

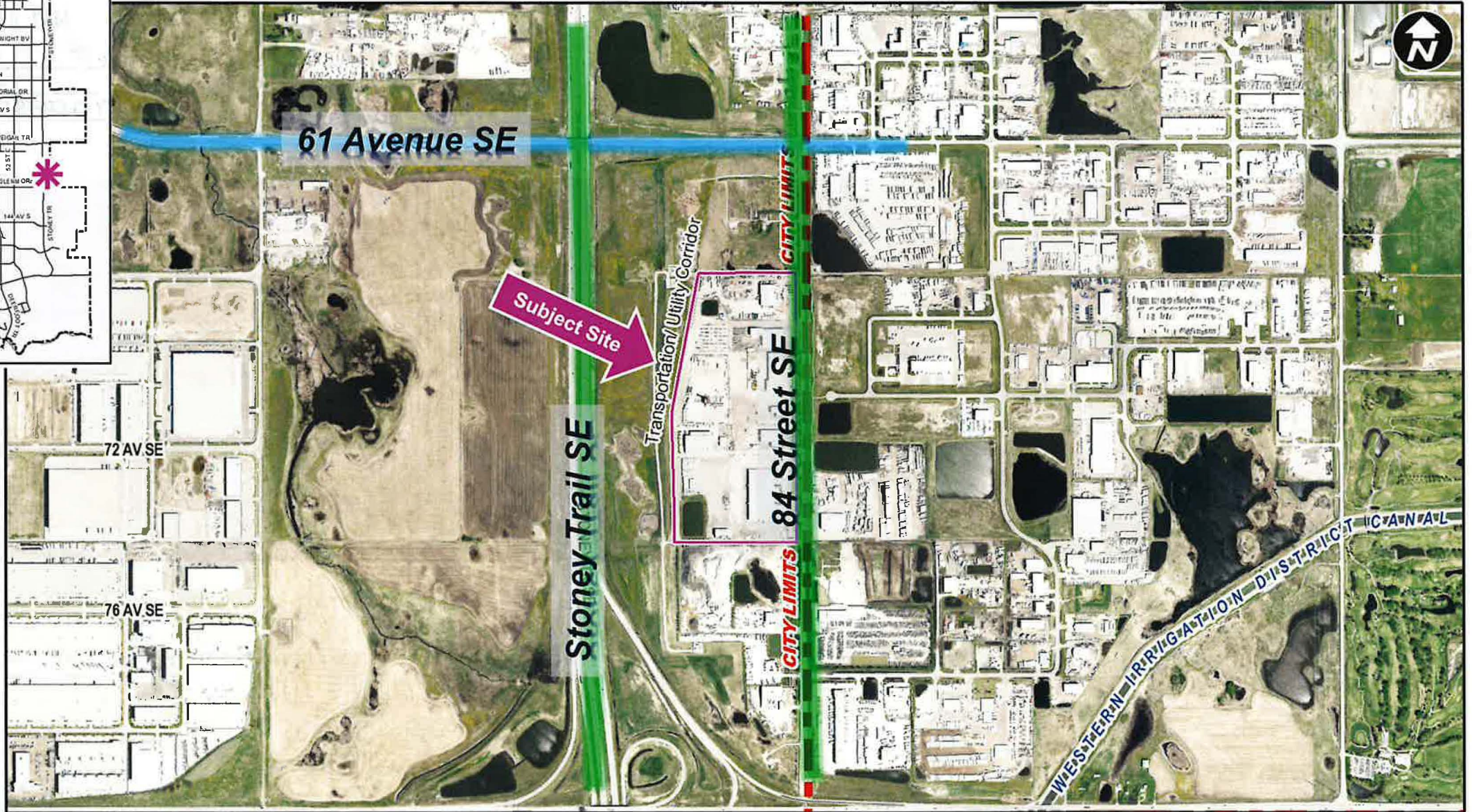
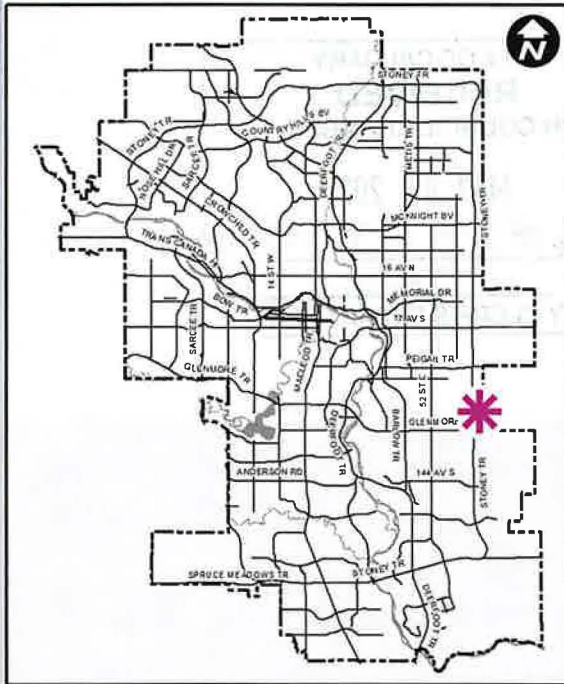


# Calgary Planning Commission

## Agenda Item: 7.2.2

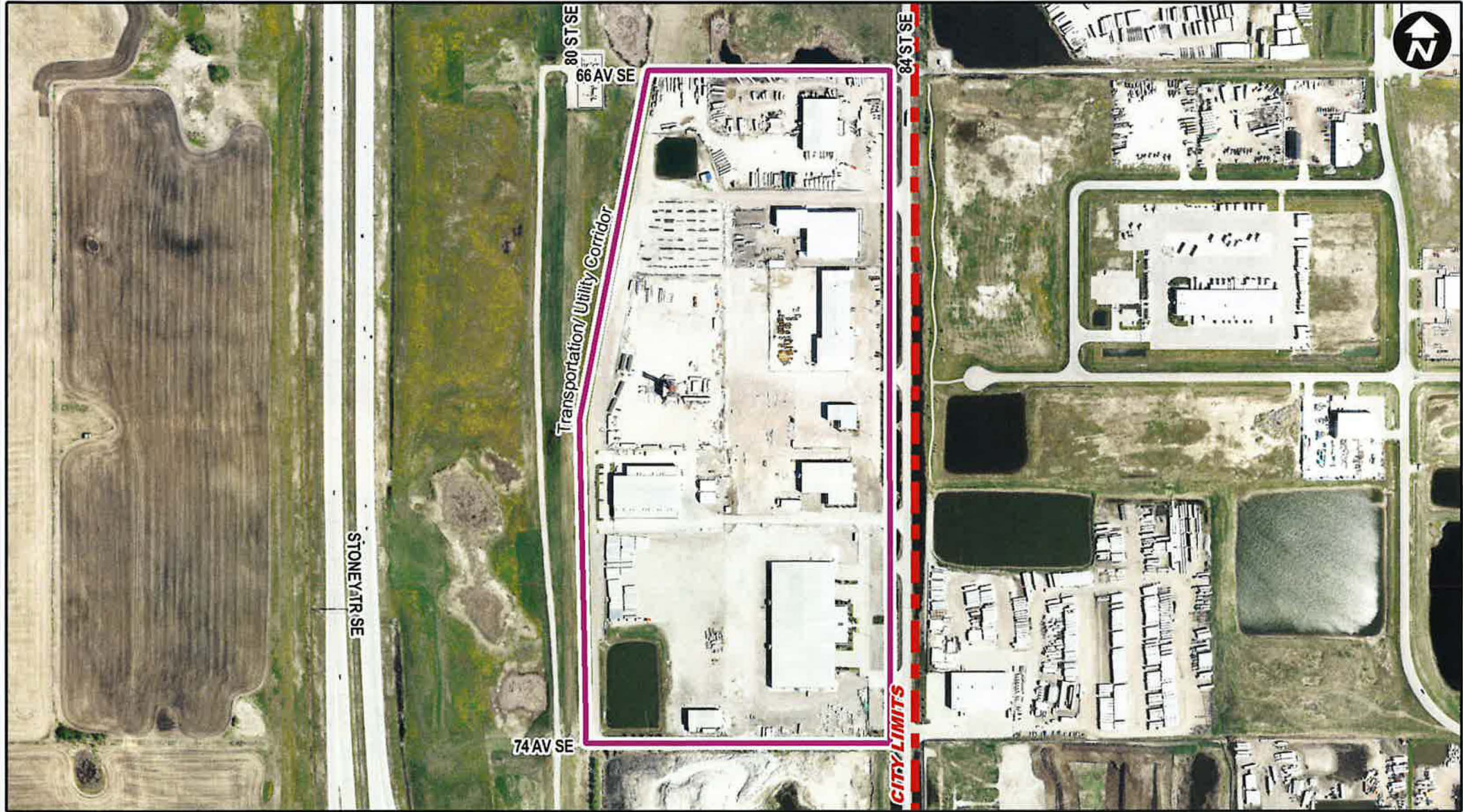
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 06 2021  
ITEM: #7.2.2 CPC2021-0613  
Public  
CITY CLERK'S DEPARTMENT

**LOC2021-0044**  
**Land Use Amendment**  
**May 6, 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



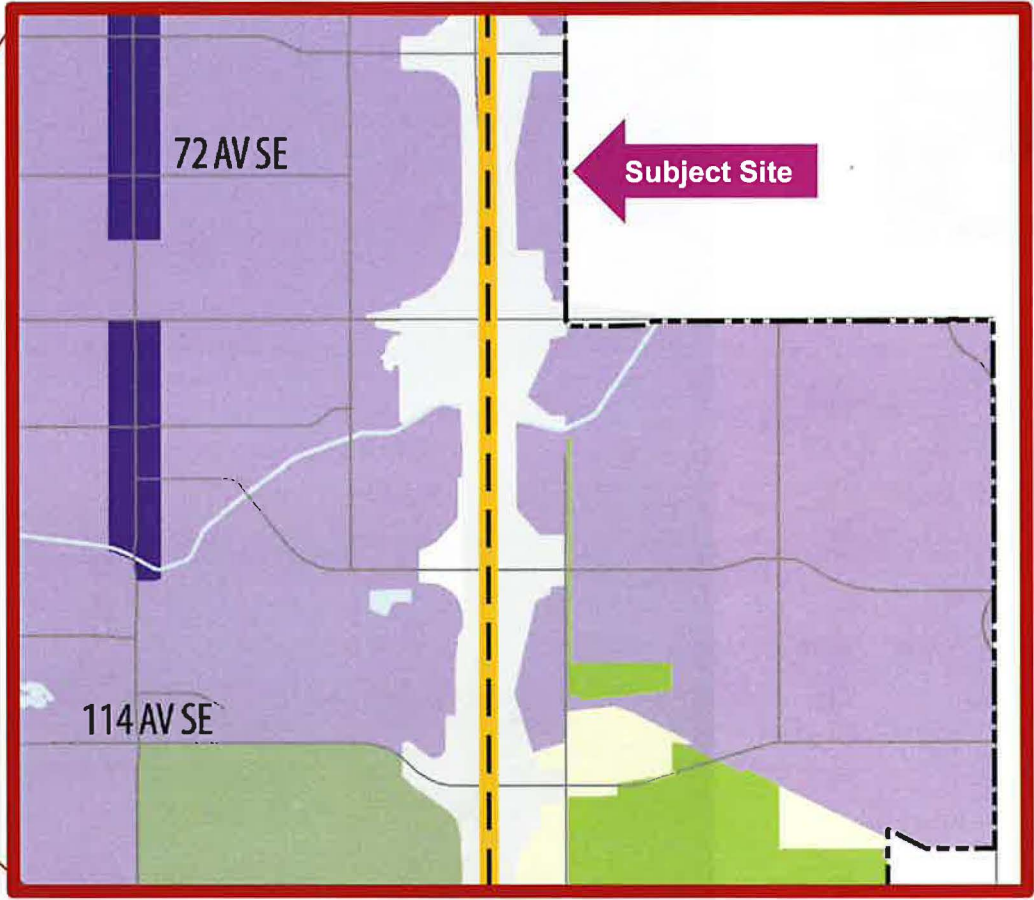
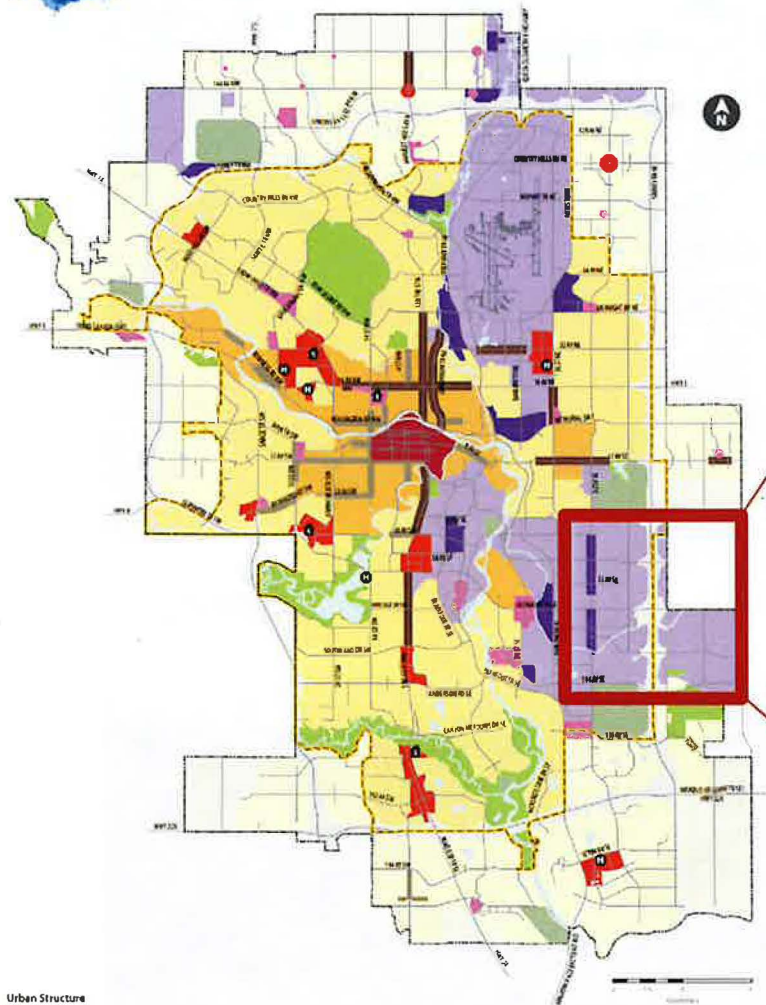








# 1 Urban Structure



- Urban Structure**  
By Land Use Category
- Activity Centres
    - Greater Downtown
    - Major Activity Centre
    - Community Activity Centre
  - Main Streets
    - Urban Main Street
    - Neighborhood Main Street
  - 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
    - Revised Growth Boundary
  - Hospital
  - University
  - Transportation/Utility Corridor
  - City Limits

- Industrial**
- Industrial - Employee Intensive
  - Standard Industrial

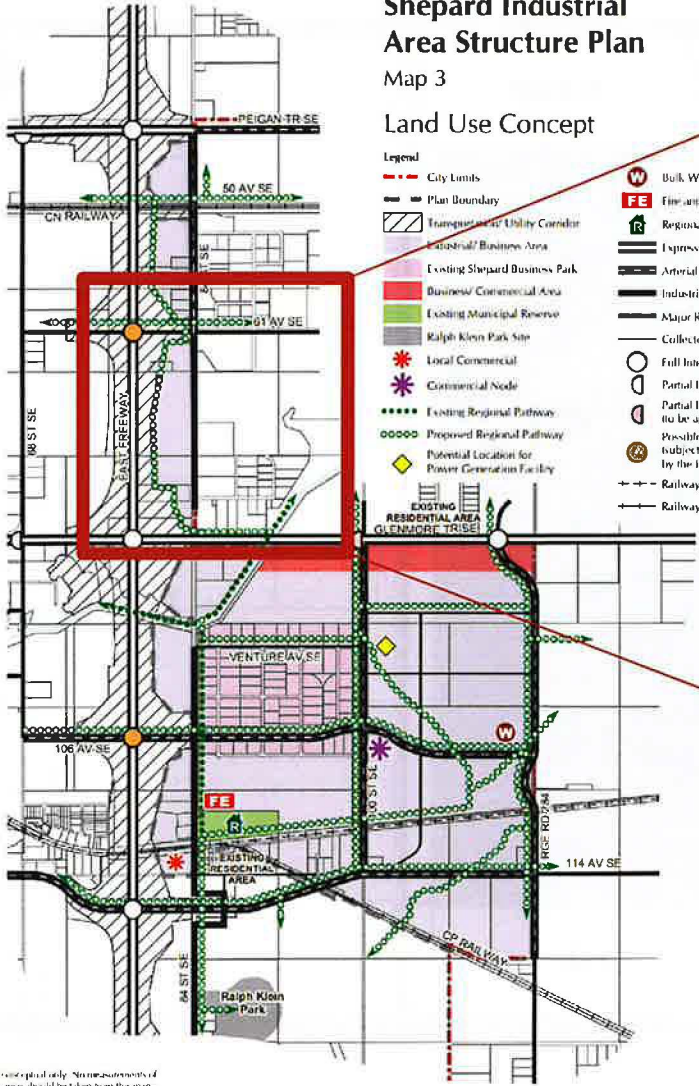


## Shepard Industrial Area Structure Plan

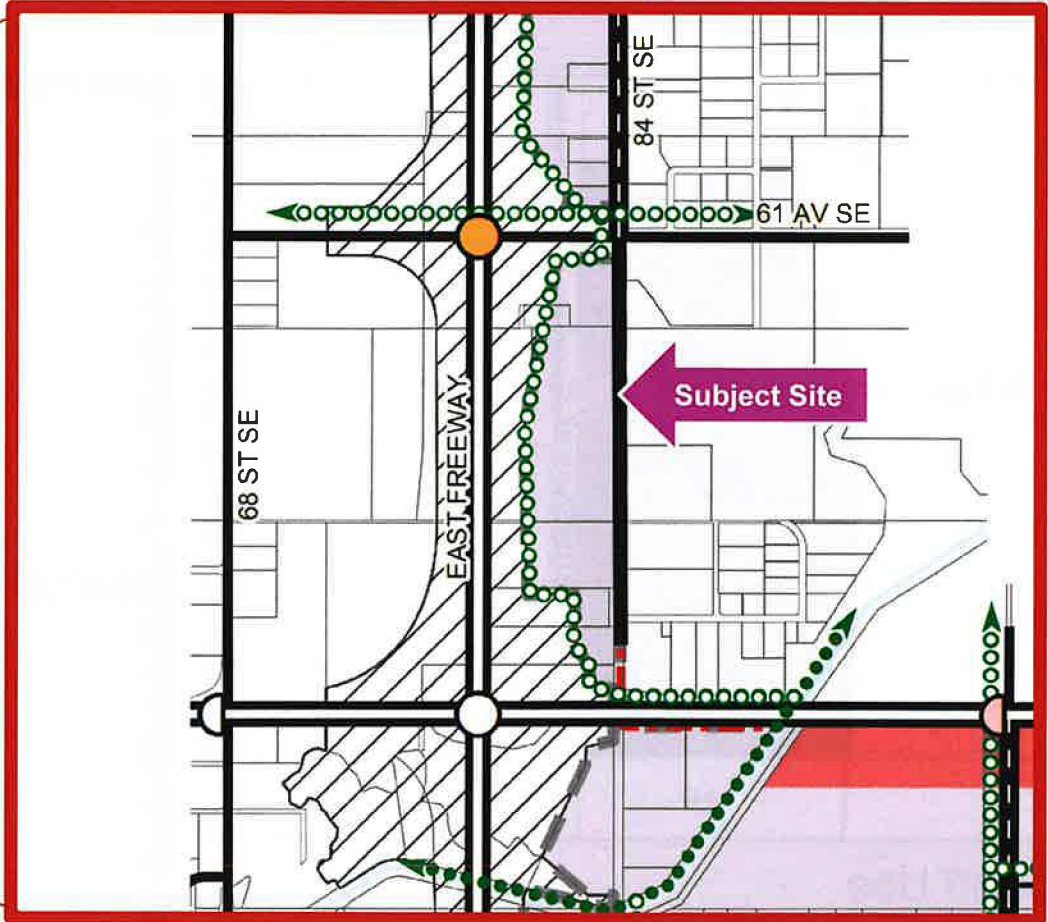
Map 3

### 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
  - Bulk Water Facility
  - Fire and EMS Station
  - Regional Recreation Site
  - Expressway
  - Arterial (Major Street)
  - Industrial Arterial (Industrial Major)
  - Major Road
  - Collector Road
  - Full Interchange
  - Partial Interchange
  - Partial Interchange to be approved by province
  - Possible future interchanges 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.



- Legend**
- - - City Limits
  - Plan Boundary
  - Transportation/ Utility Corridor
  - Industrial/ Business Area
  - Existing Shepard Business Park
  - Business/ Commercial Area

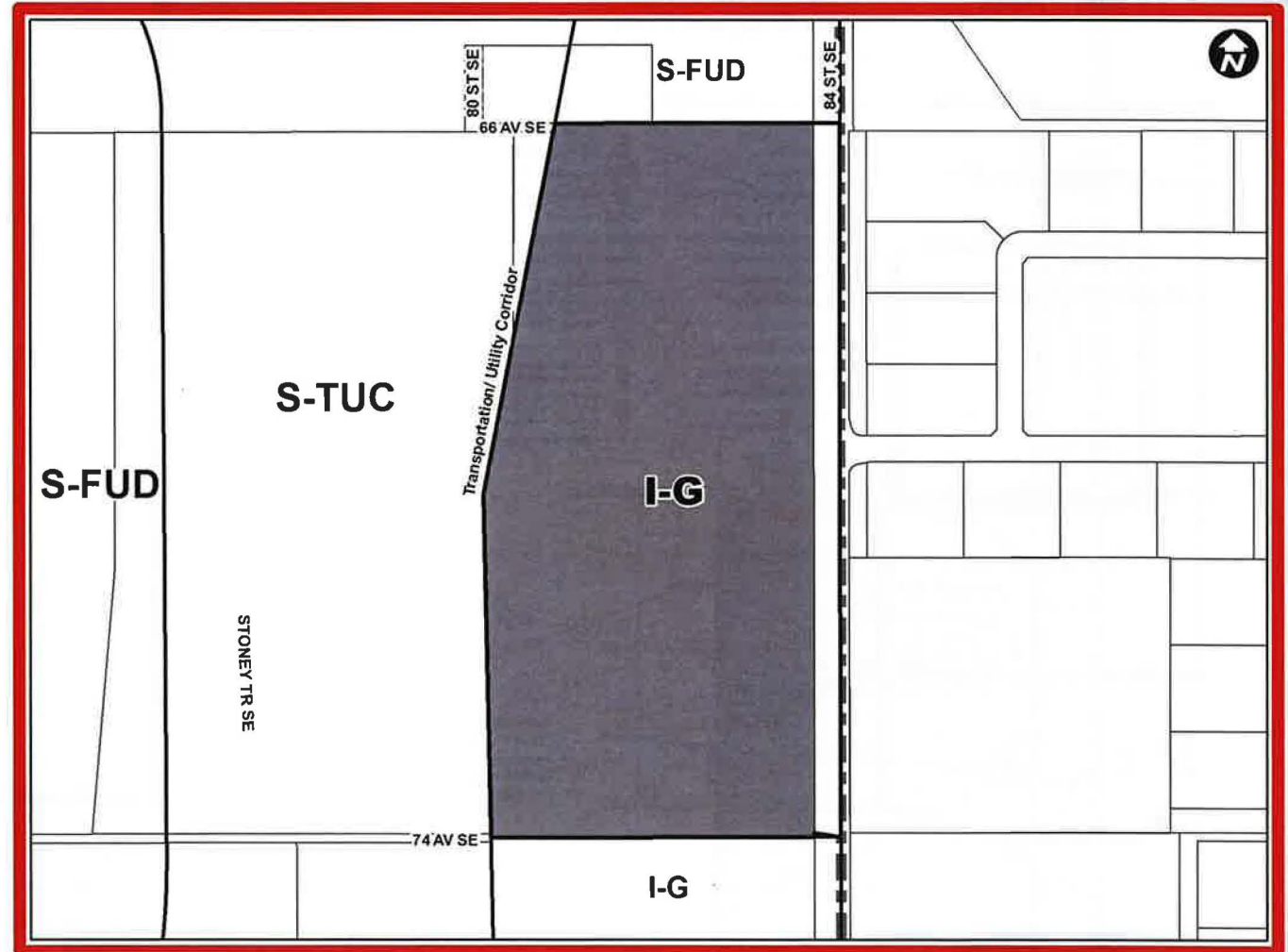
This map is conceptual only. No measurements or details should be taken from this map.



Approved 11/20/2019 Amended



Existing Land Use



Proposed Land Use

## **RECOMMENDATION(S):**

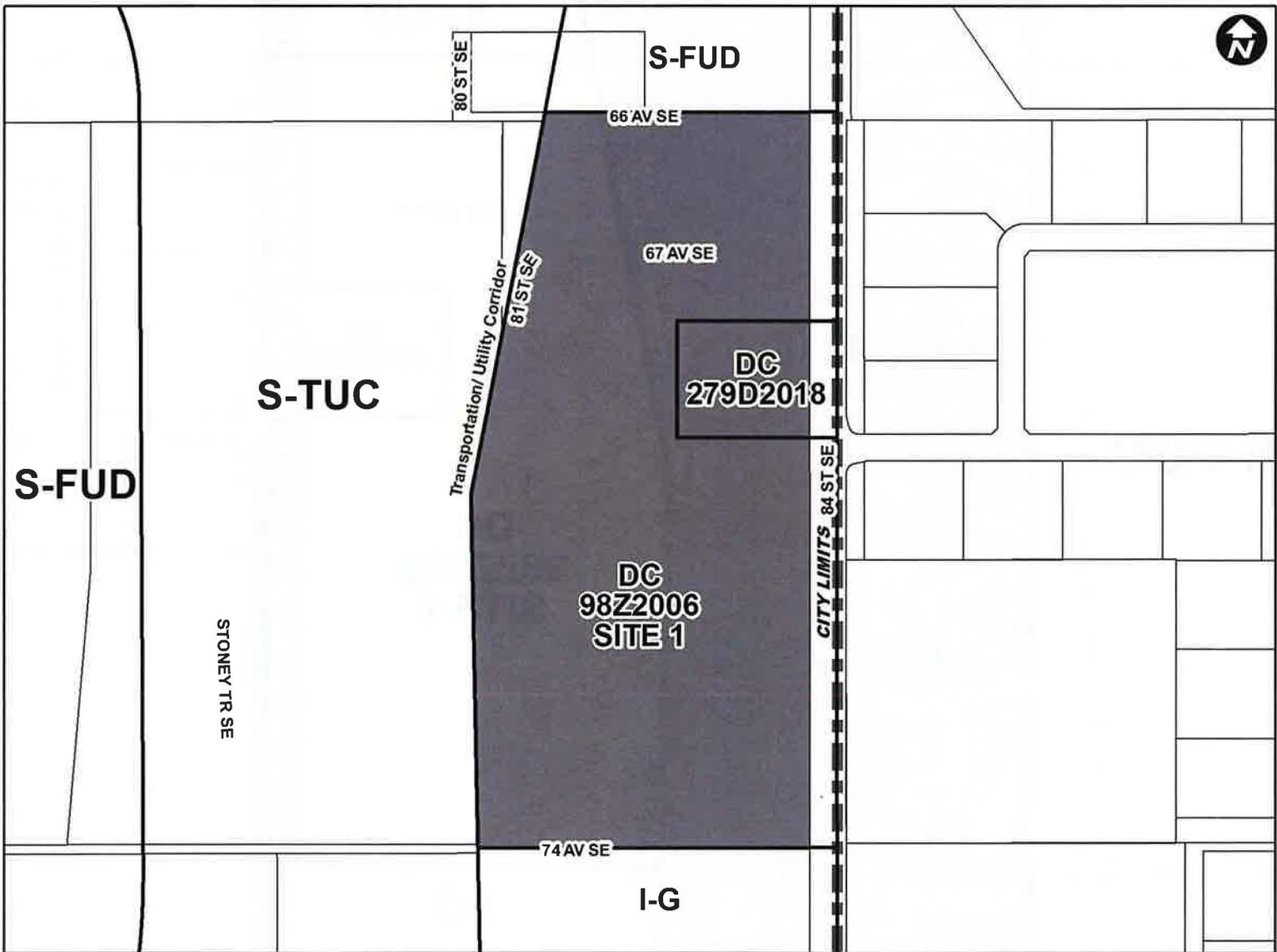
That Calgary Planning Commission:

1. Forward this report (CPC2021-0613) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

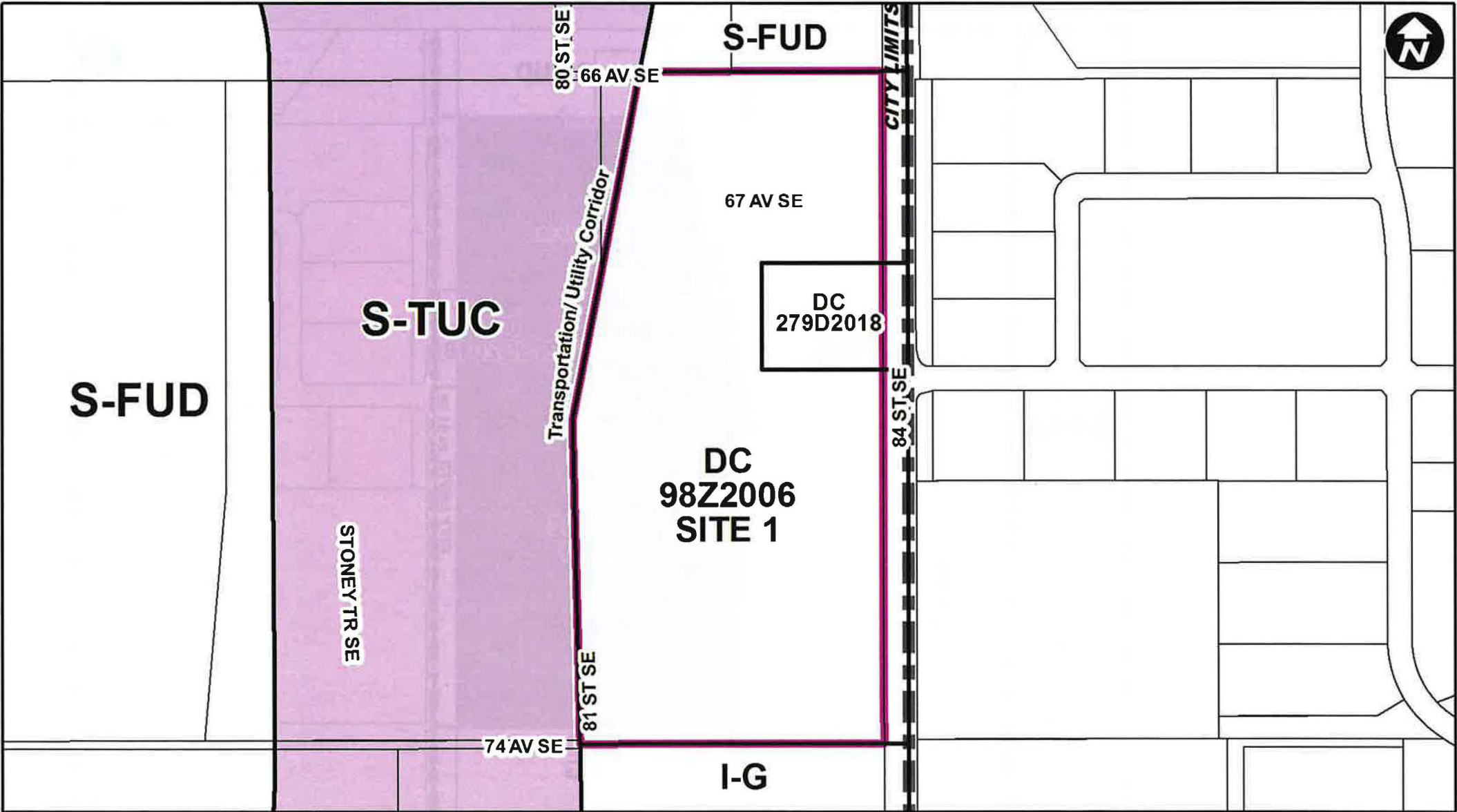
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 28.98 hectares  $\pm$  (71.61 acres  $\pm$ ) located at 7007 - 84 Street SE (Plan 0910744, Block 2, Lot 2) from Direct Control 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



Waste Management Facilities and Setbacks

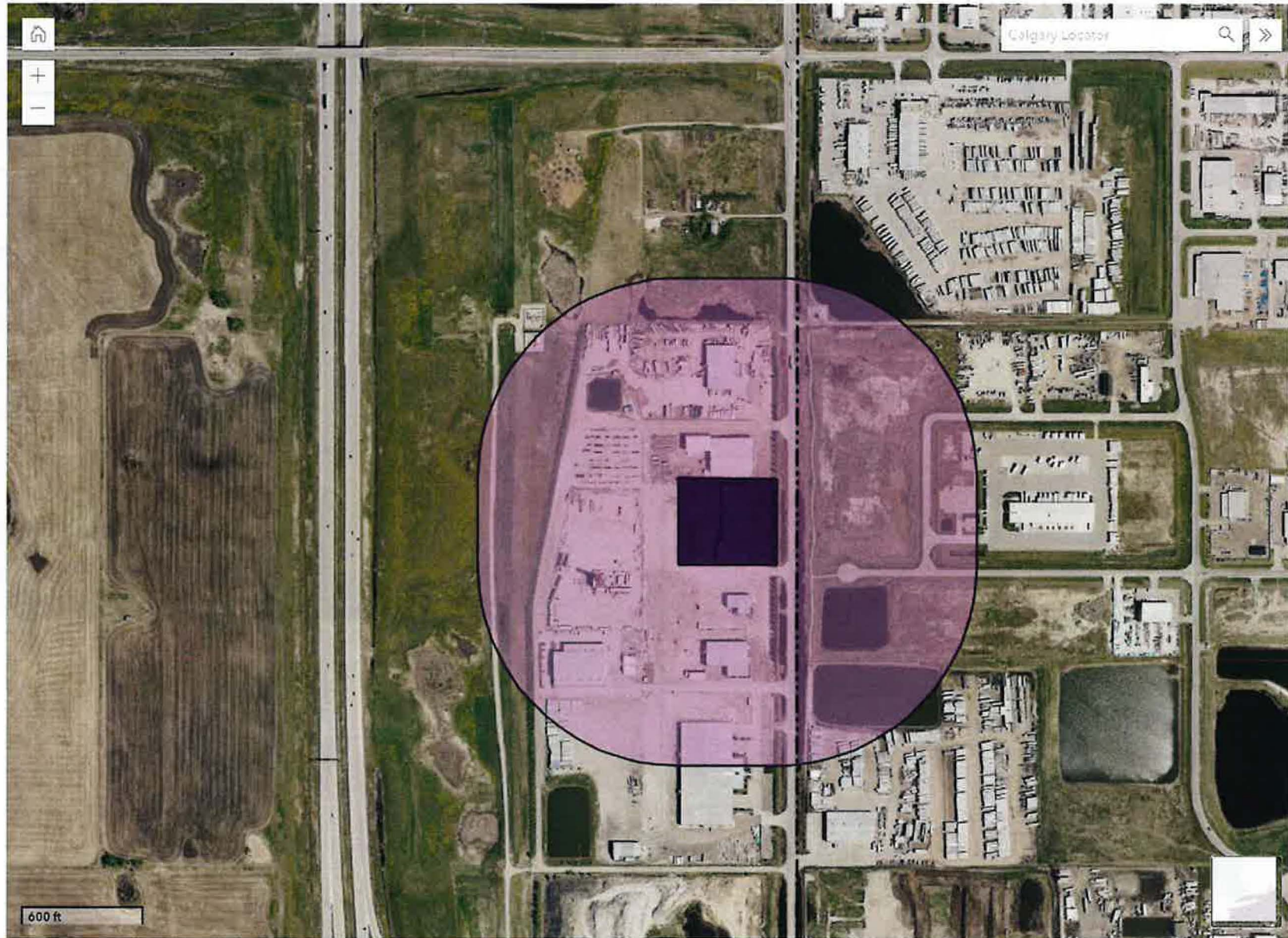


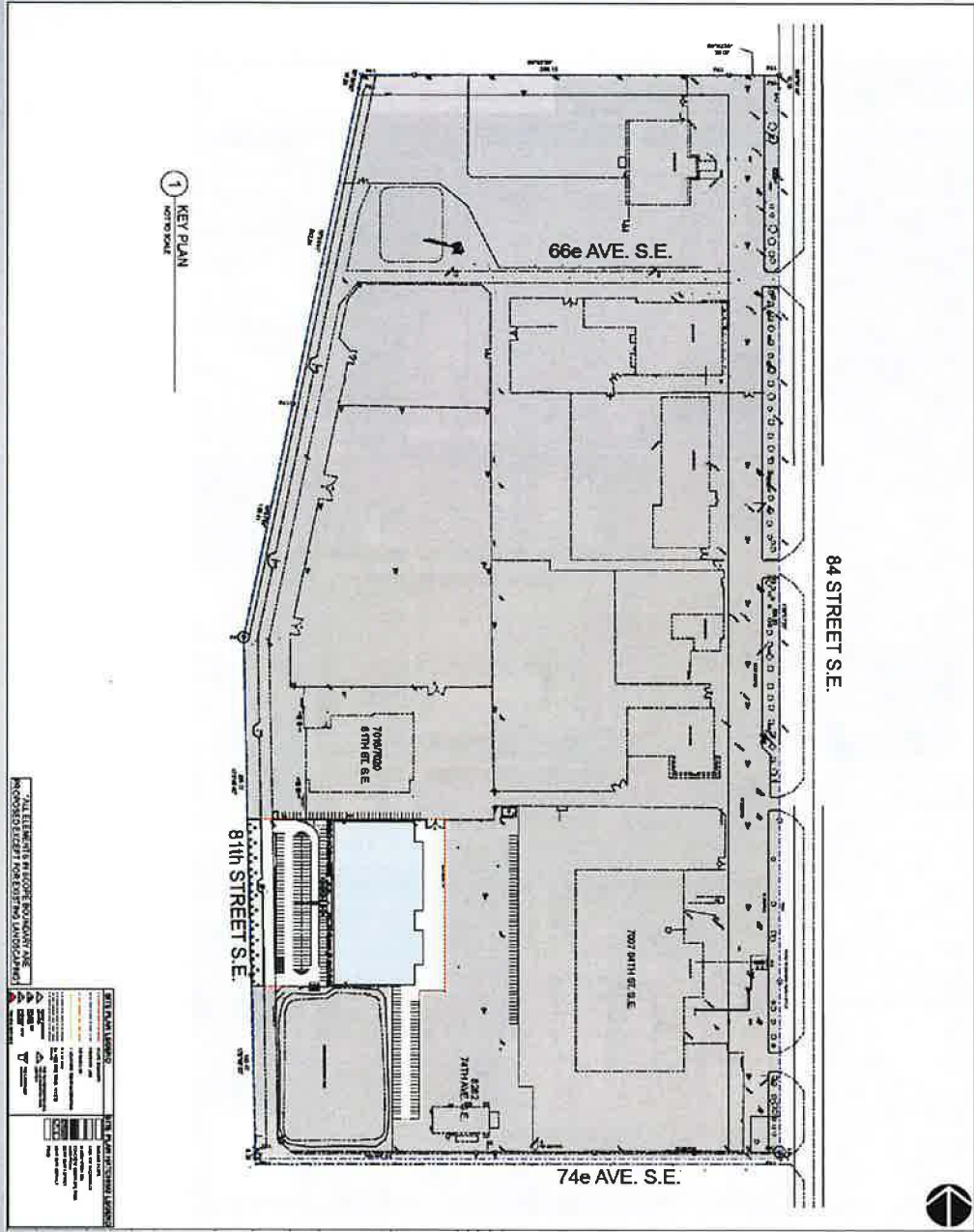
Legend

Waste Management Facility



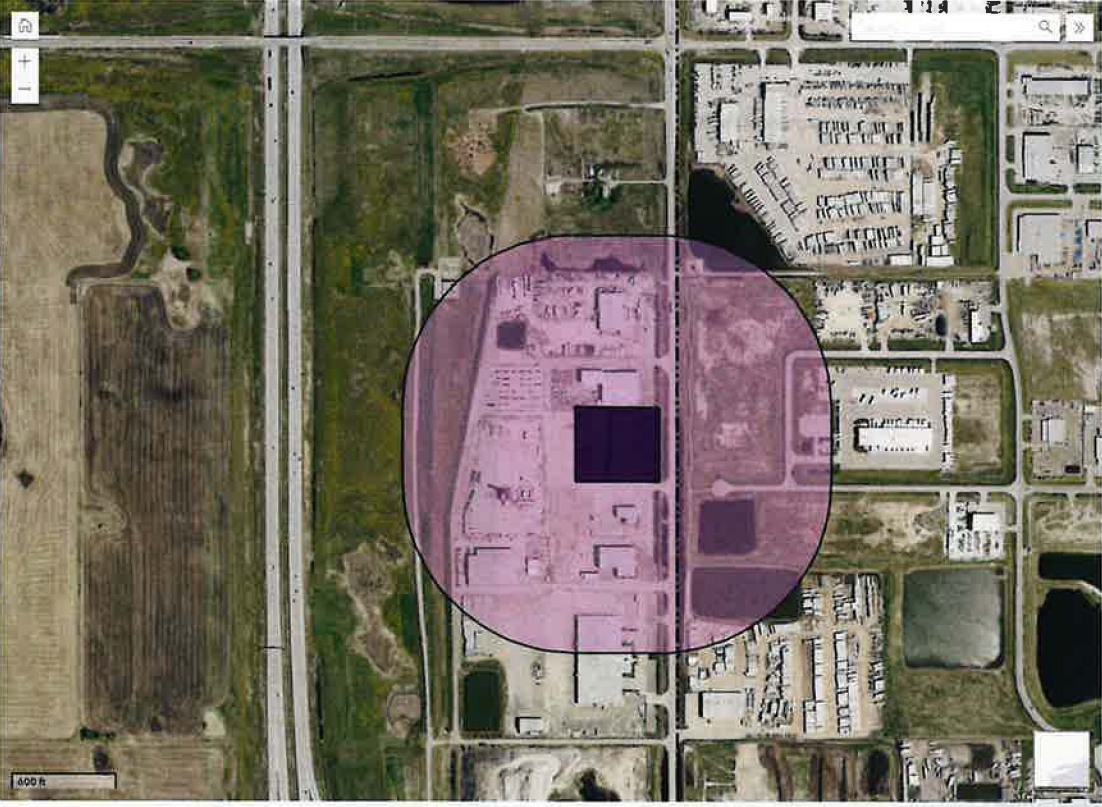
Waste Management Facility Setback



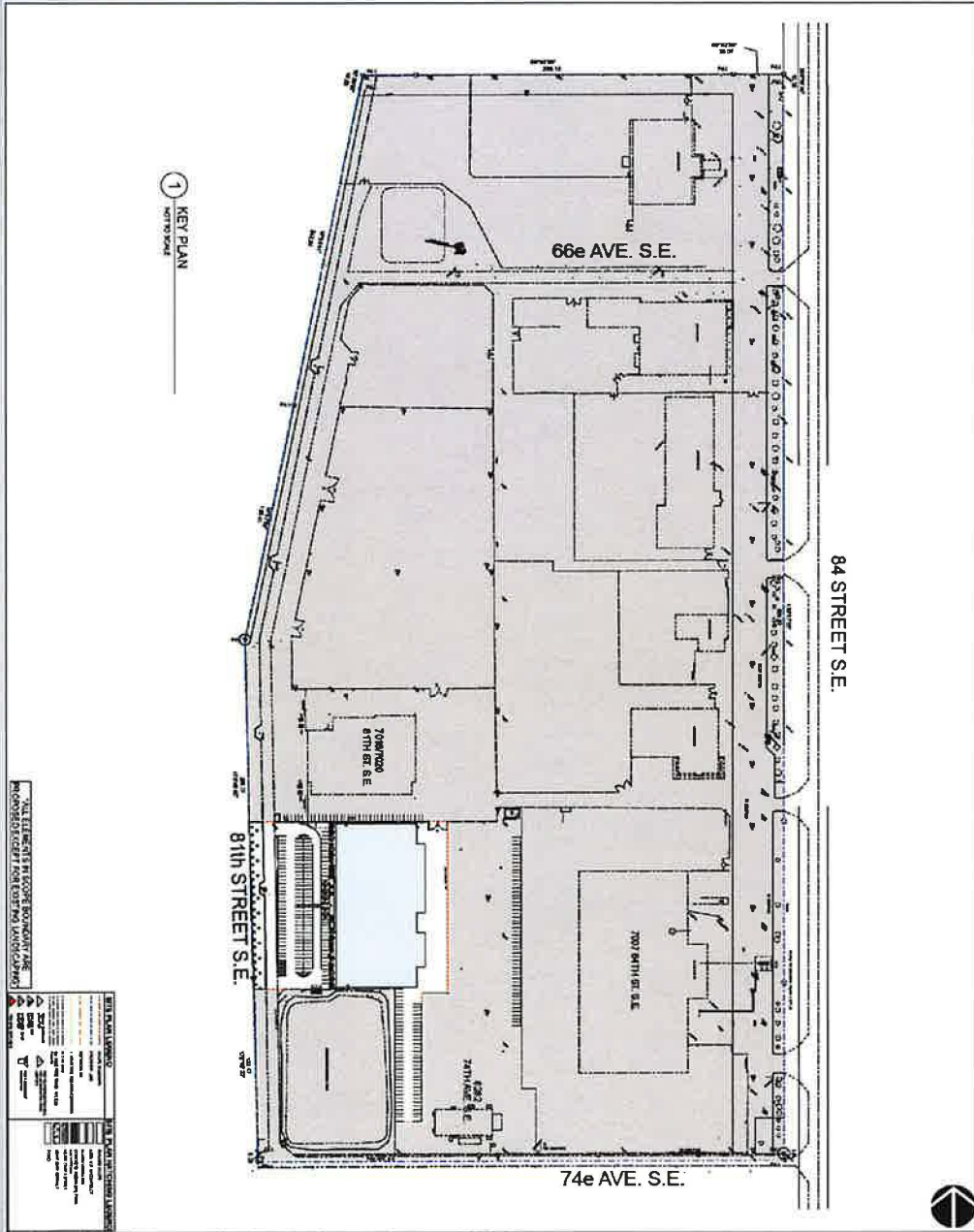


Waste Management Facilities and Setbacks

- Legend
- Waste Management Facility
  - Waste Management Facility Setback







**DEVELOPMENT STATISTICS**

PROJECT NUMBER	2021-0044
PROJECT NAME	3 BAY BUILDING
CLIENT	690140 ALBERTA LTD.
ARCHITECT	EMCOR ARCHITECTURAL INC.
DATE	2021.05.20
DRAWN BY	AJL
CHECKED BY	ASB
SCALE	1:100

**DRAWING LEGEND**

Symbol	Description
[Line style]	Foundation
[Line style]	Structural Grid
[Line style]	Interior Wall
[Line style]	Exterior Wall
[Line style]	Roof
[Line style]	Driveway

**3 BAY BUILDING**

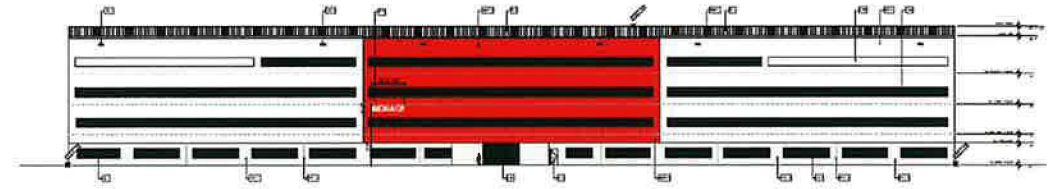
**EMCOR**

ARCHITECTURAL INC.

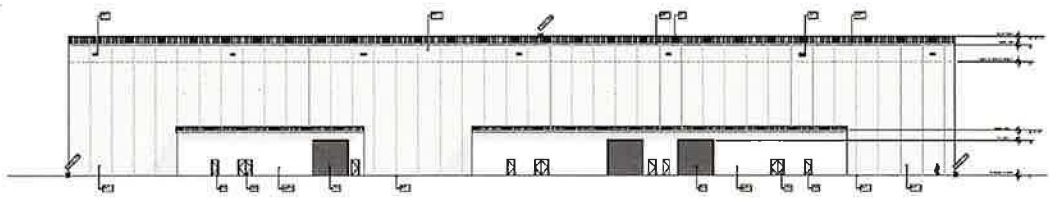
1100 17th Avenue SW, Calgary, Alberta T2M 0L4

403.273.9600

www.emcor.ca



1 WEST ELEVATION



2 EAST ELEVATION

**EMCOR**

690140 ALBERTA LTD.

3 BAY BUILDING

1100 17th Avenue SW, Calgary, Alberta T2M 0L4

403.273.9600

www.emcor.ca

**A301**

DATE: 2021.05.20

DRAWN BY: AJL

CHECKED BY: ASB