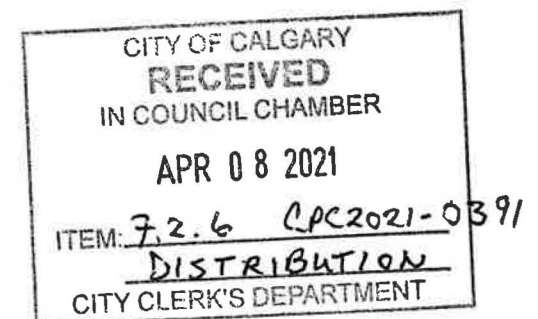
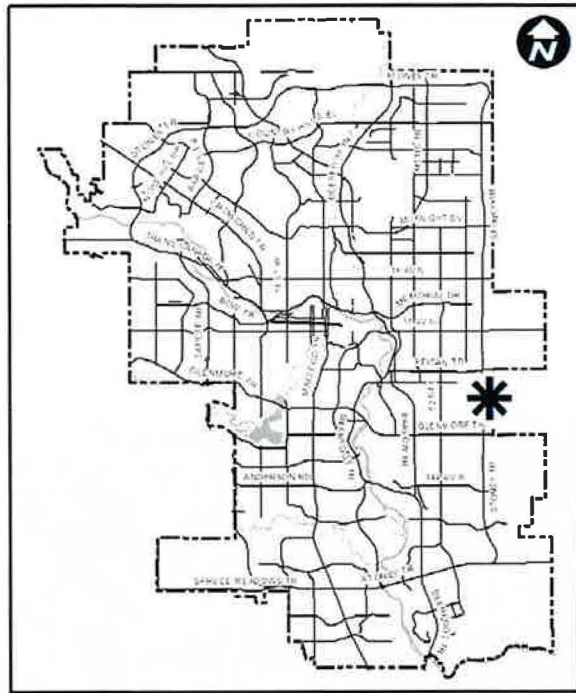
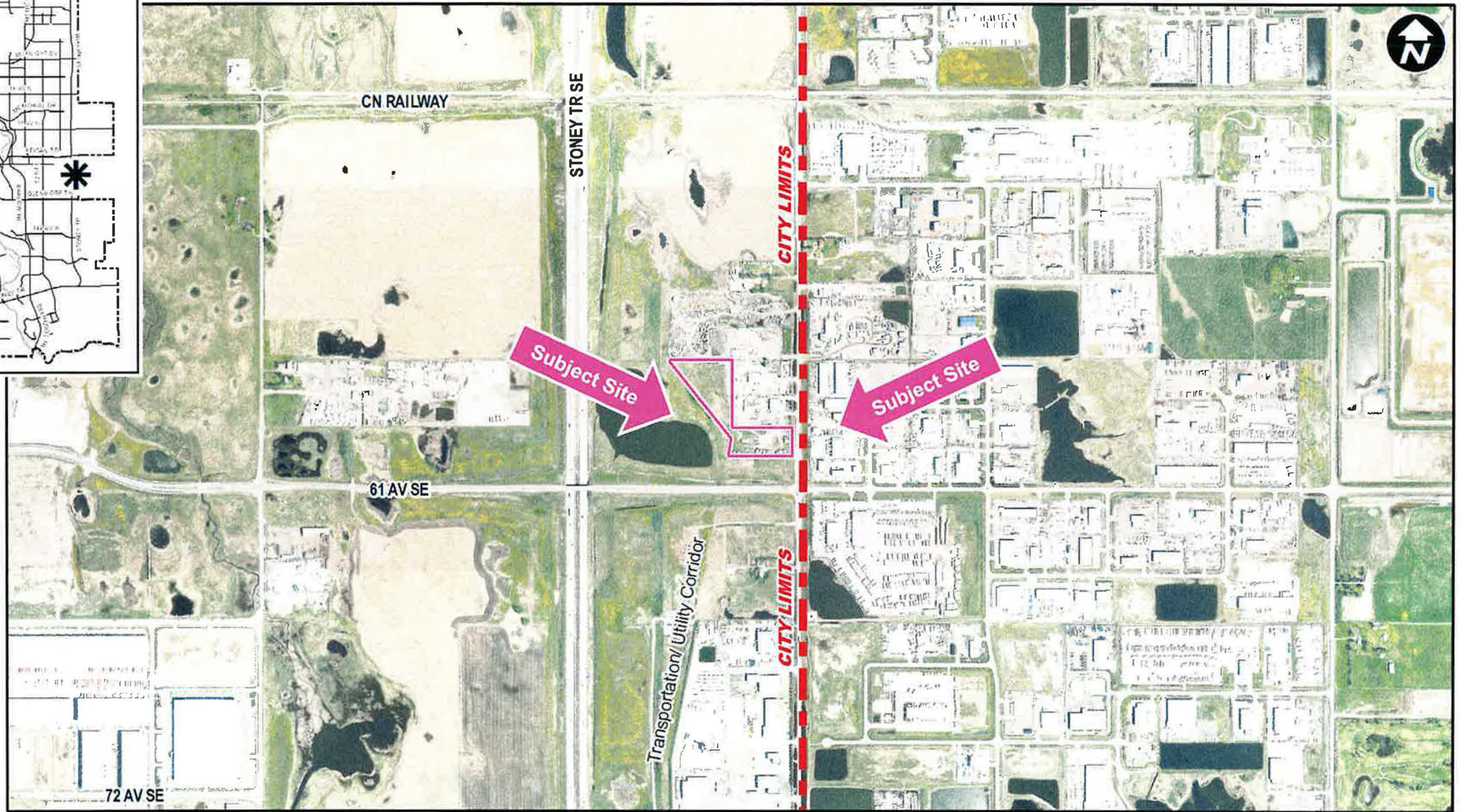


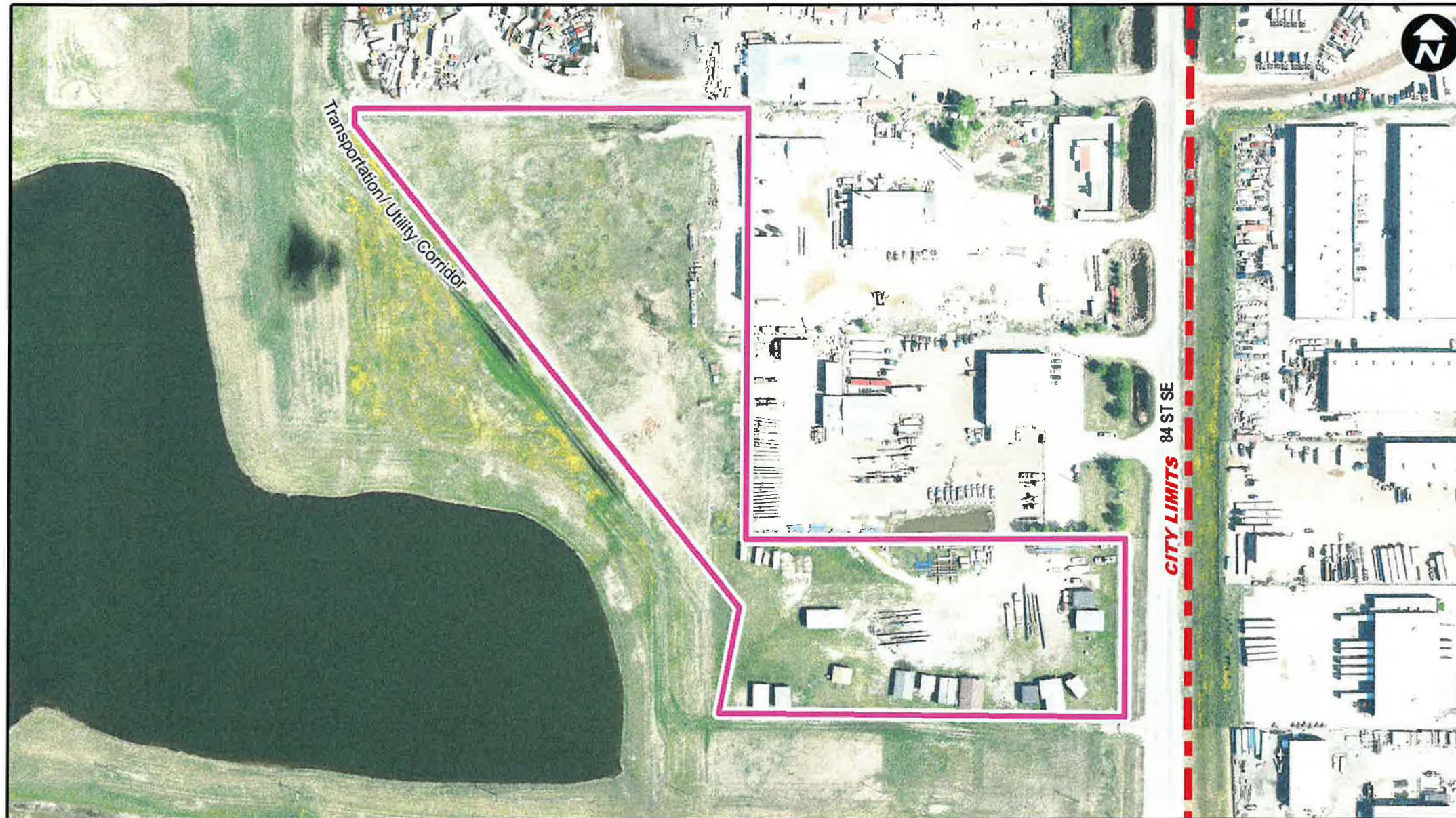
LOC2020-0200
Land Use Amendment
April 8, 2021





- 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:

4.02 ha





Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

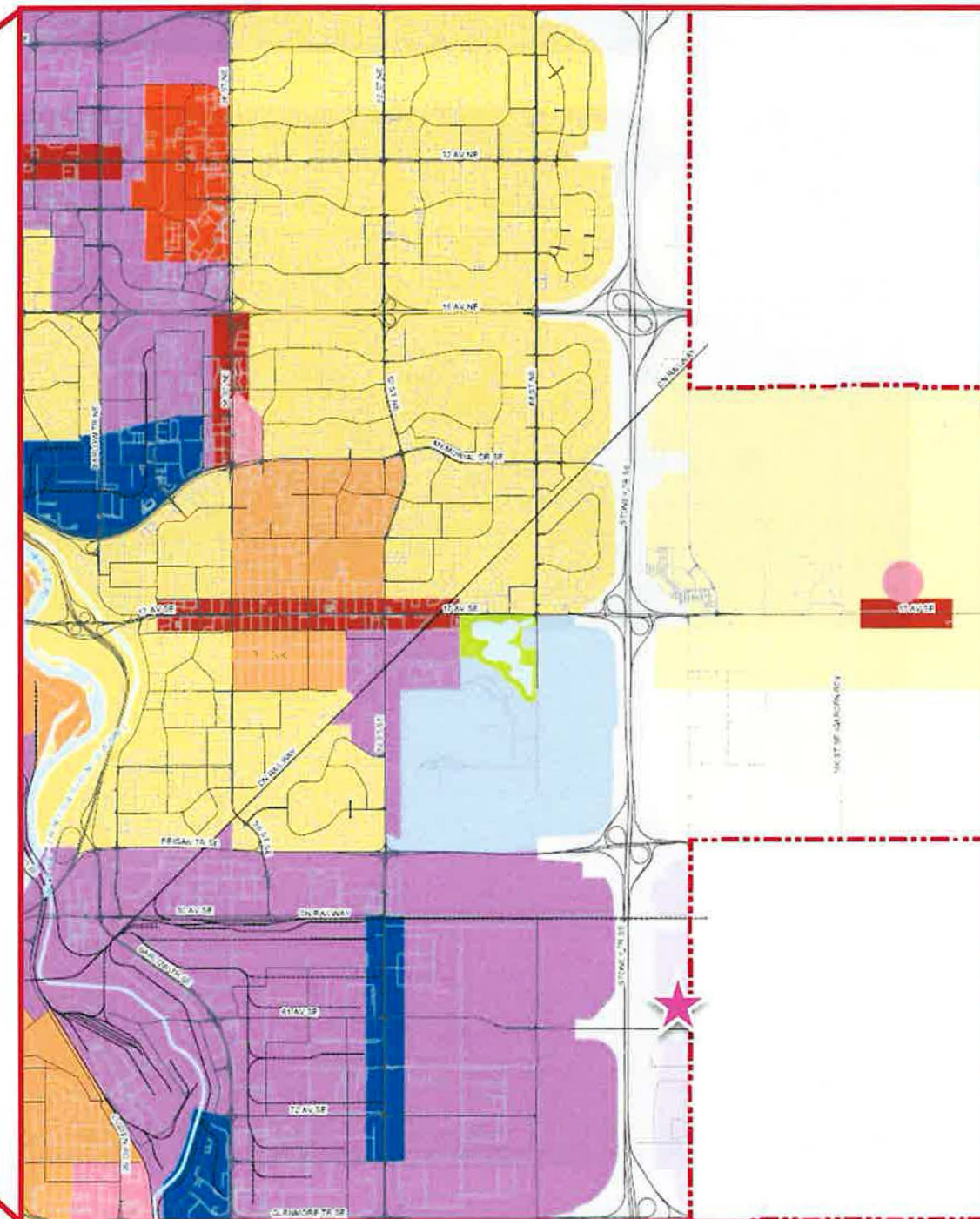
Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space
- Public Utility

- Major Institutions
- Transportation/Utility Corridor

- City Limits



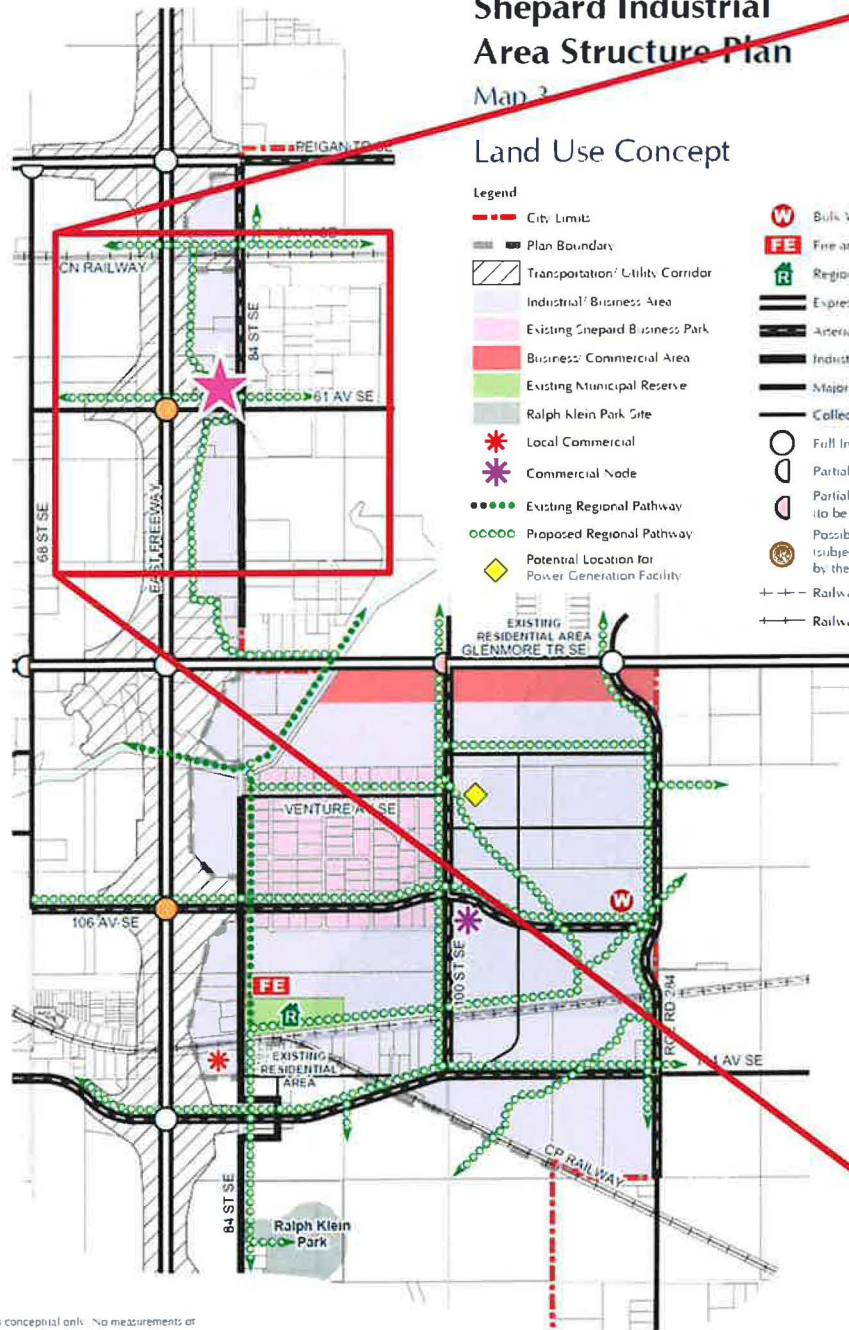
Shepard Industrial Area Structure Plan

Map 3

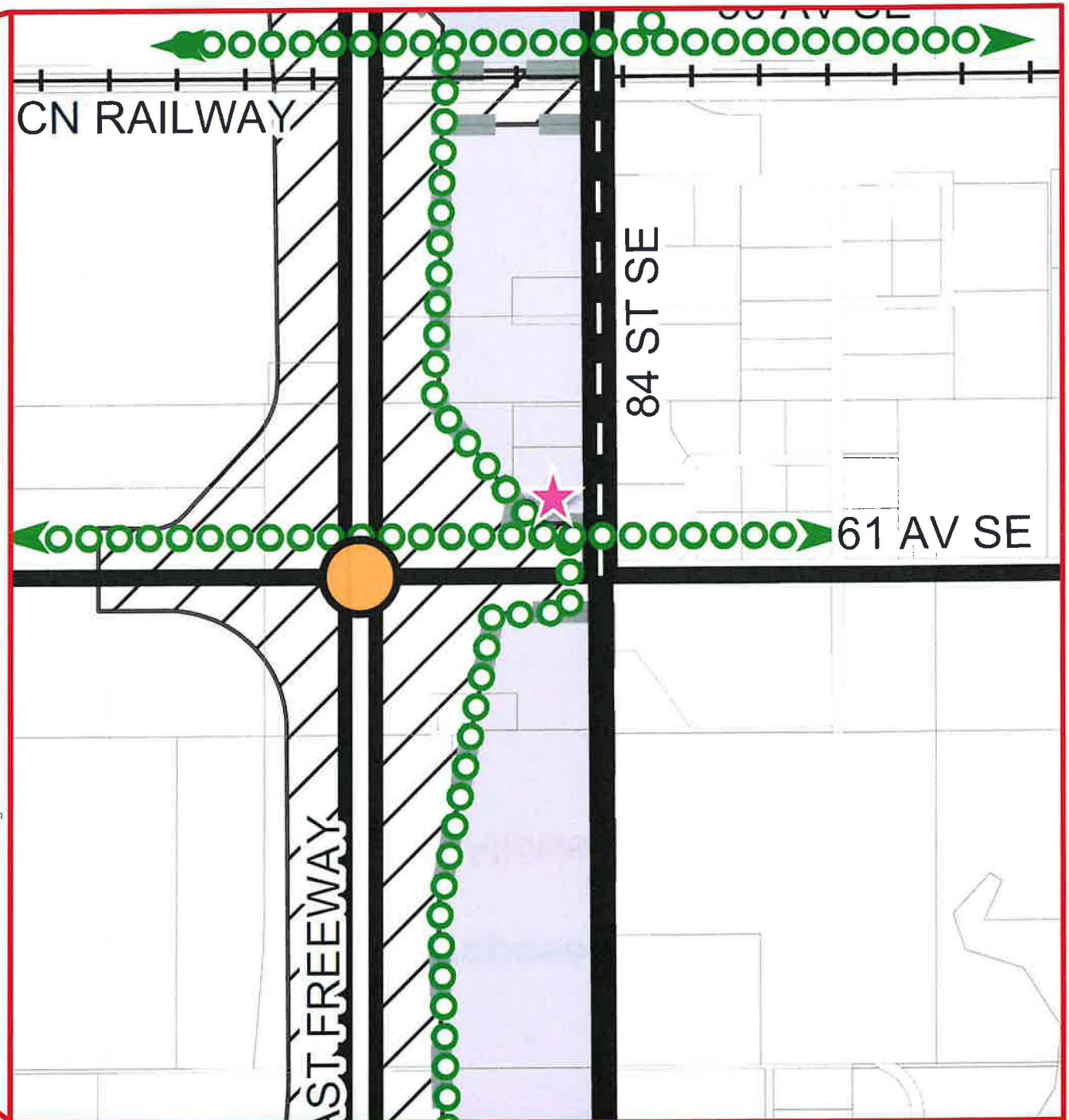
Land Use Concept

Legend

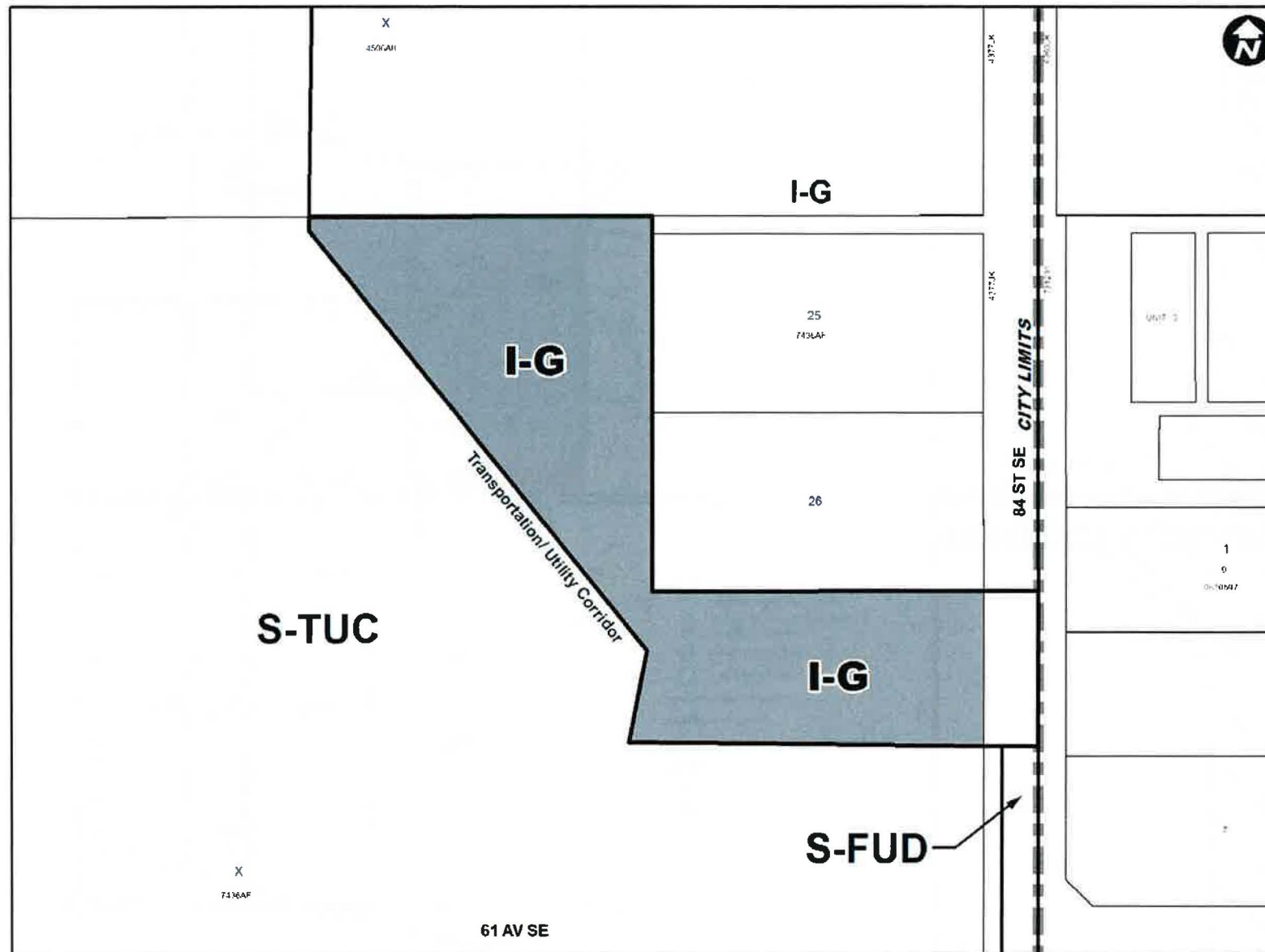
- City Limits
- Plan Boundary
- Transportation/Utility Corridor
- Industrial/Business Area
- Existing Shepard Business Park
- Business/Commercial Area
- Existing Municipal Reserve
- Ralph Klein Park Site
- * Local Commercial
- * Commercial Node
- Existing Regional Pathway
- Proposed Regional Pathway
- ◆ Potential Location for Power Generation Facility
- W Bulk Water Facility
- FE Fire and EMS Station
- R Regional Recreation Site
- Expressway
- Arterial (Major Street)
- Industrial Arterial (Industrial Major)
- Major Road
- Collector Road
- Full Interchange
- Partial Interchange (to be approved by province)
- Possible future interchange, subject to funding and approval by the Province of Alberta
- + + Railway Right of Way
- + + Railway



Pathways indicated within Rocky View boundaries are conceptual and will be determined at Outline Plan stage.



This map is conceptual only. No measurements or distances or areas should be taken from this map.



Proposed I-G District:

- Allows range of industrial uses

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.02 hectares $\pm$ (9.93 acres) located at 6123 - 84 Street SE (Plan 7436 AF; All that portion of Block 'X' lying north east of Plan 9111958 south and west of Plan 7436 AF and west of Road Plan 4377 JK) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

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

