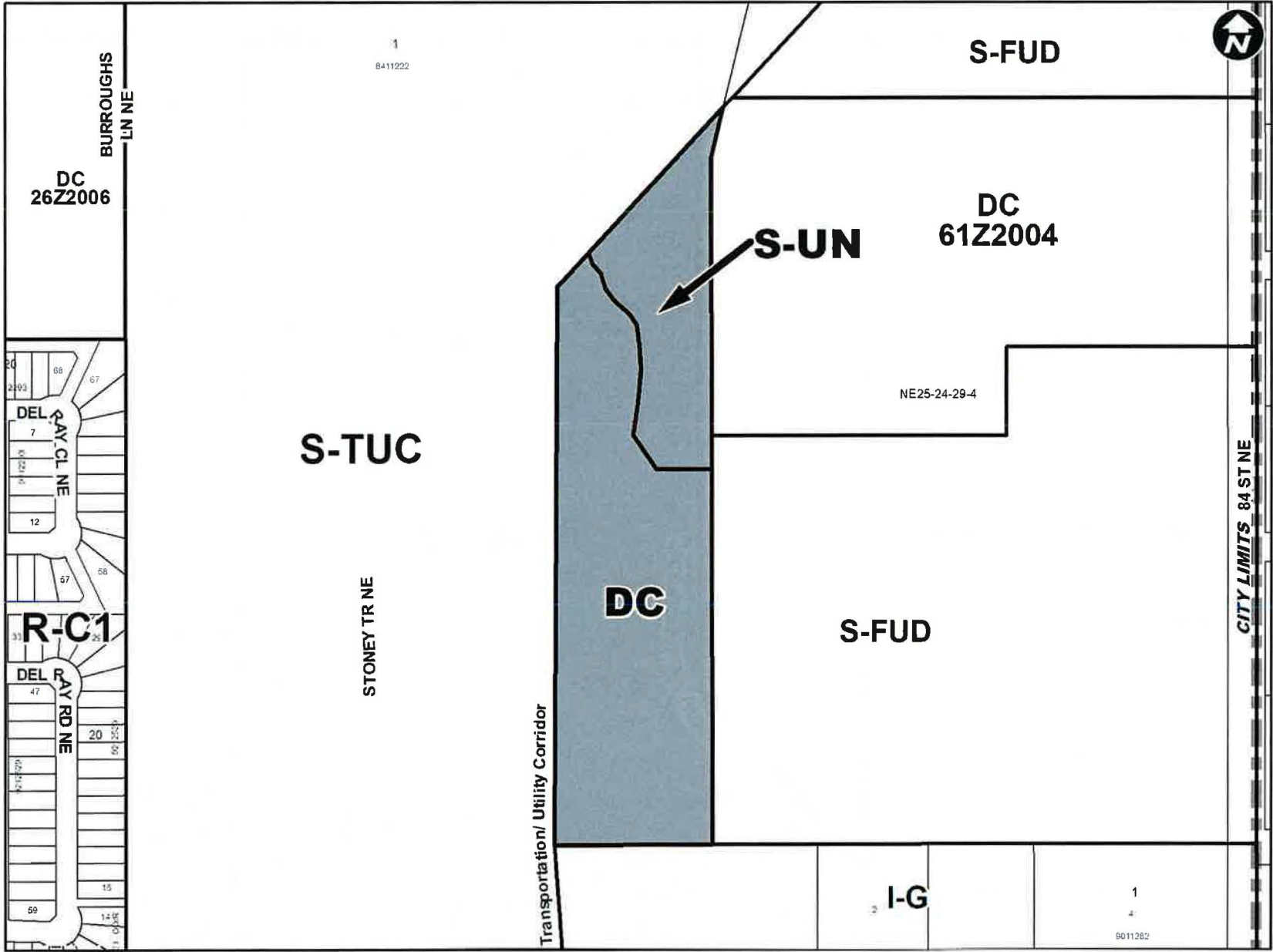
Parcel Size:

4.85 ha

478 m x **110** m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Calgary Planning Commission's Recommendation:

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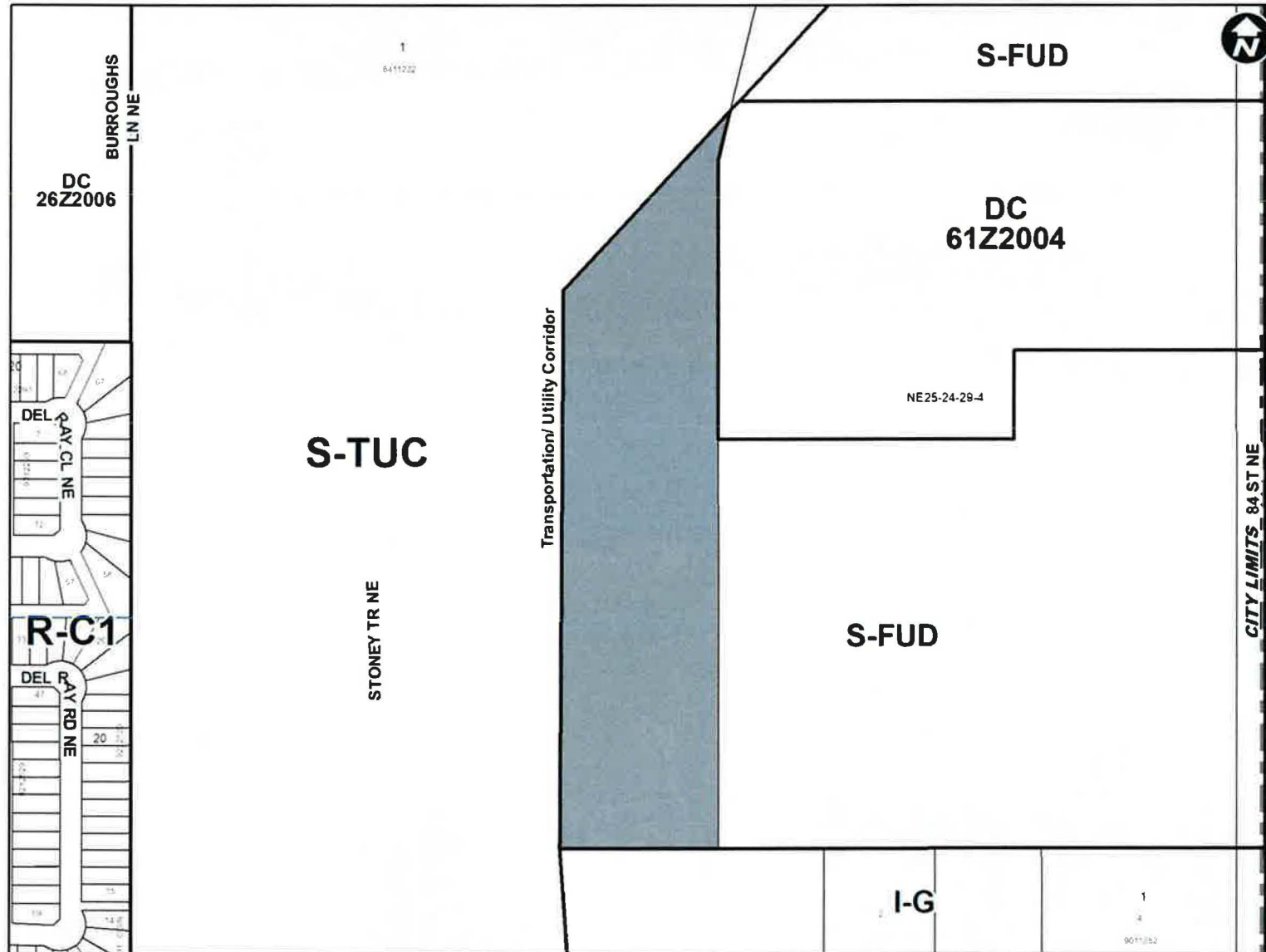
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Supplementary Slides



Viewpoint





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.

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

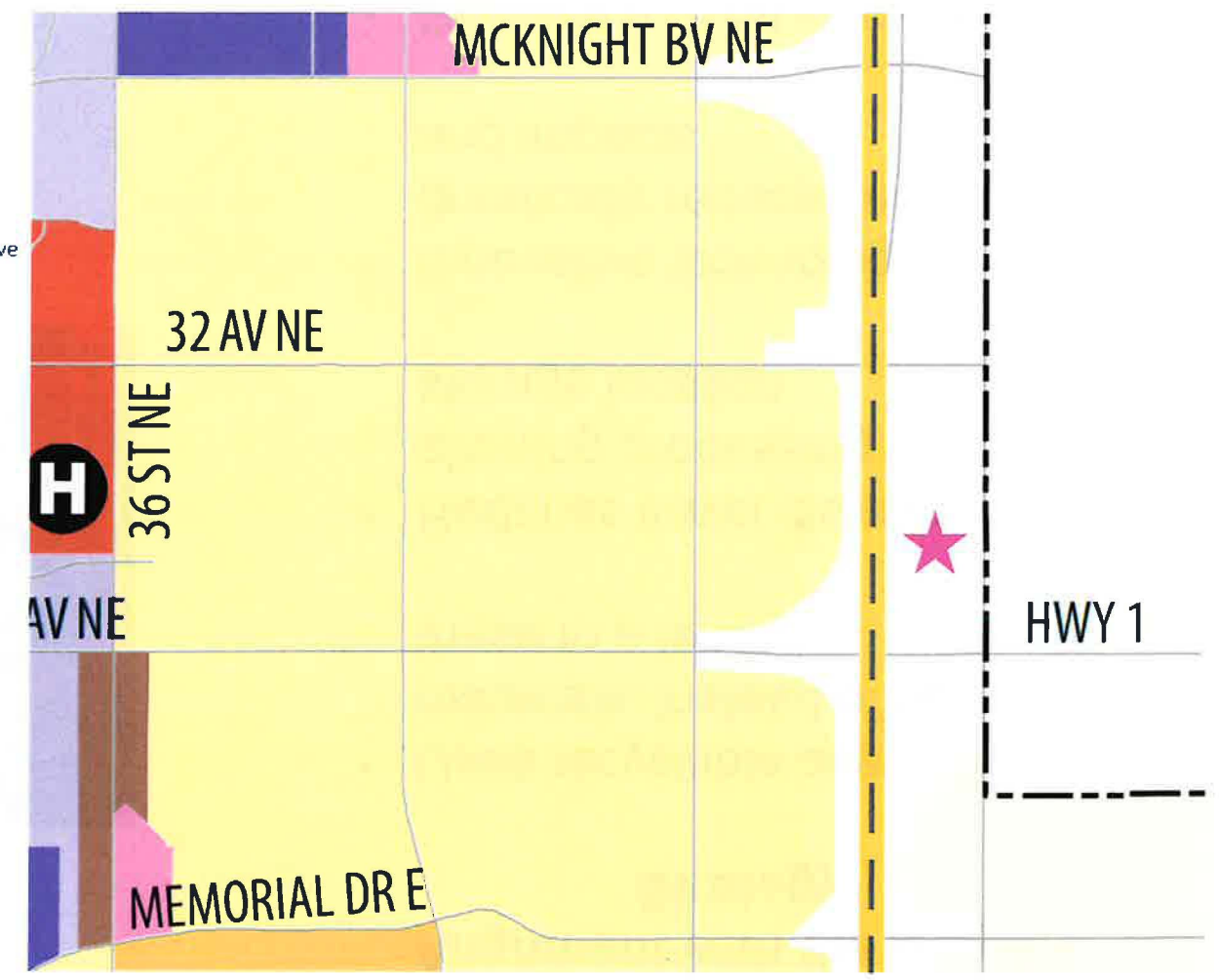
- Inner City
- Established

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