



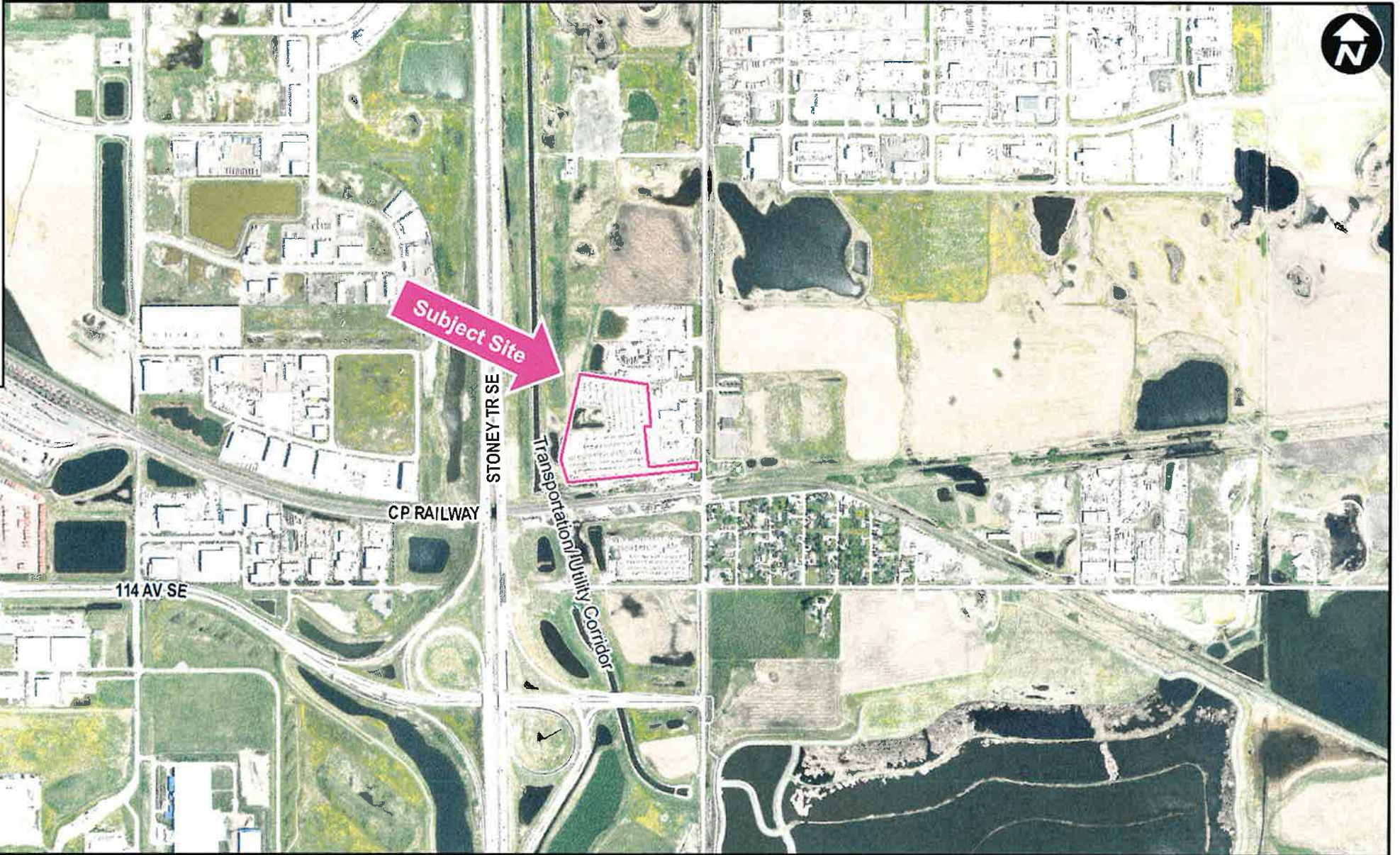
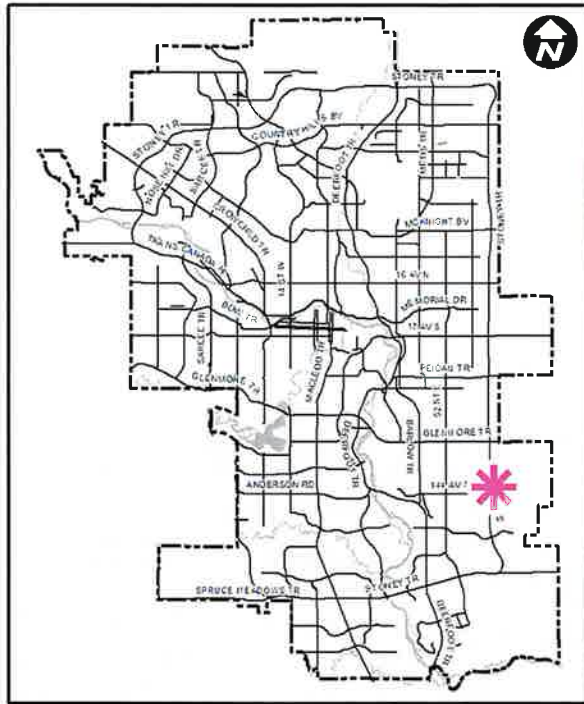
# Public Hearing of Council

## Agenda Item: 8.1.18













CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
NOV 15 2021  
ITEM: 8.1.18 CPC2021-1088  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

**LOC2021-0085**  
**Land Use Amendment**  
**November 15, 2021**

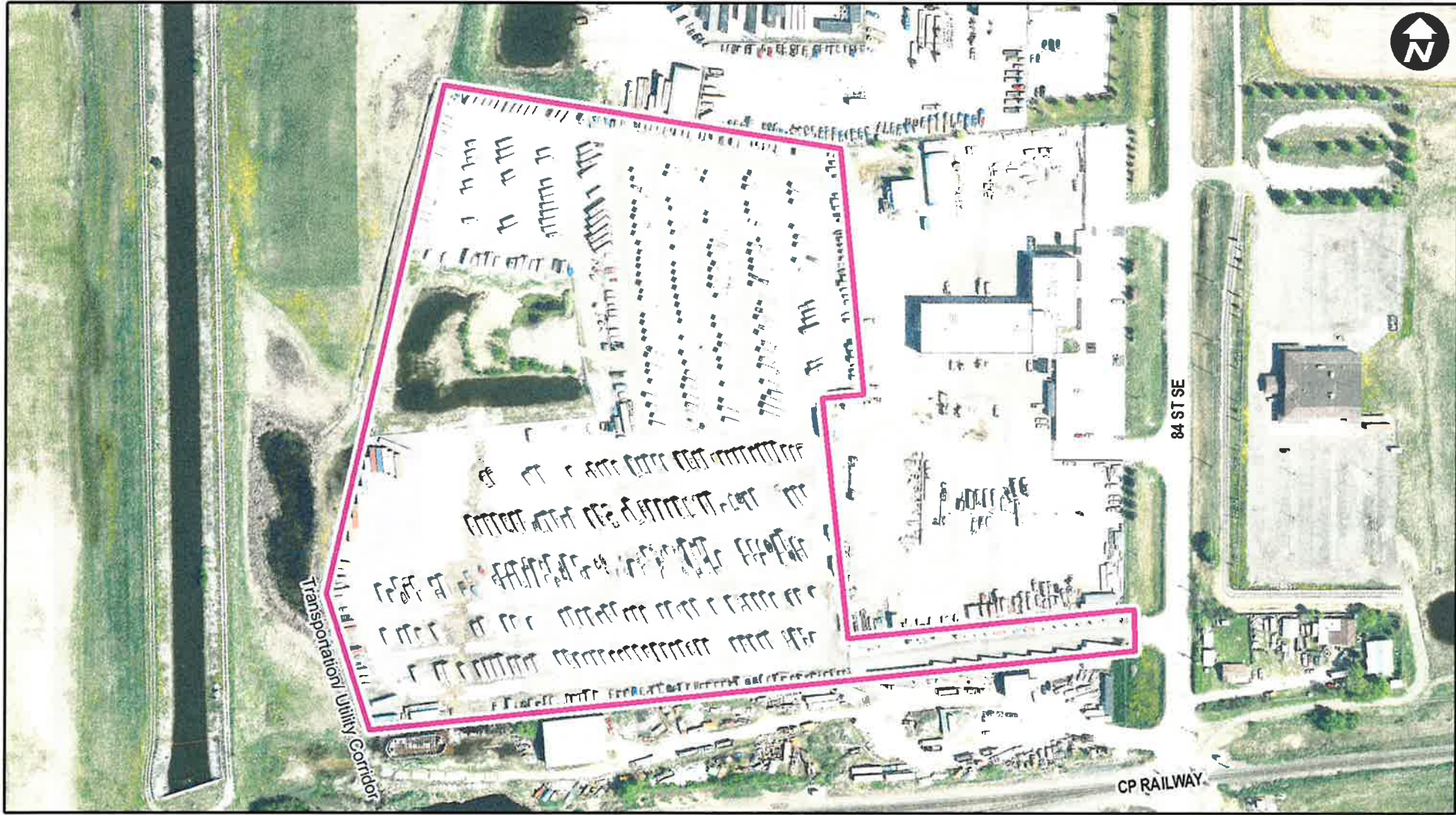


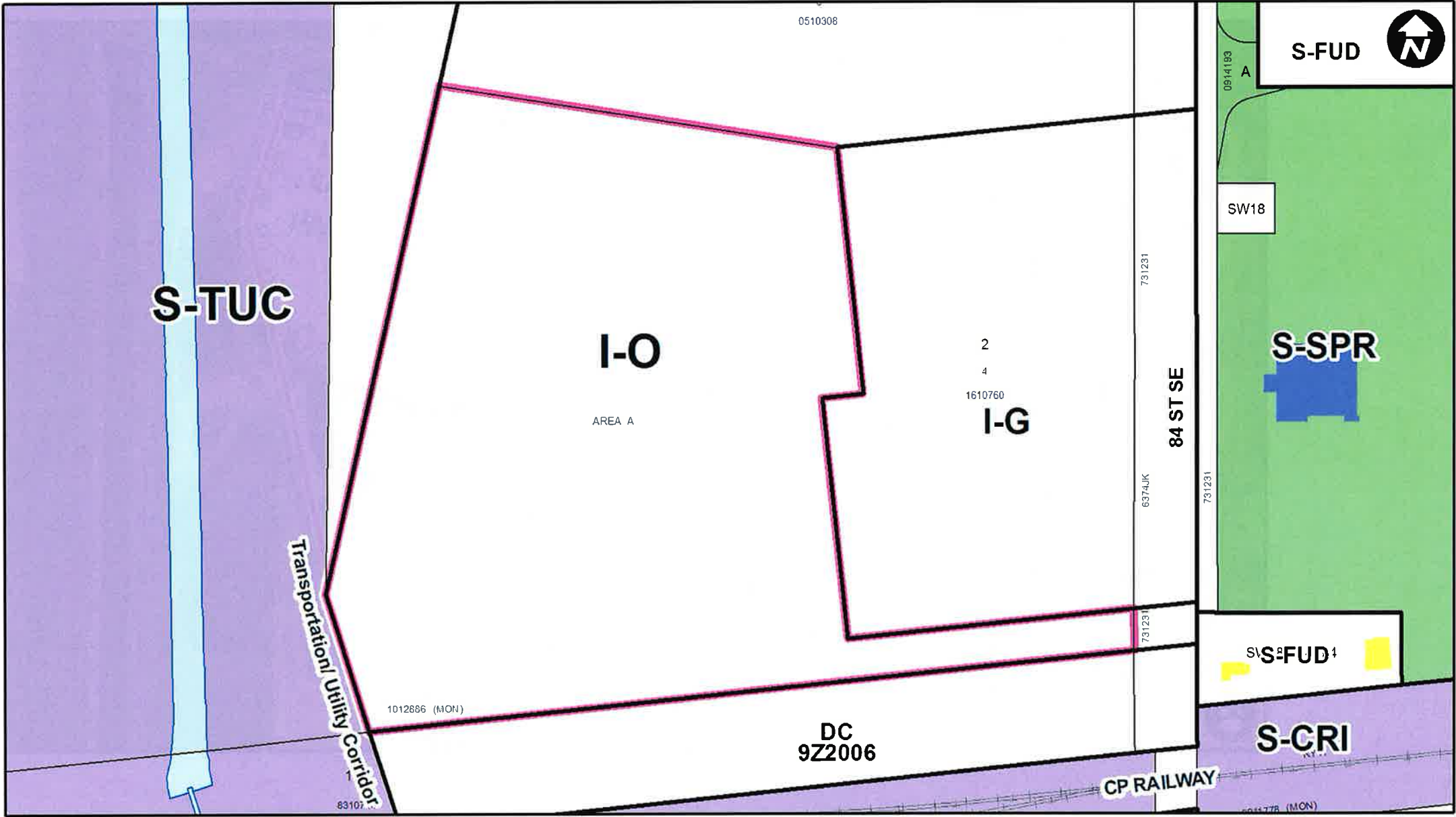


**LEGEND**

-  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

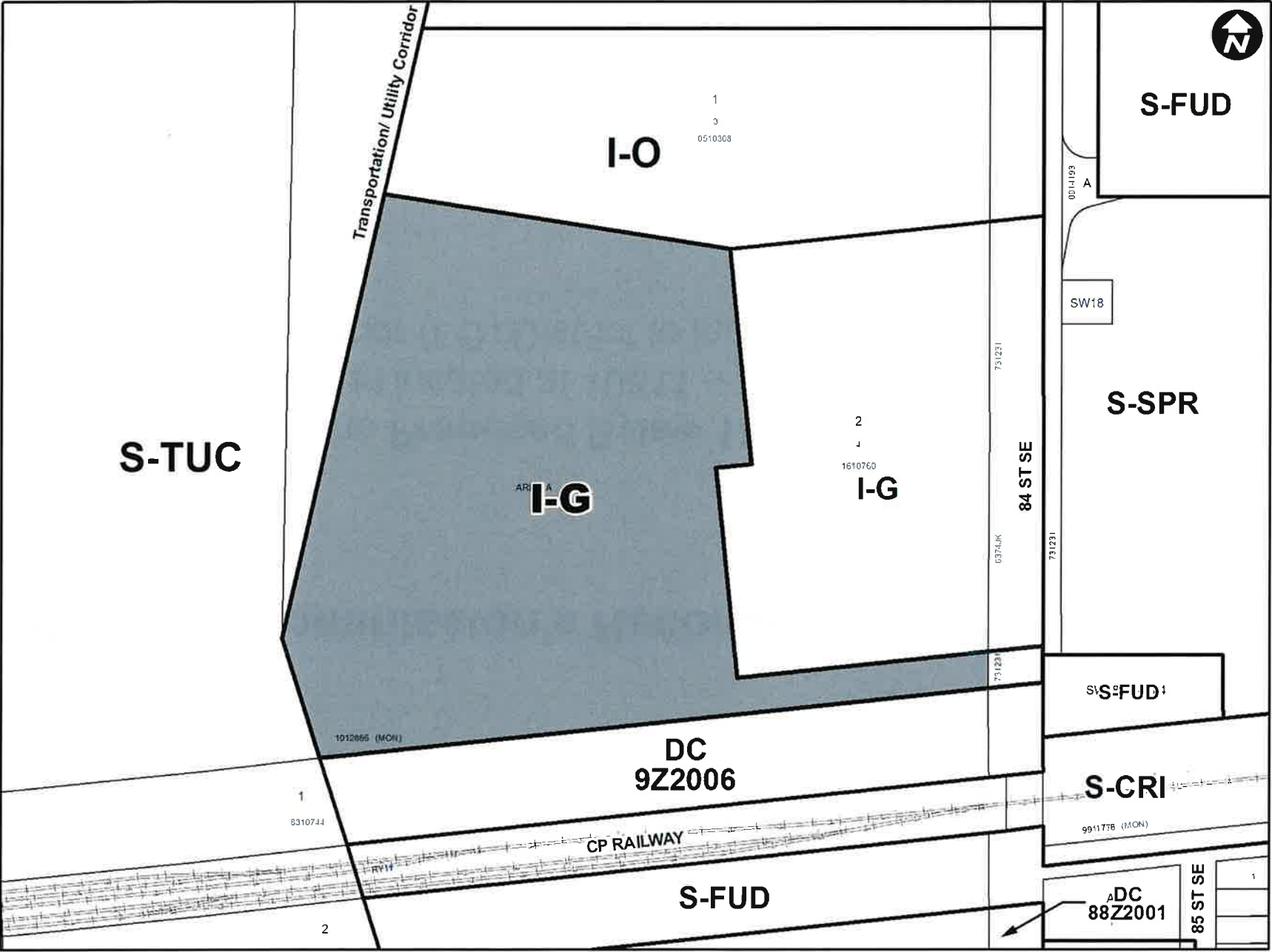






- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 164D2021** for the redesignation of 6.83 hectares  $\pm$  (16.88 acres  $\pm$ ) located at 10811 – 84 Street SE (SE1/4 Section 13-23-29-4) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District.

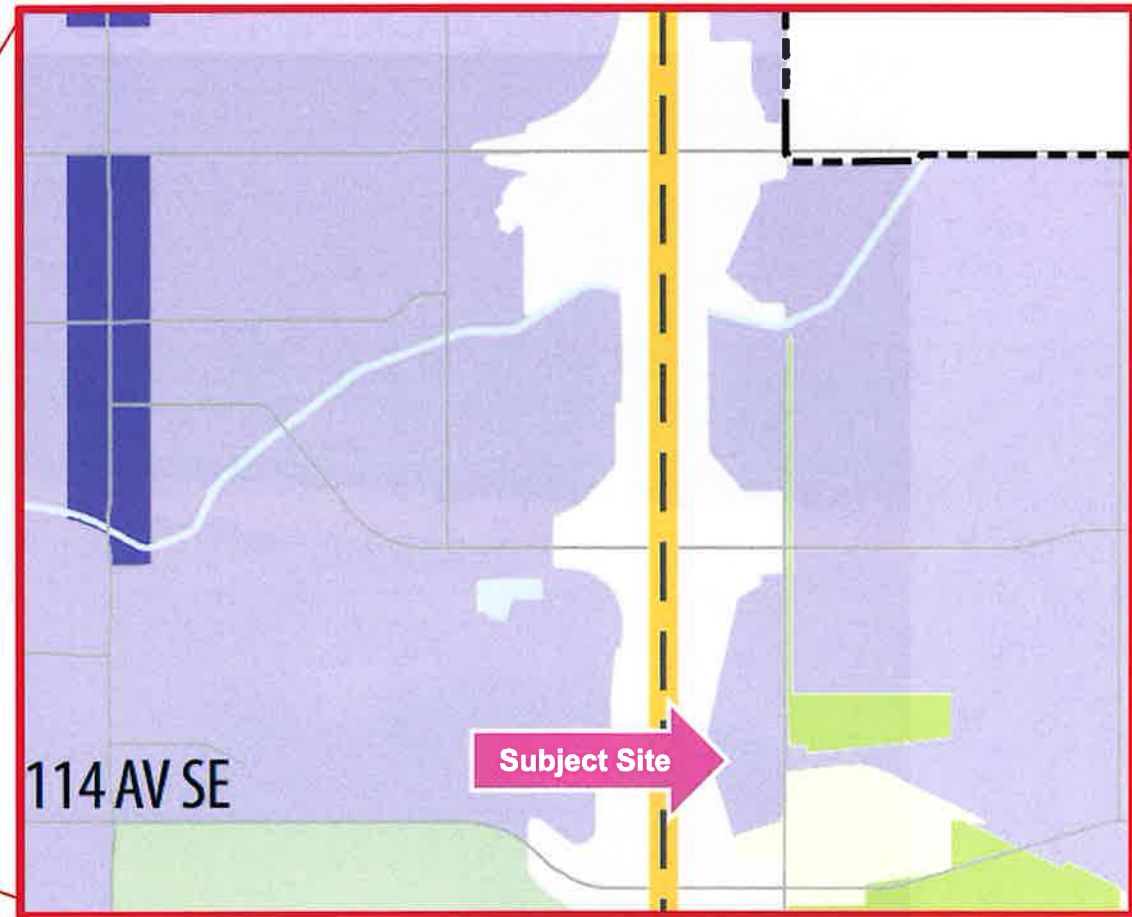
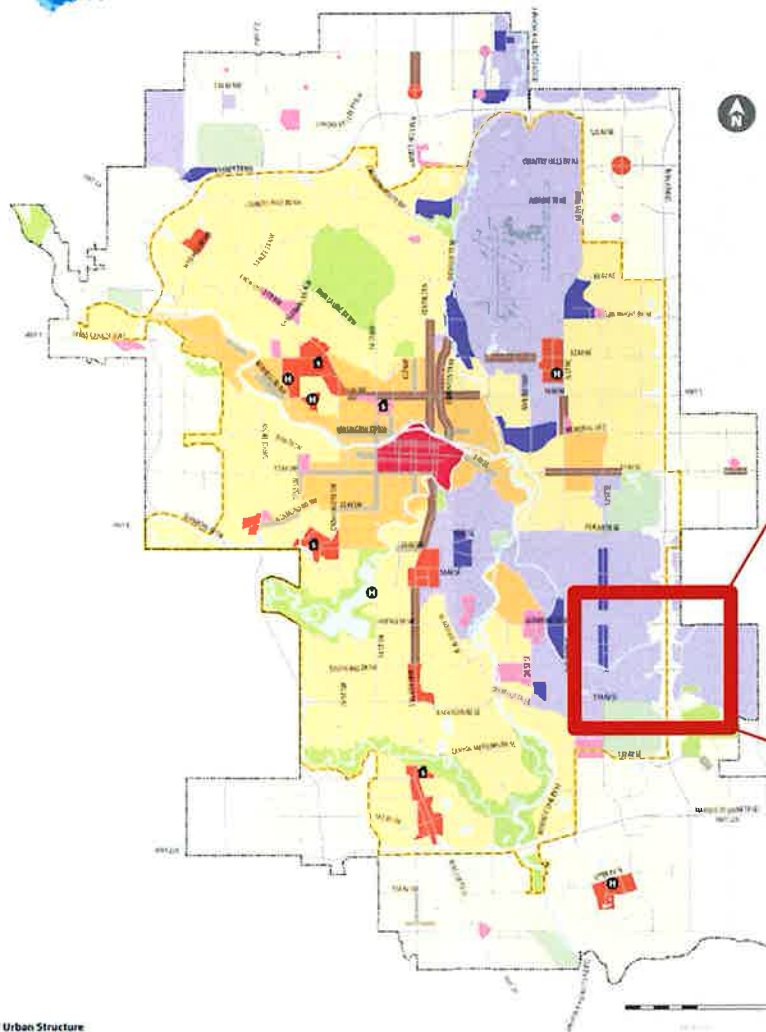
# Supplementary Slides







# 1 Urban Structure



- Urban Structure**  
 (By Land Use Type)
- Activity Centres**
    - Greater Downtown
    - Major Activity Centre
    - Community Activity Centre
  - Main Streets**
    - Urban Main Street
    - Neighbourhood Main Street
  - Developed Residential**
    - Inner City
  - Developing Residential**
    - Planned Greenfield with New Municipal Plan (2021)
    - Future Greenfield
  - Industrial**
    - Industrial - Employee Intensive
    - Standard Industrial
  - Major Public Open Space**
    - Public Utility
  - Other**
    - Hospital
    - University
    - Transportation/Utility Corridor
    - City Limits
    - Balanced Growth Boundary

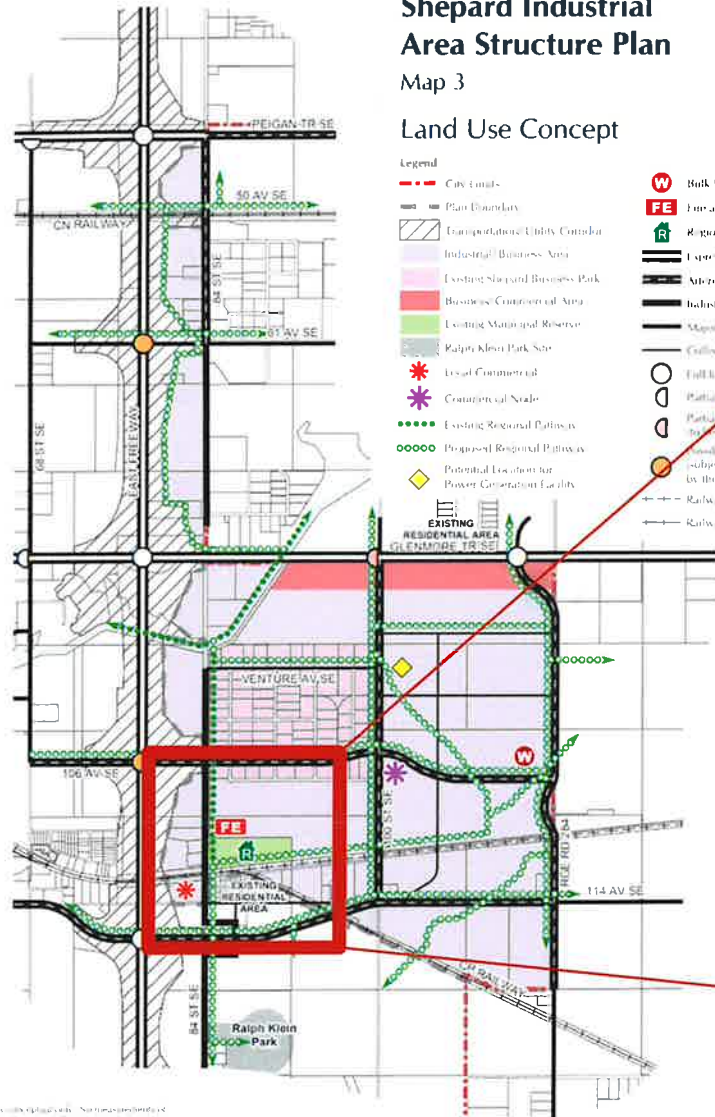
- Industrial**
- Industrial - Employee Intensive
  - Standard Industrial



**Shepard Industrial Area Structure Plan**  
Map 3

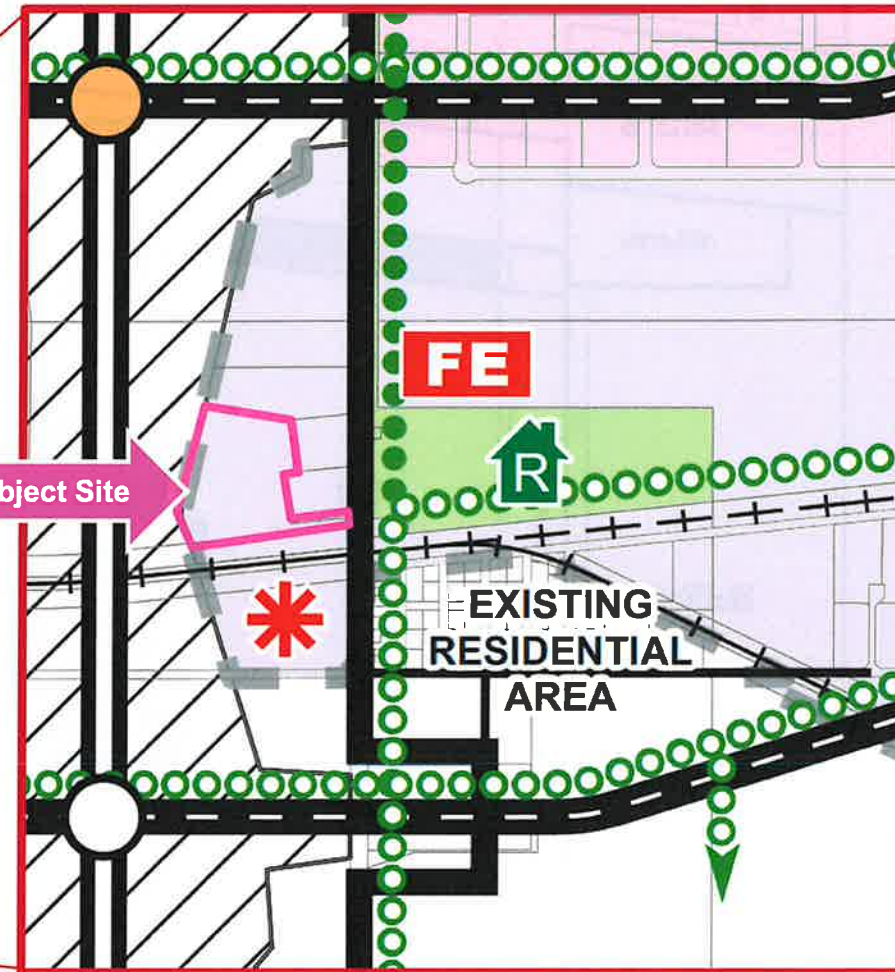
**Land Use Concept**

- 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 Scale
  - Existing Regional Pathways
  - Proposed Regional Pathways
  - Potential Location for Power Generation Facility
  - Bulk Water Facility
  - Light and LMS Station
  - Regional Recreation Site
  - Expressway
  - Arterial/Major Street
  - Industrial Arterial/Industrial Main
  - Major Road
  - Collector Road
  - Full Access Ramp
  - Partial Access Ramp
  - Partial Access Ramp 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.

**Subject Site** →



- 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

This map is for informational purposes only. No representation or warranty is made by the City of Calgary for the accuracy of the information shown on this map.



© 2021 Shepard Industrial Area Structure Plan. All Rights Reserved. Map 3 - Land Use Concept



Approved: 11/2/2021

