



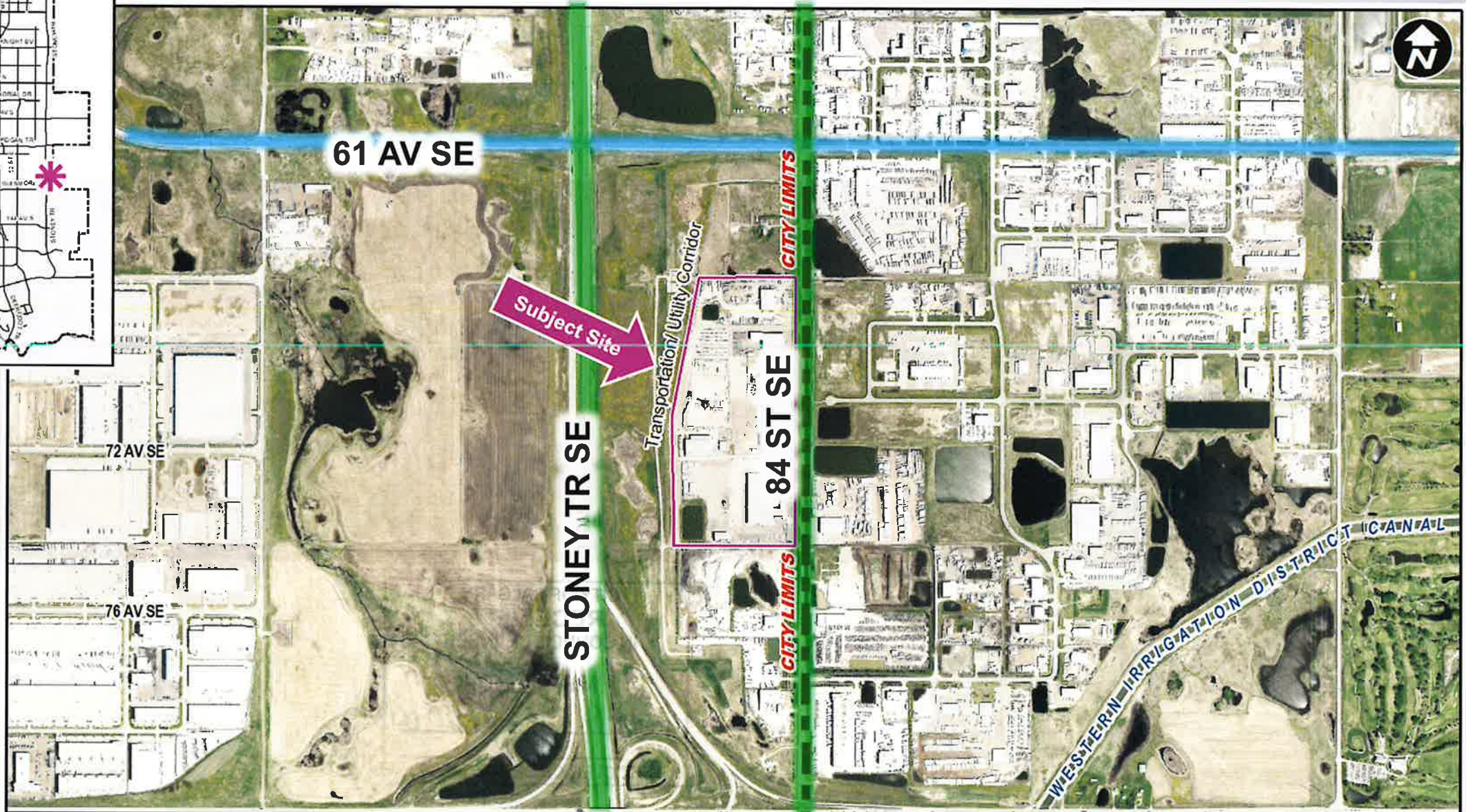
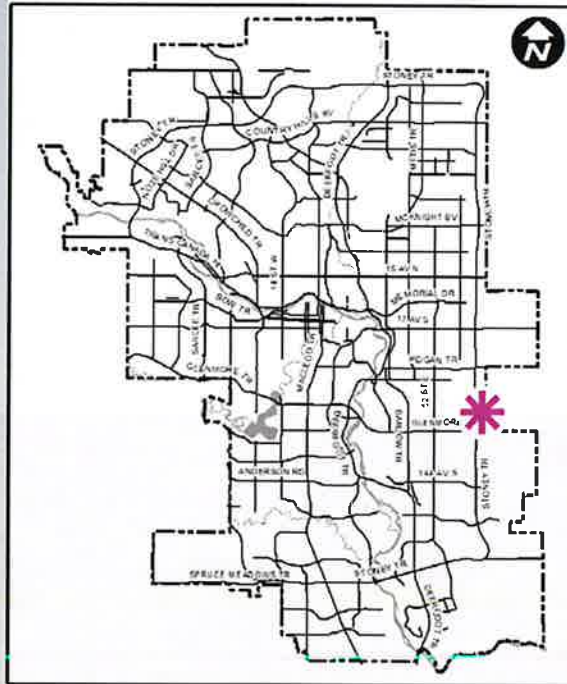
Calgary Planning Commission

Agenda Item: 8.1.17

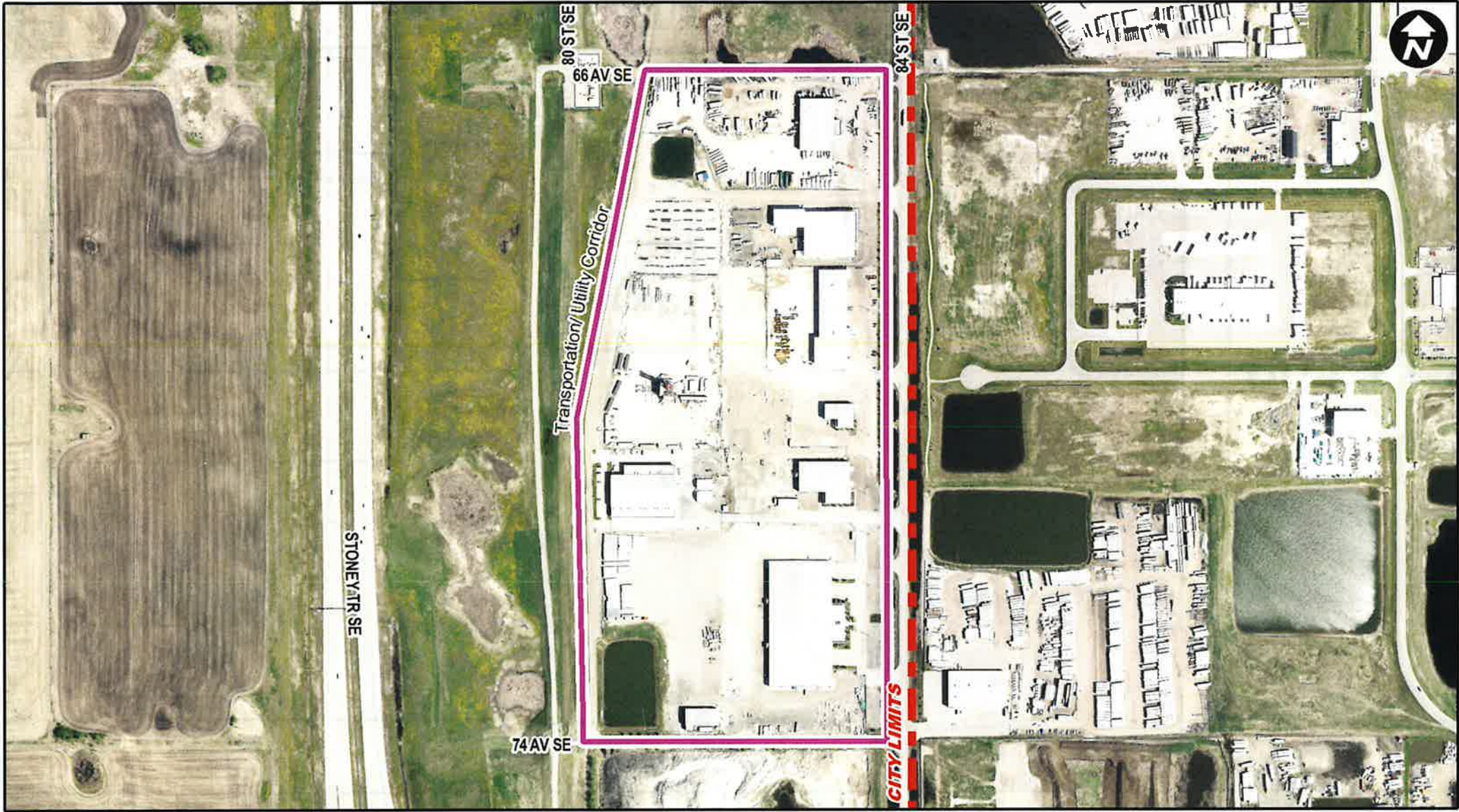
LOC2021-0044
Land Use Amendment
May 31, 2021

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 31 2021
ITEM: 8.1.17 CP2021-0613
Public
CITY CLERK'S DEPARTMENT

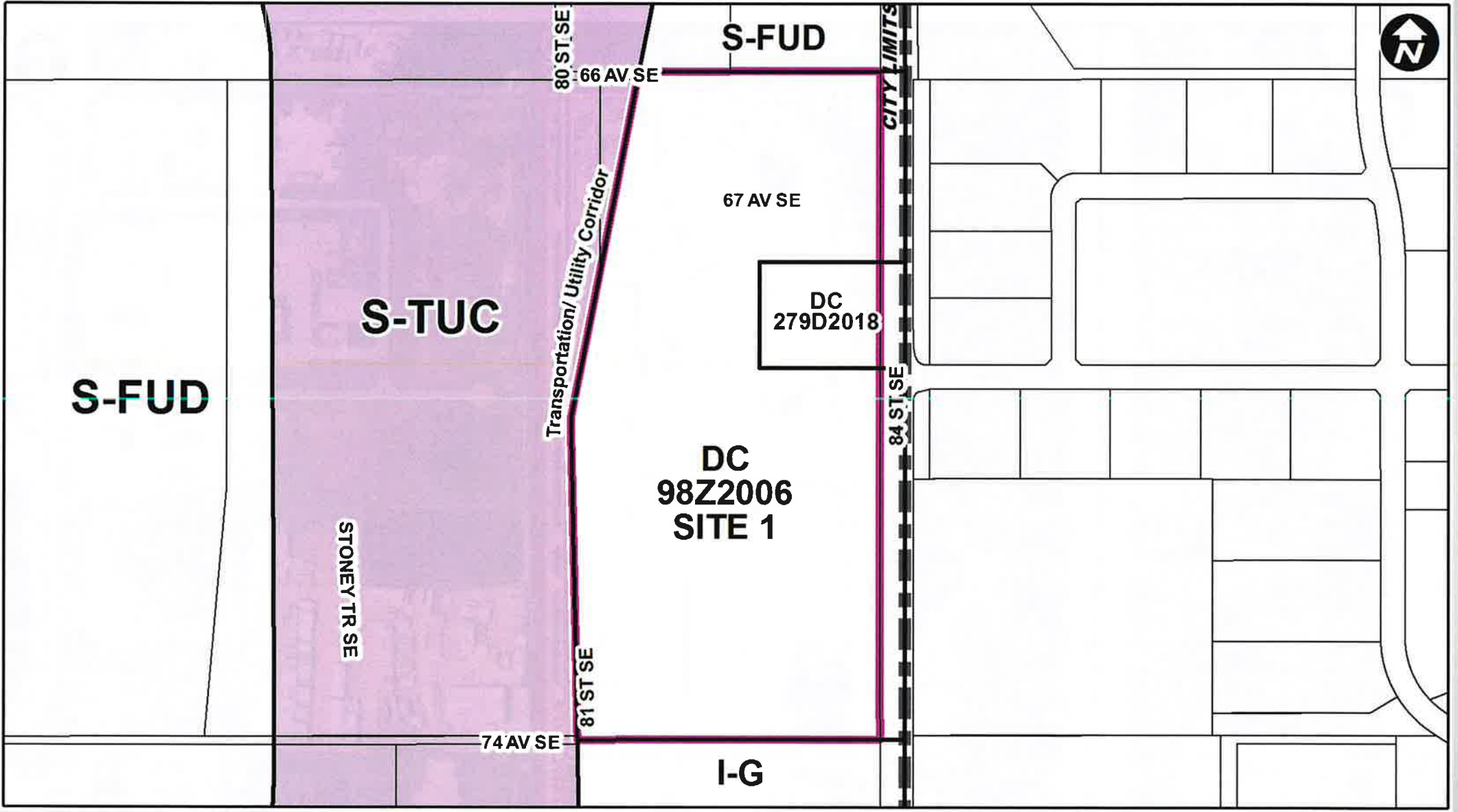


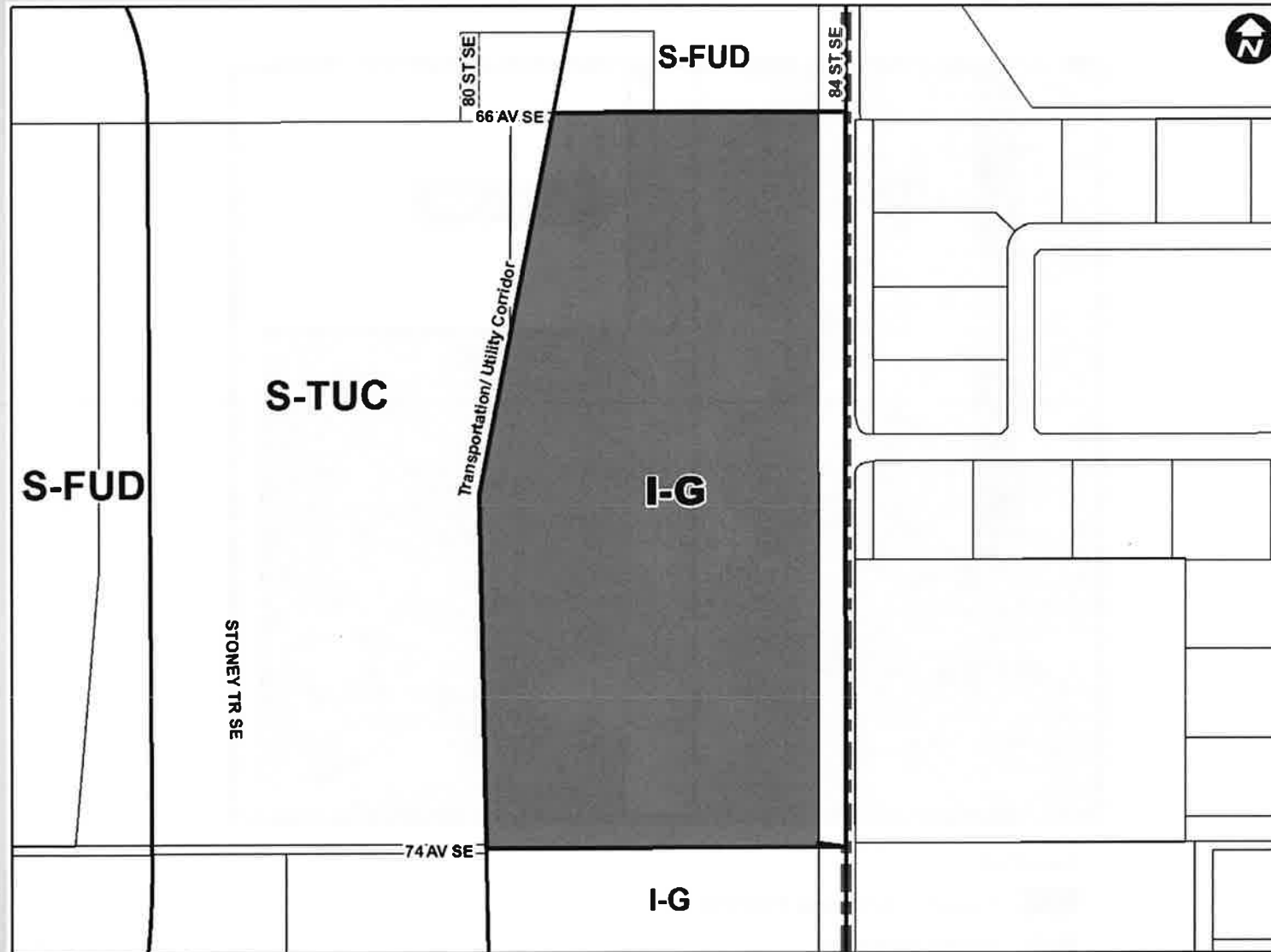
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



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

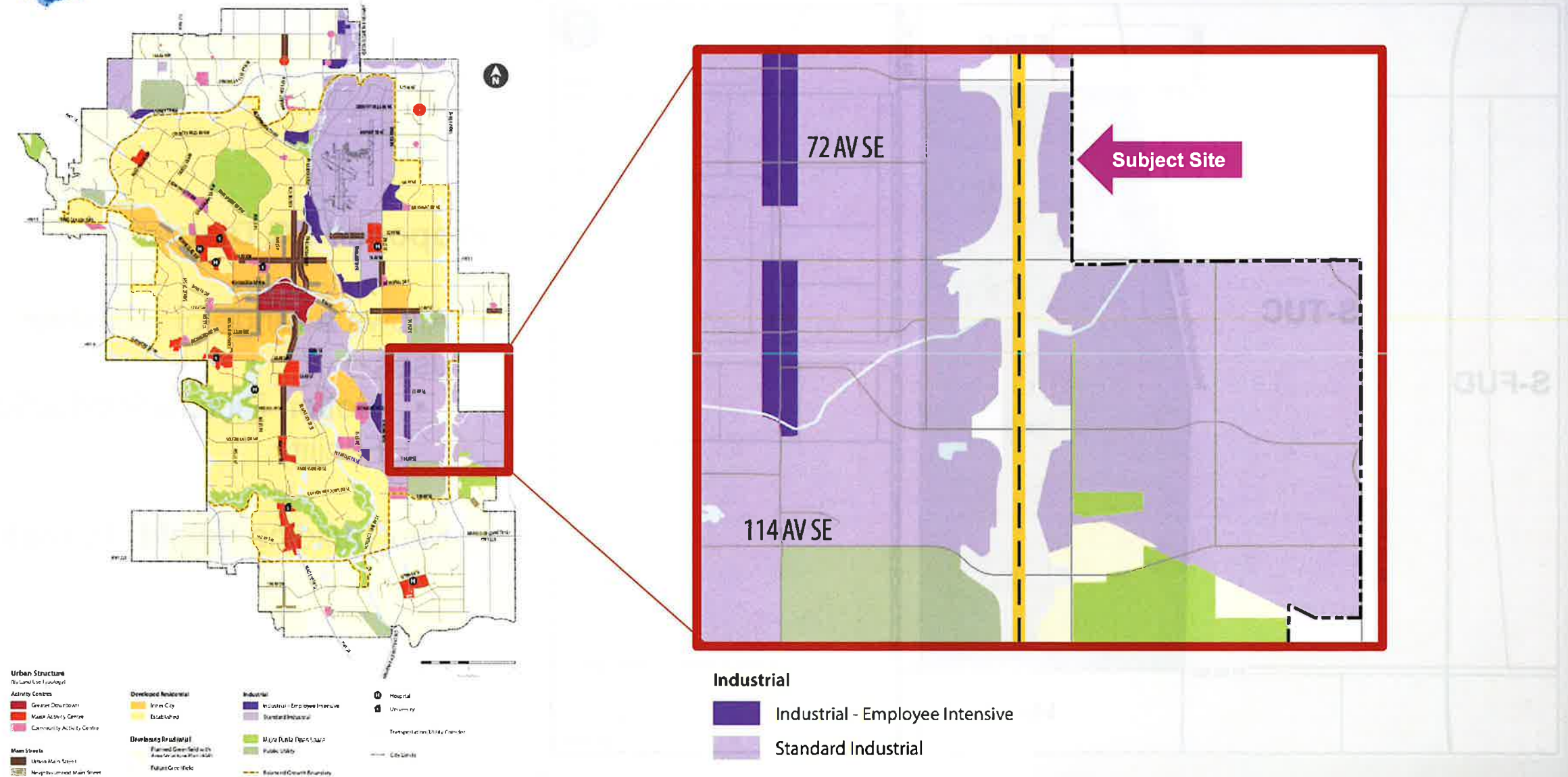




Proposed I-G District:

- Allows a range of industrial uses
 - Motion Picture Production Facility
- Max building height: 16 metres

1 Urban Structure



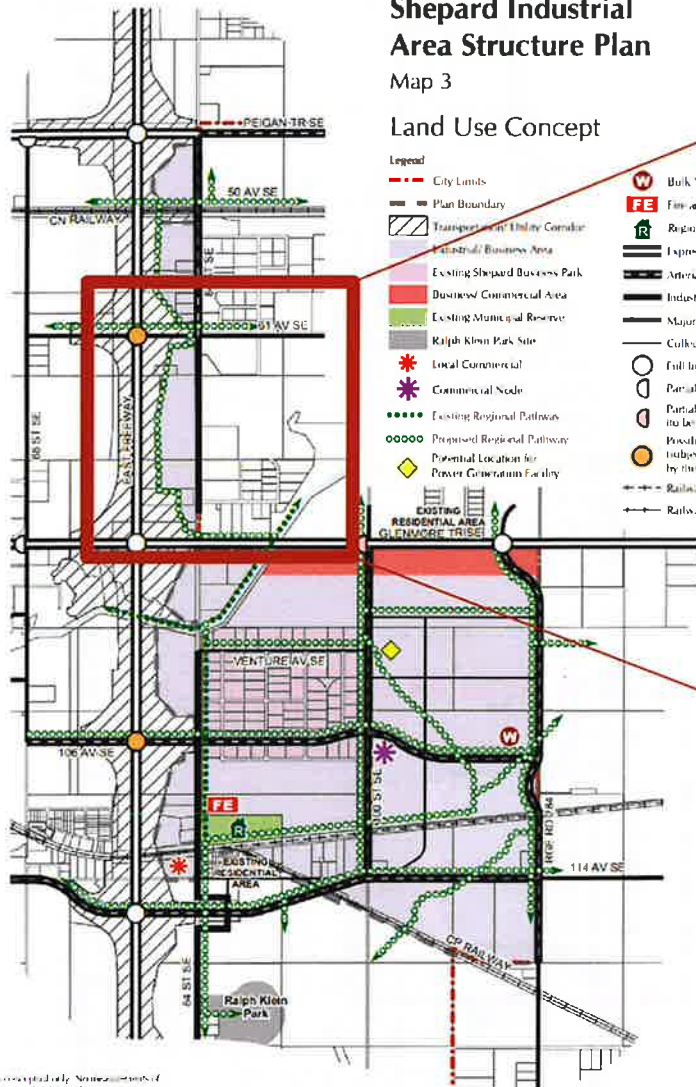
Shepard Industrial Area Structure Plan

Map 3

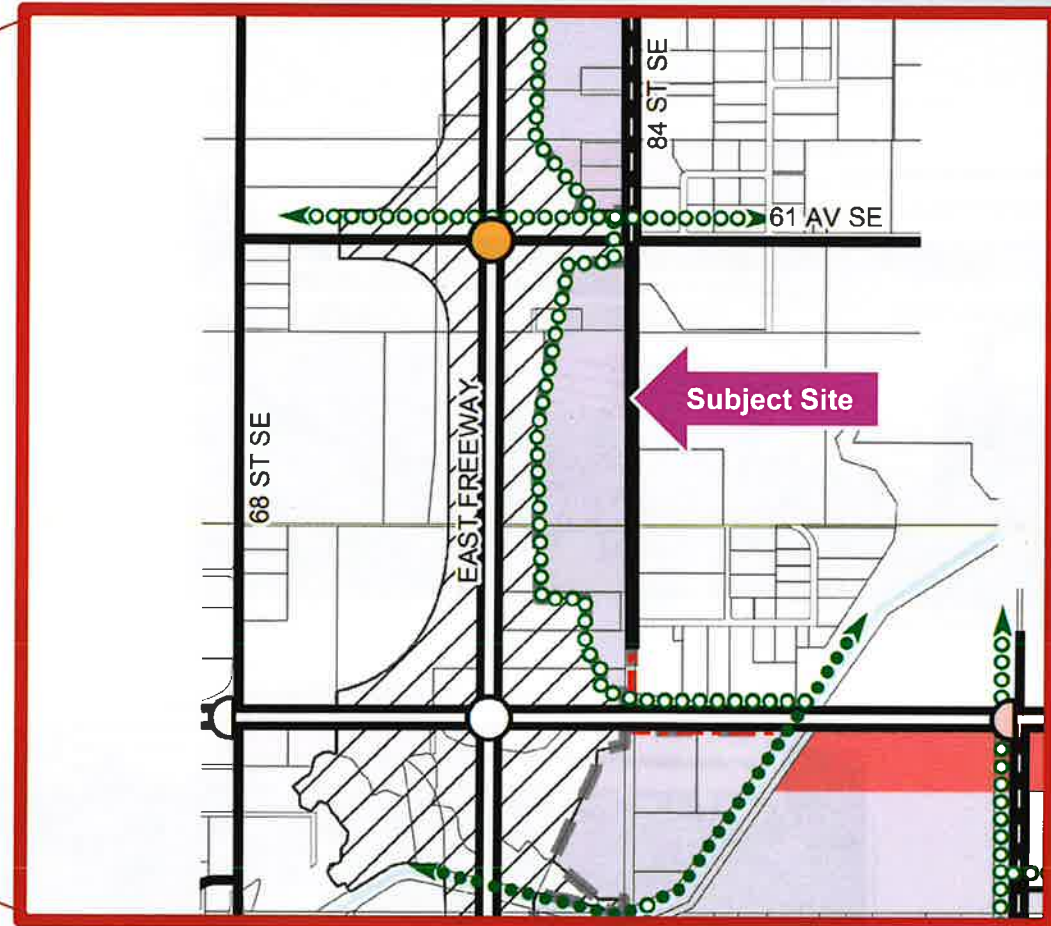
Land Use Concept

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
- Partial Interchange (to be approved by province)
- Possible future interchange (subject to funding and approval by the Province of Alberta)
- Potential Location for Power Generation Facility
- Railway Right of Way
- Railway



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



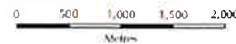
Legend

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

This map is conceptual only. Some elements of this map are not intended to be taken as a final map.



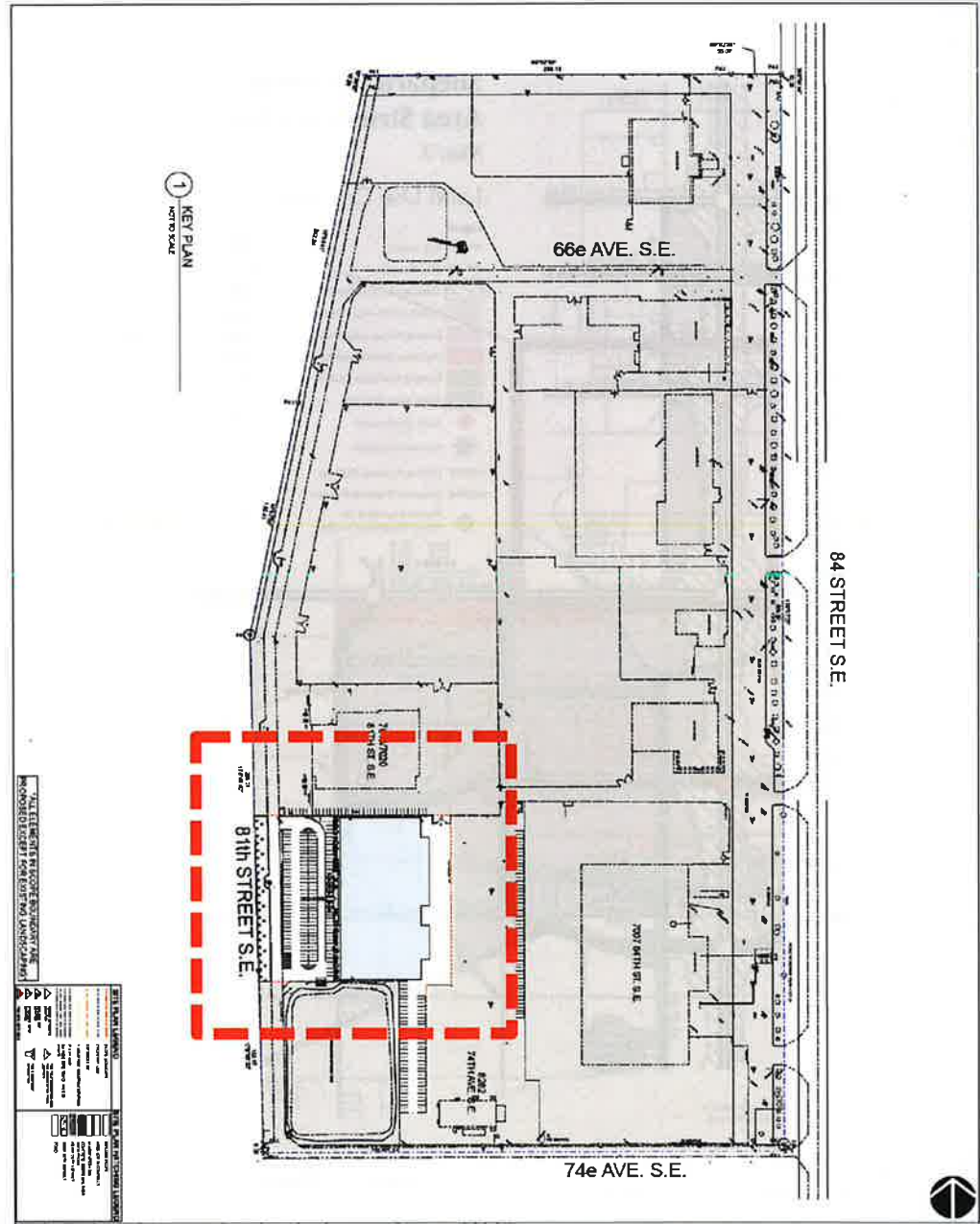
2021 - Revised Industrial Area Structure Plan GIS Maps Document (draft) conceptual



Approved: 03/20/2021



ARCHIT. RENDERINGS. REFER TO DOCUMENTS FOR EXTENSIVE DETAILS.



THE ELEMENTS IN SCOPE EQUIPMENT AND NUMBER OF ELEMENTS FROM EXISTING LANDSCAPE(S)

SYMBOL	DESCRIPTION
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	PROPOSED EQUIPMENT
(Symbol)	PROPOSED NUMBER OF ELEMENTS
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	PROPOSED EQUIPMENT
(Symbol)	PROPOSED NUMBER OF ELEMENTS

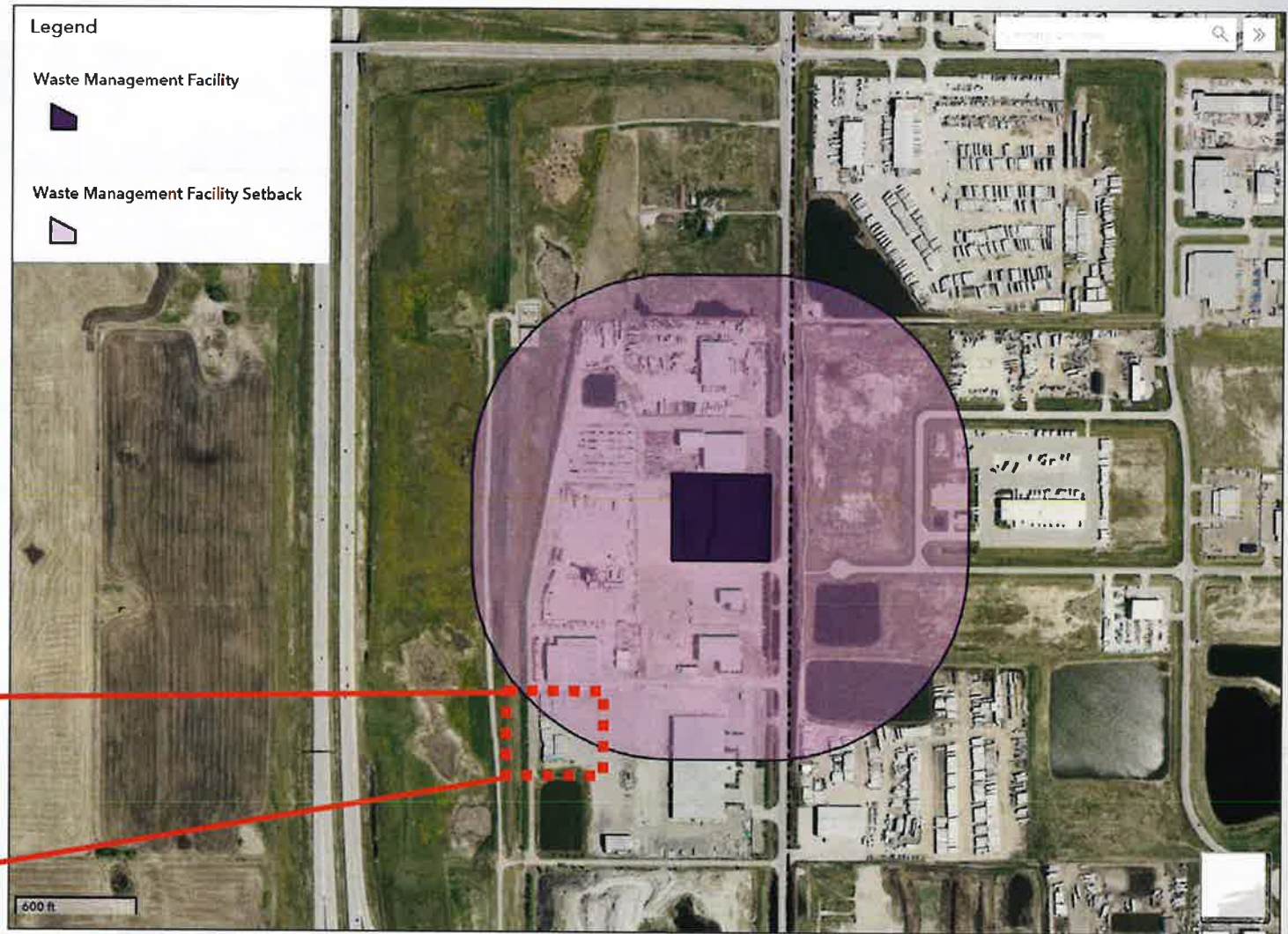
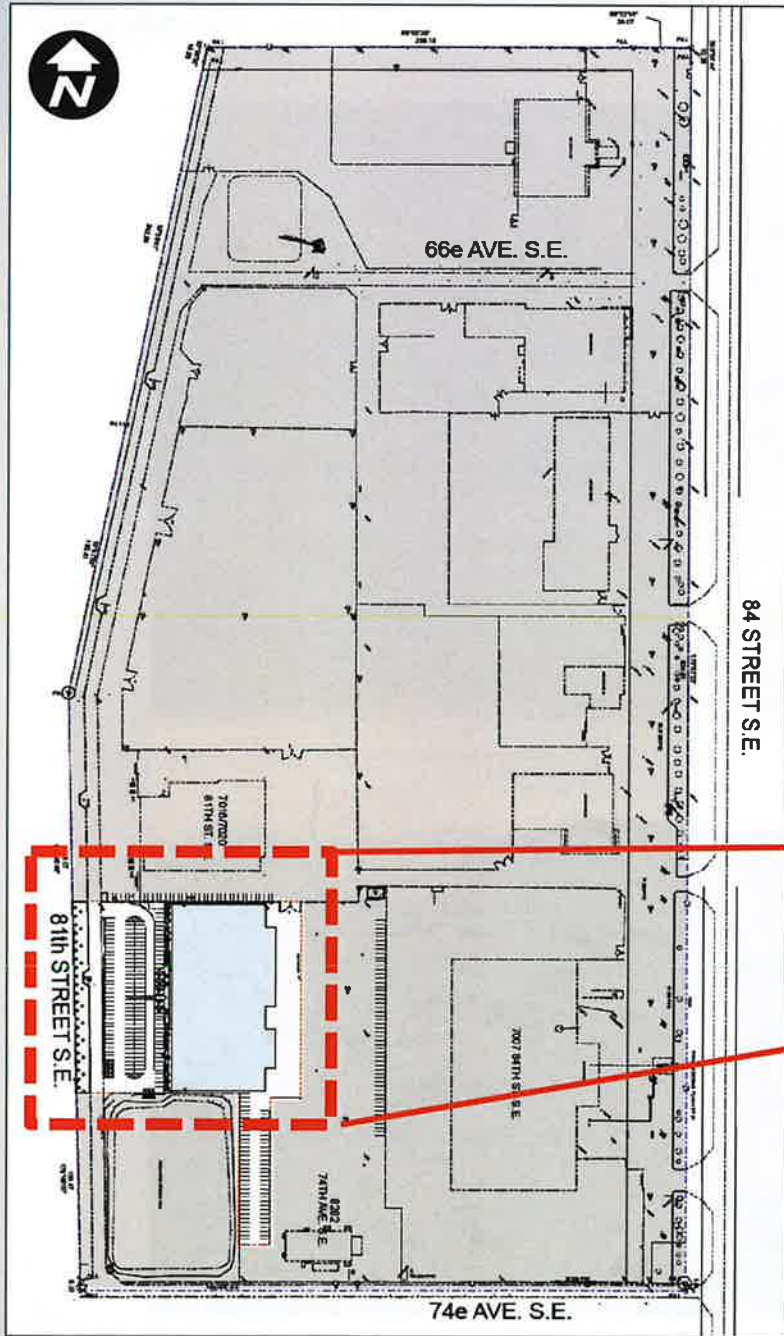


Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 86D2021** 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



- No school, hospital, food establishment or residence shall be within 300 metres of the working area of an operating wastewater treatment facility. Proposal complies.

