



Calgary Planning Commission

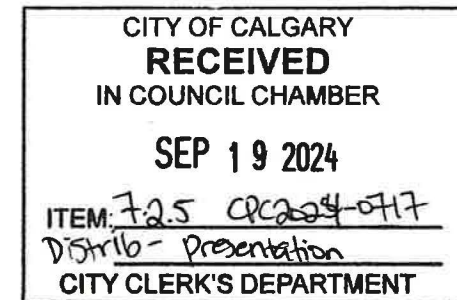
Agenda Item: 7.2.5



LOC2024-0145 / CPC2024-0717

Land Use Amendment

September 19, 2024

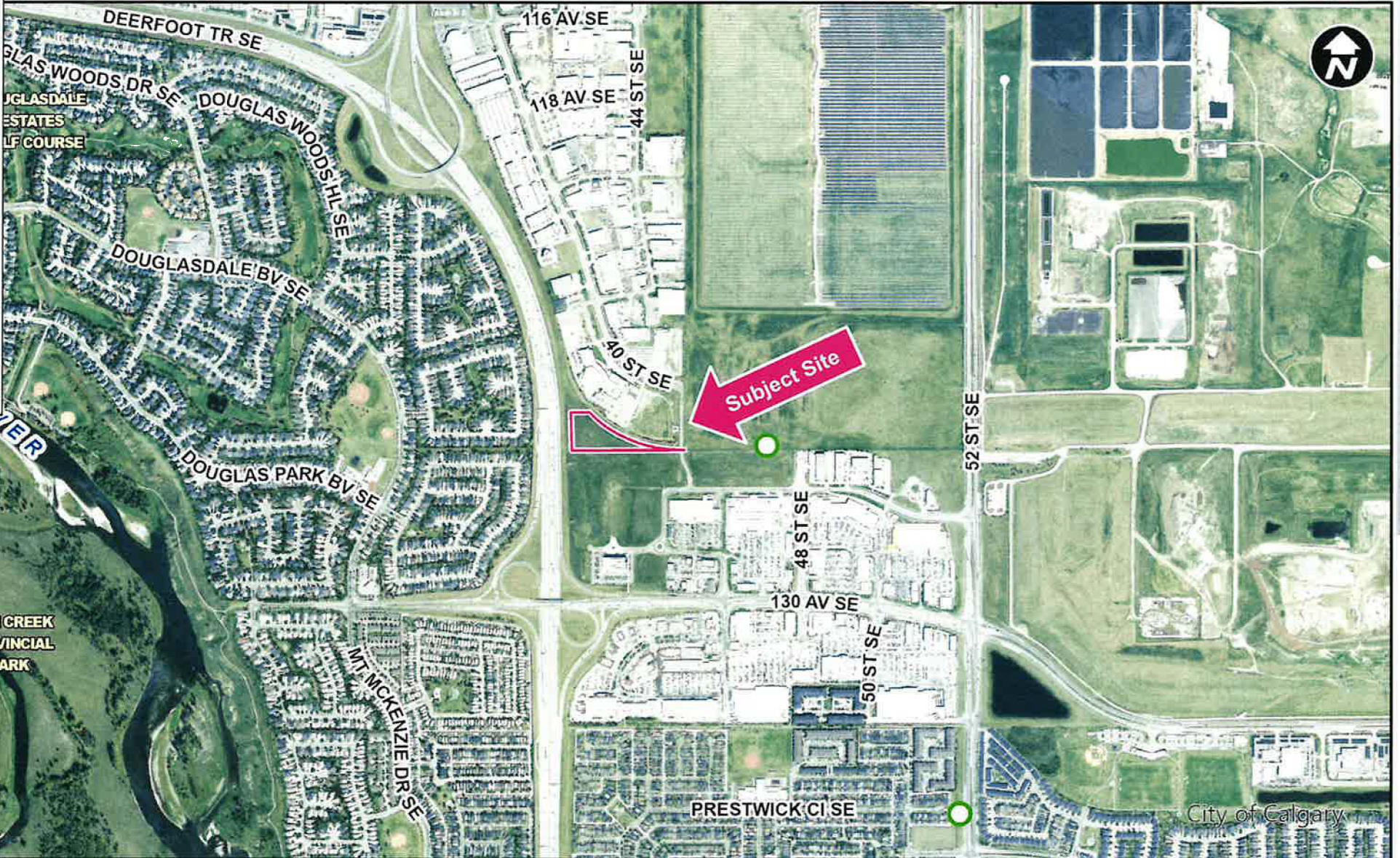


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

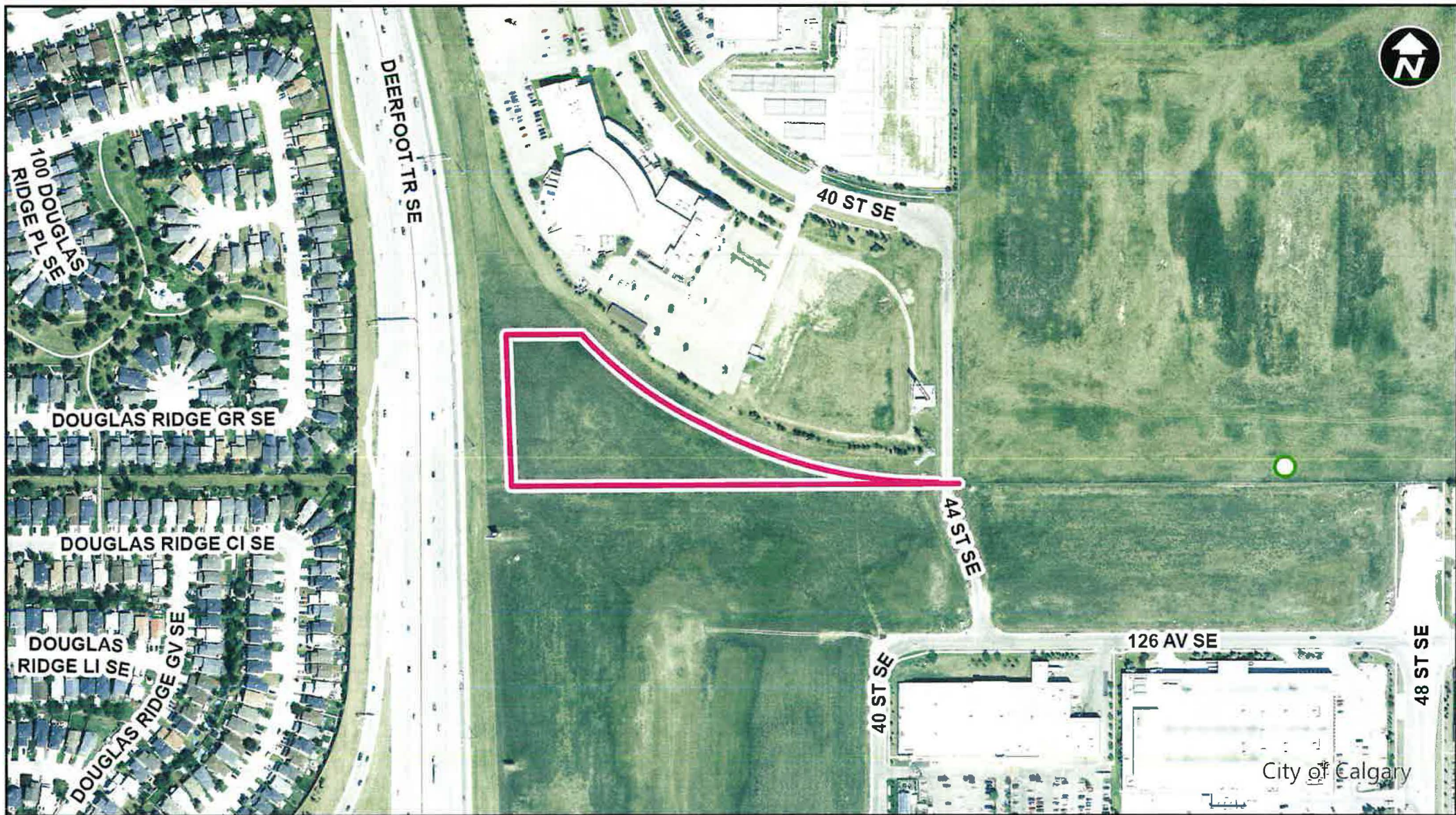
1. Give three readings to the proposed bylaw for the redesignation of 1.43 hectares \pm (3.53 acres \pm) located at 12787 – 40 Street SE (Plan 0513118, Block 7, Lot 2) from Industrial – Business (I-Bf0.86h28) District to Industrial – Commercial (I-C) District to accommodate light industrial and limited small-scale commercial uses.





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



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Parcel Size:

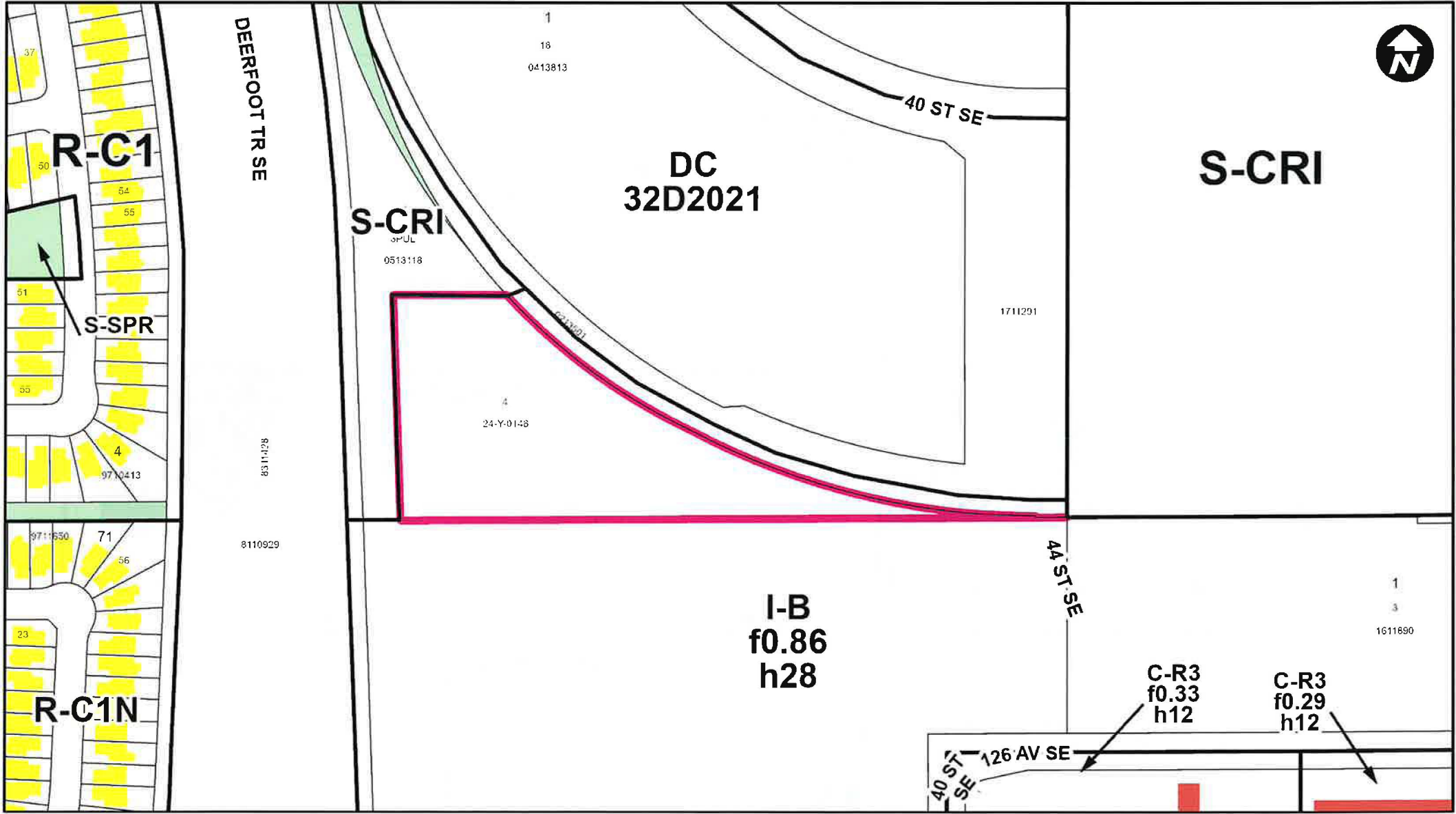
1.43 ha
325m x 112m

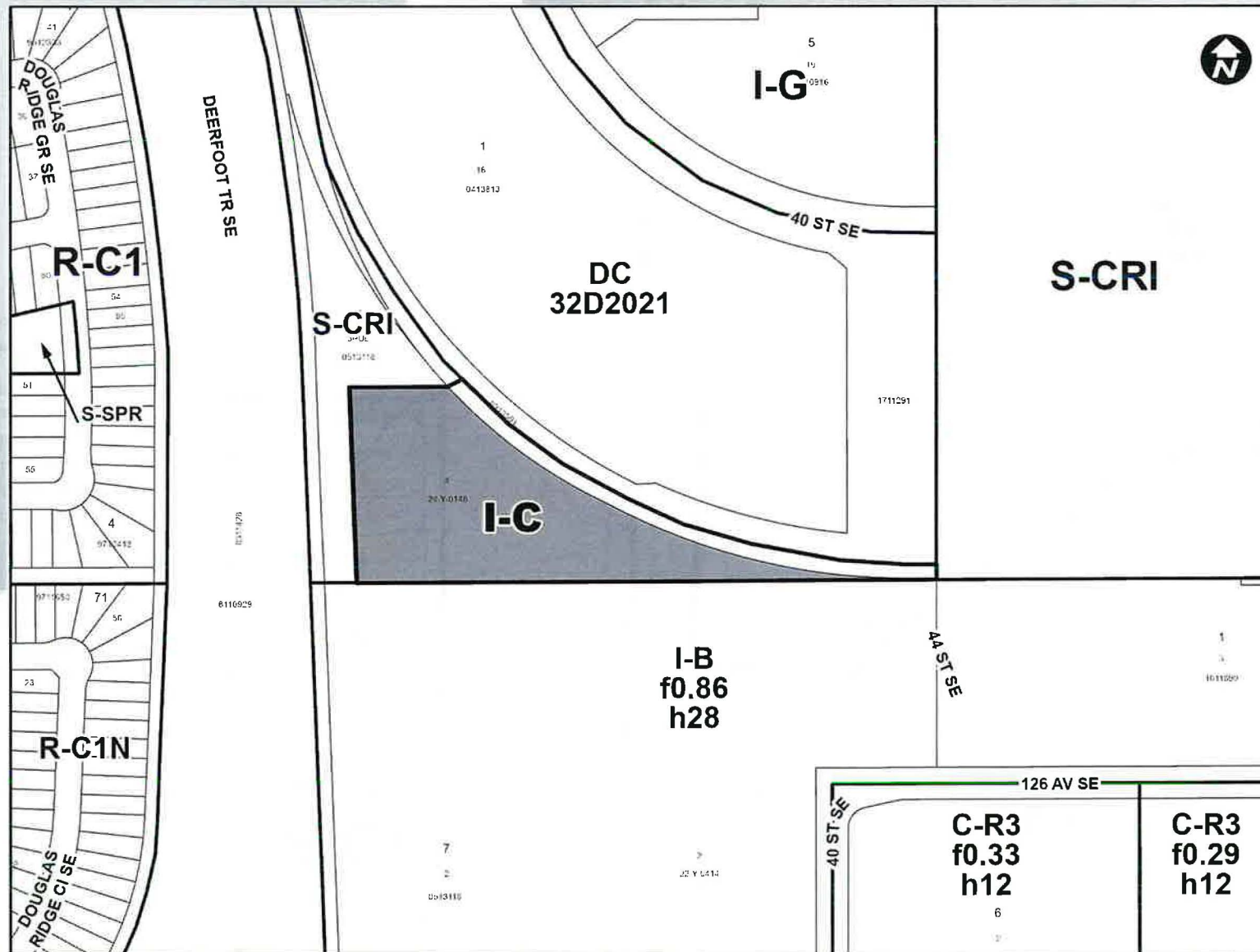




Surrounding Land Use

- 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





Proposed I-C District:

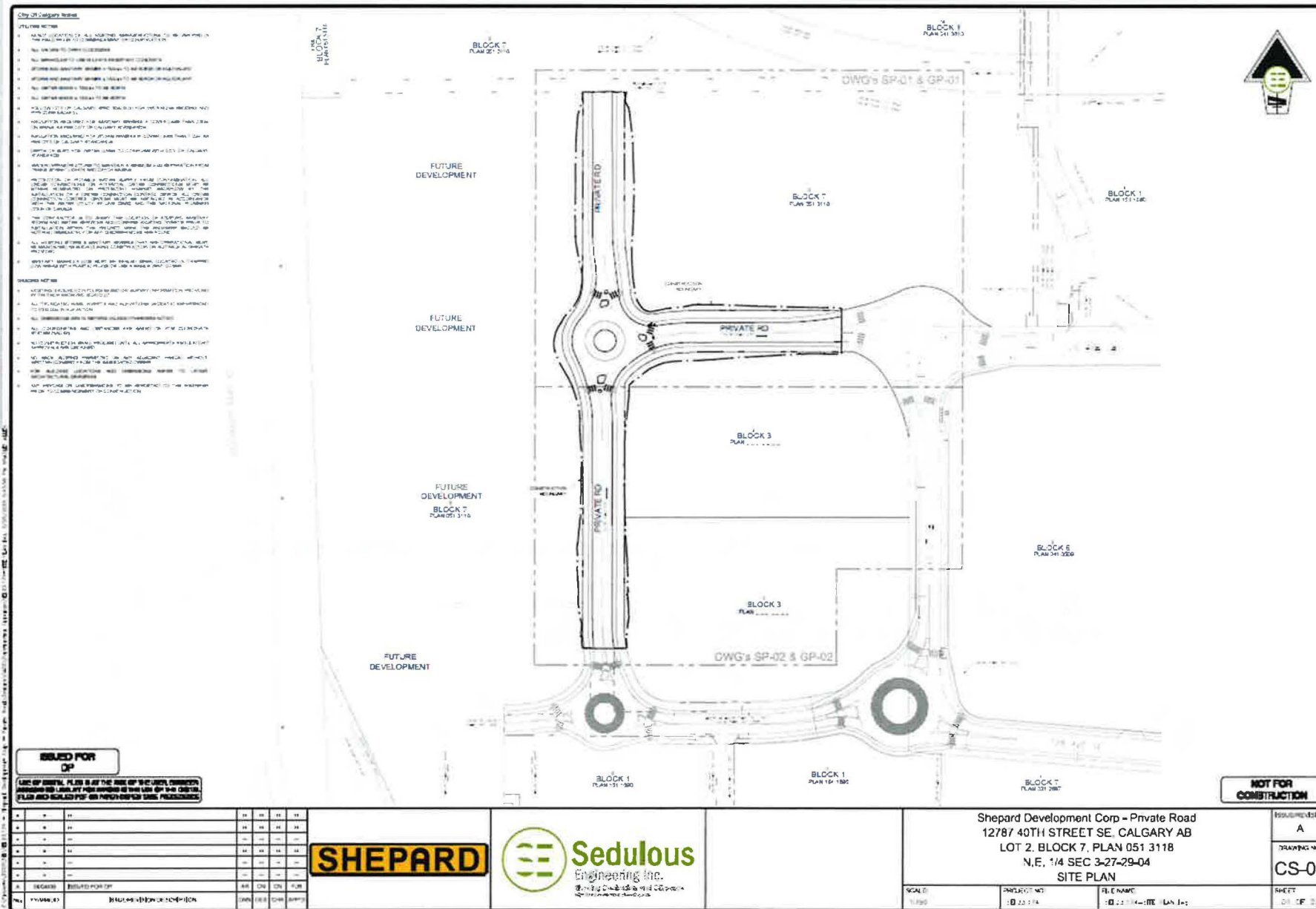
- Light industrial and commercial uses
- Max building height: 12m
- Max FAR: 1.0

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Supplementary Slides



City of Calgary Notes

UTILITY NOTES

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
- 2. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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DRAINAGE NOTES

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ISSUED FOR DP

USE OF GENERAL PLAN IS AT THE RISK OF THE USER. CONSULT THE CITY OF CALGARY FOR MORE INFORMATION ON THE GENERAL PLAN AND HOW TO USE IT FOR YOUR PROJECT.

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHKD BY	APP'D BY
1	11/11/11
2	11/11/11
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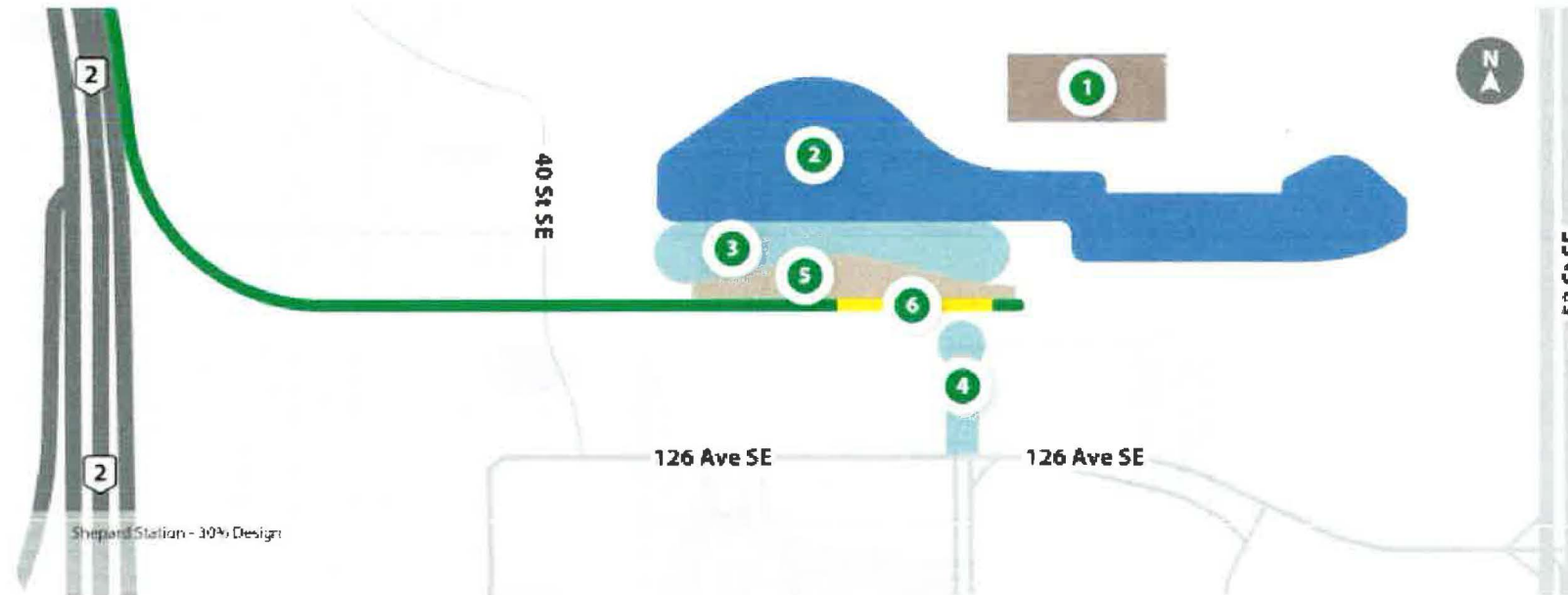
Shepard Development Corp - Private Road
 1278/ 40TH STREET SE, CALGARY AB
 LOT 2, BLOCK 7, PLAN 051 3118
 N.E. 1/4 SEC 3-27-29-04
 SITE PLAN

ISSUE/REVISION	A
DRAWING NO.	CS-01
SHEET	01 OF 02

SCALE	PROJECT NO.	FILE NAME
1:100	00 22 14	00 22 14 SITE PLAN 1.dwg

Shepard Station – 30% design as proposed prior to Green Line wind down 12

Features of station area



1. Maintenance and storage facility
2. Park and Ride with approximately 920 stalls
3. North bus terminal
4. South bus terminal
5. Plaza space that connects Park and Ride bus terminals and light rail transit (LRT) station
6. Station area including partial canopy coverage on platforms

Key features:

- Event space for community programming
- Seating and lean rails
- Bicycle parking
- Platform shelters

