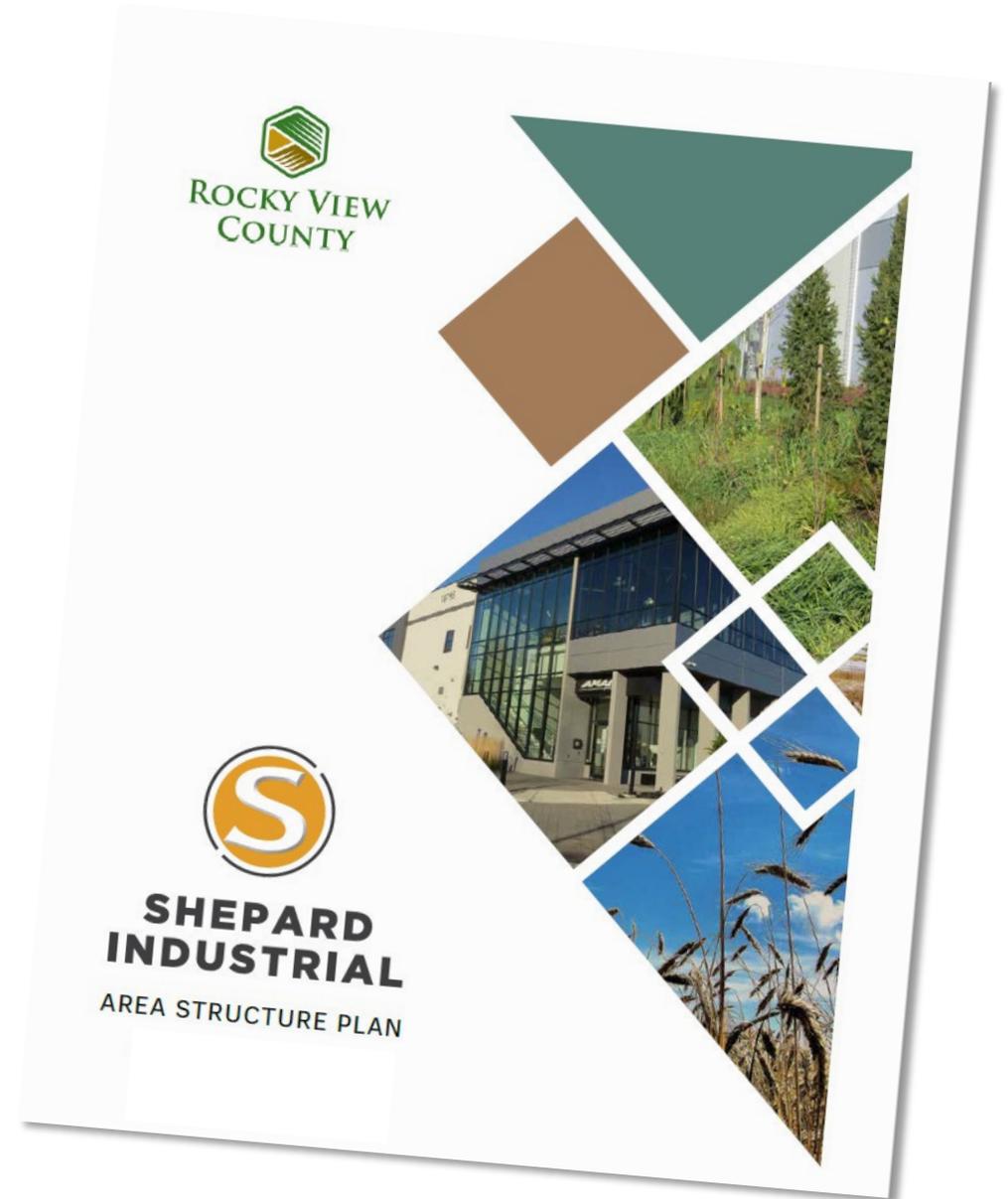


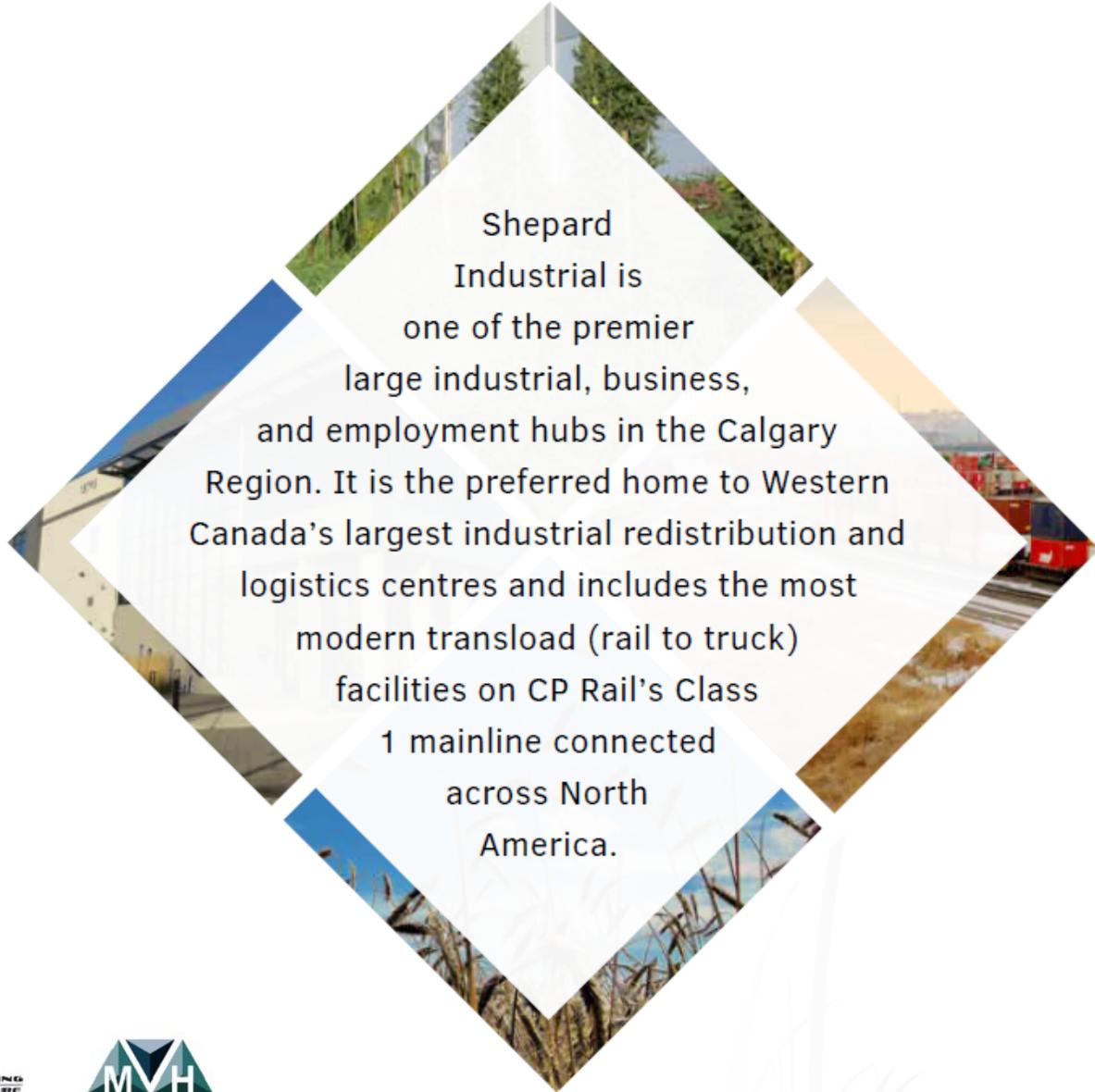
welcome

Shepard Industrial Area Structure Plan

Virtual Open House
February 24, 2021



Vision



Shepard Industrial is one of the premier large industrial, business, and employment hubs in the Calgary Region. It is the preferred home to Western Canada's largest industrial redistribution and logistics centres and includes the most modern transload (rail to truck) facilities on CP Rail's Class 1 mainline connected across North America.

SHEPARD

IDEA
INNOVATION ENGINEERING
DESIGN BUILD ARCHITECTURE
GROUP

MVH
MVH Urban Planning
& Design Inc.

PLANNING AND DESIGN PRINCIPLES



Optimize roads and access: The major and minor road systems shall utilize the existing designated roads network to prioritize use outside and inside the site, minimize external impacts and direct traffic efficiently.



Provide industrial development flexibility: The lots and associated uses should be flexible in configuration and size so that they can both respond to the changing market demands and growth of companies within the site.



High quality streetscape: The streetscapes should include tree/shrub planting and prairie earth forms (earth berms) to help screen storage areas while ensuring that the planting does not obscure the visibility and accesses to the adjoining businesses.



Provide safe and social public places: The development of public places (e.g., the development of the local commercial areas) should be situated so there is a specific level of natural amenity, convenience, and sense of local meeting places within the Shepard Industrial area.



Create enduring value: Public and private investment in public infrastructure is well-planned to gain maximum value especially for public safety and amenity in the area.



Create a connected trail and pathway network: The wetland and drainage infrastructure networks should be integrated with the proposed trails and pathways system and extended to all parts of the industrial community.



Maximize environmental sensitivity: The major wetlands shall be conserved as part of a natural local habitat and stormwater connected system.

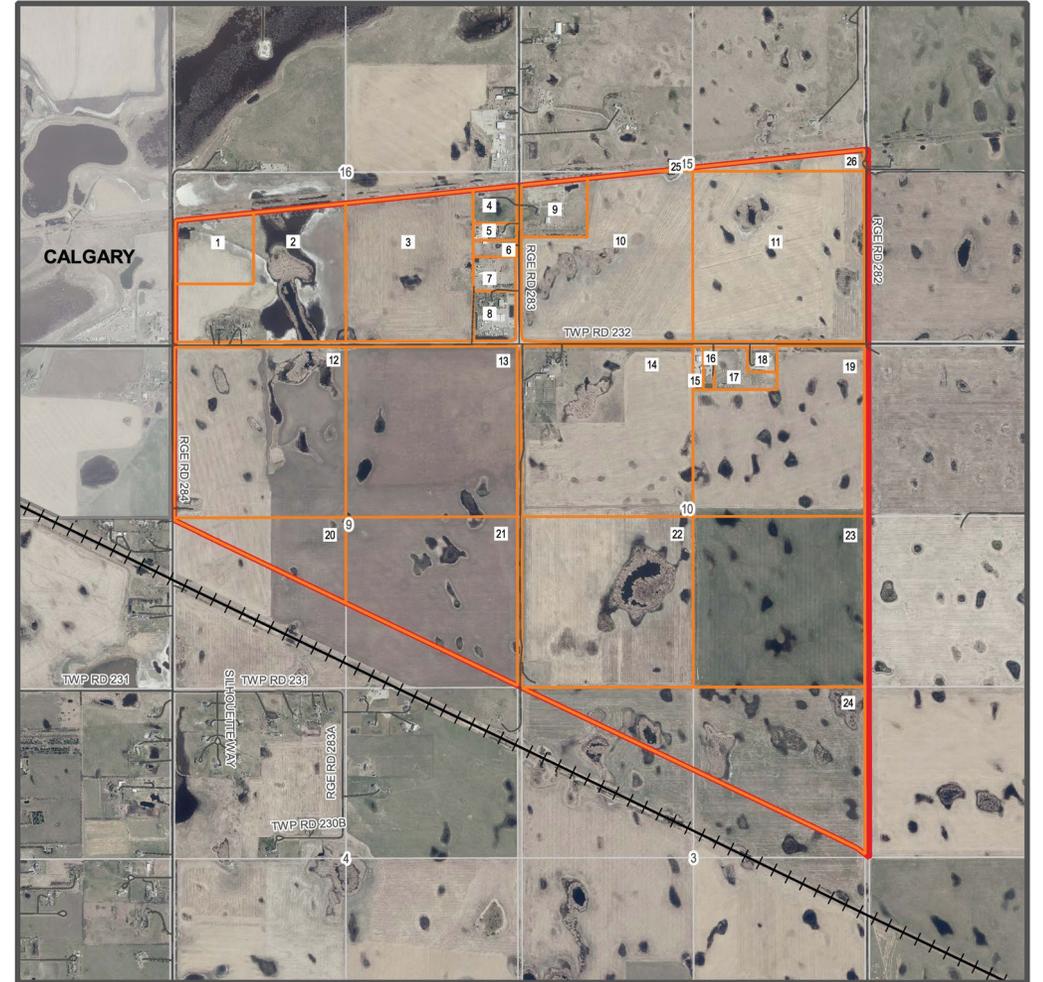
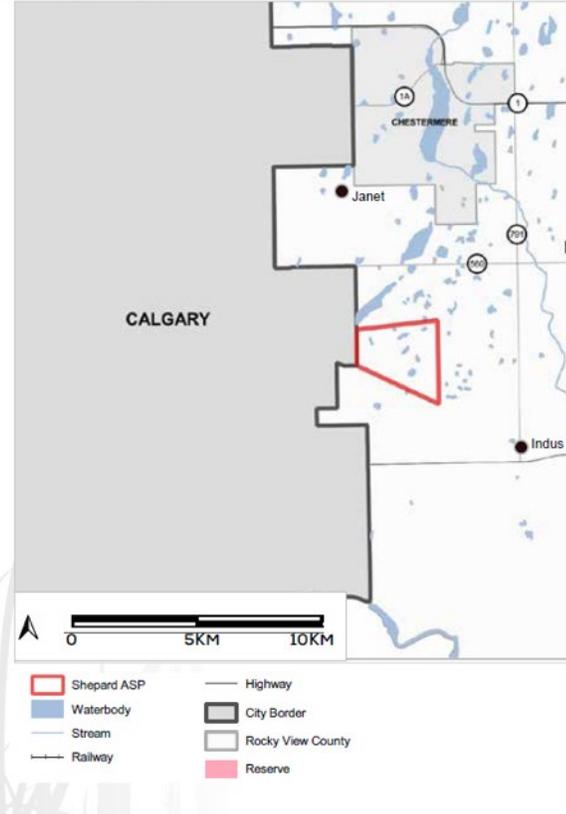


Minimize impacts of development: The Shepard Industrial area should be sensitive to adjoining uses and introduce vegetative and other buffers where necessary to minimize noise and visual intrusions into the prairie landscape.



Regional & Local Context

MAP 1 | PLAN AREA

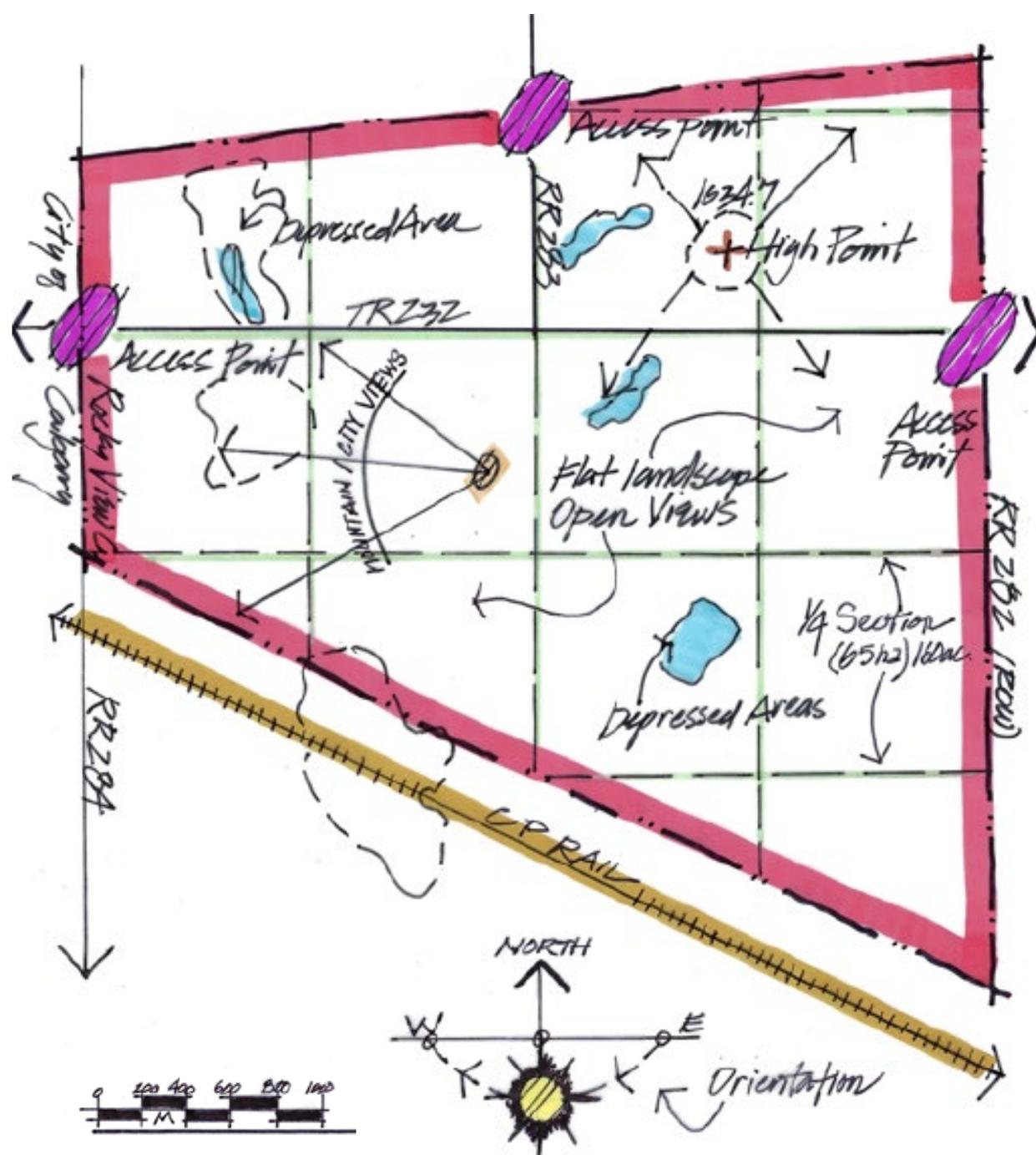


Shepard Industrial Parcels Index

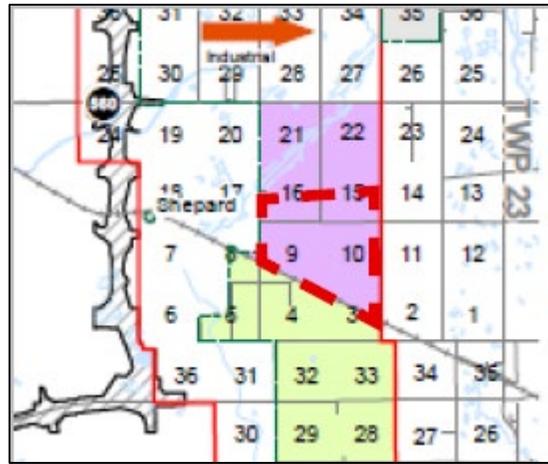
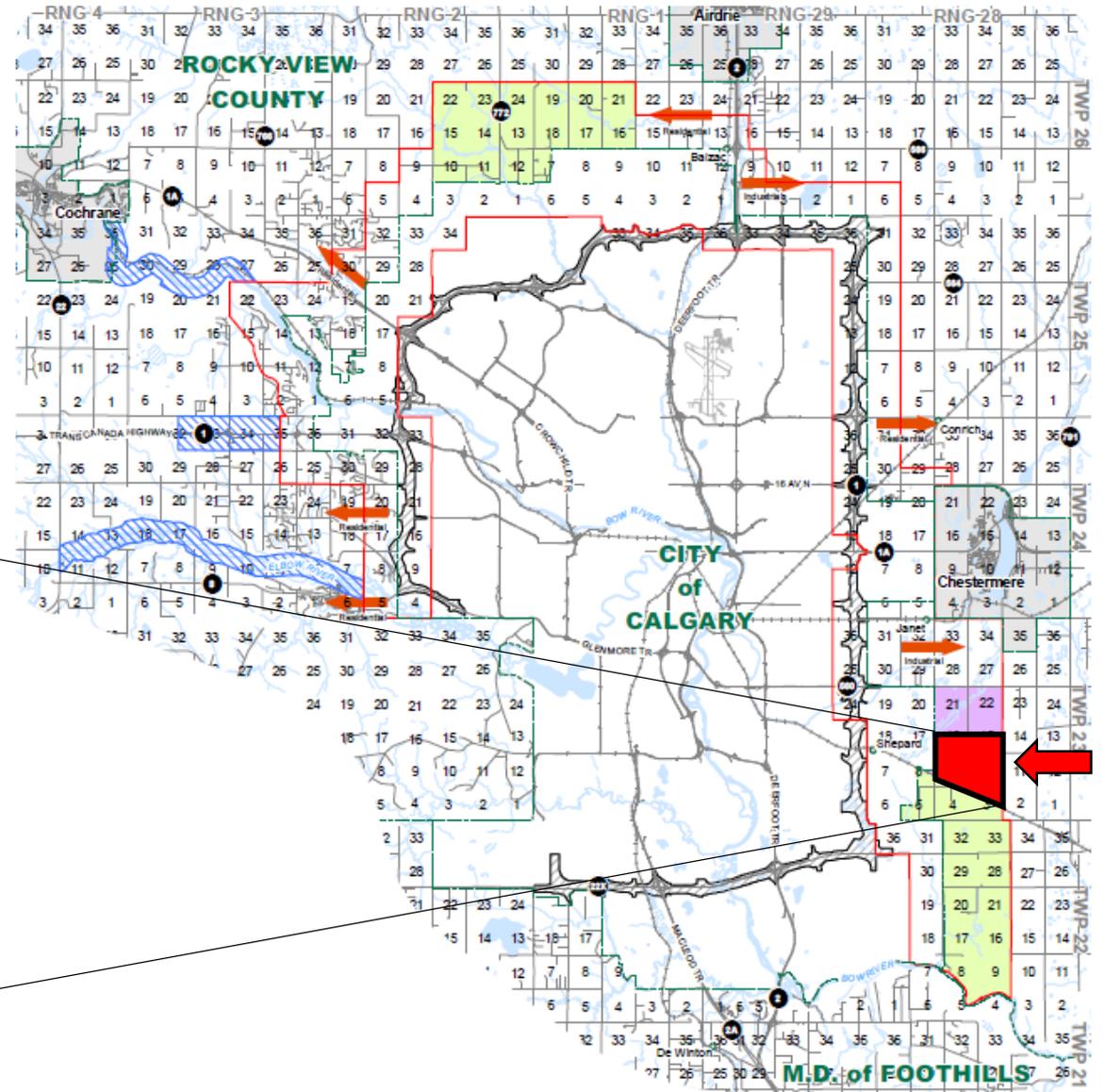
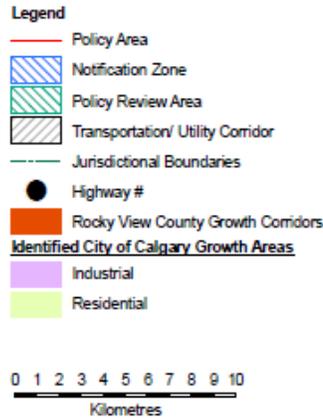
▭ Area structure plan ▭ Legal Parcels



SITE ANALYSIS ·MVHZD·



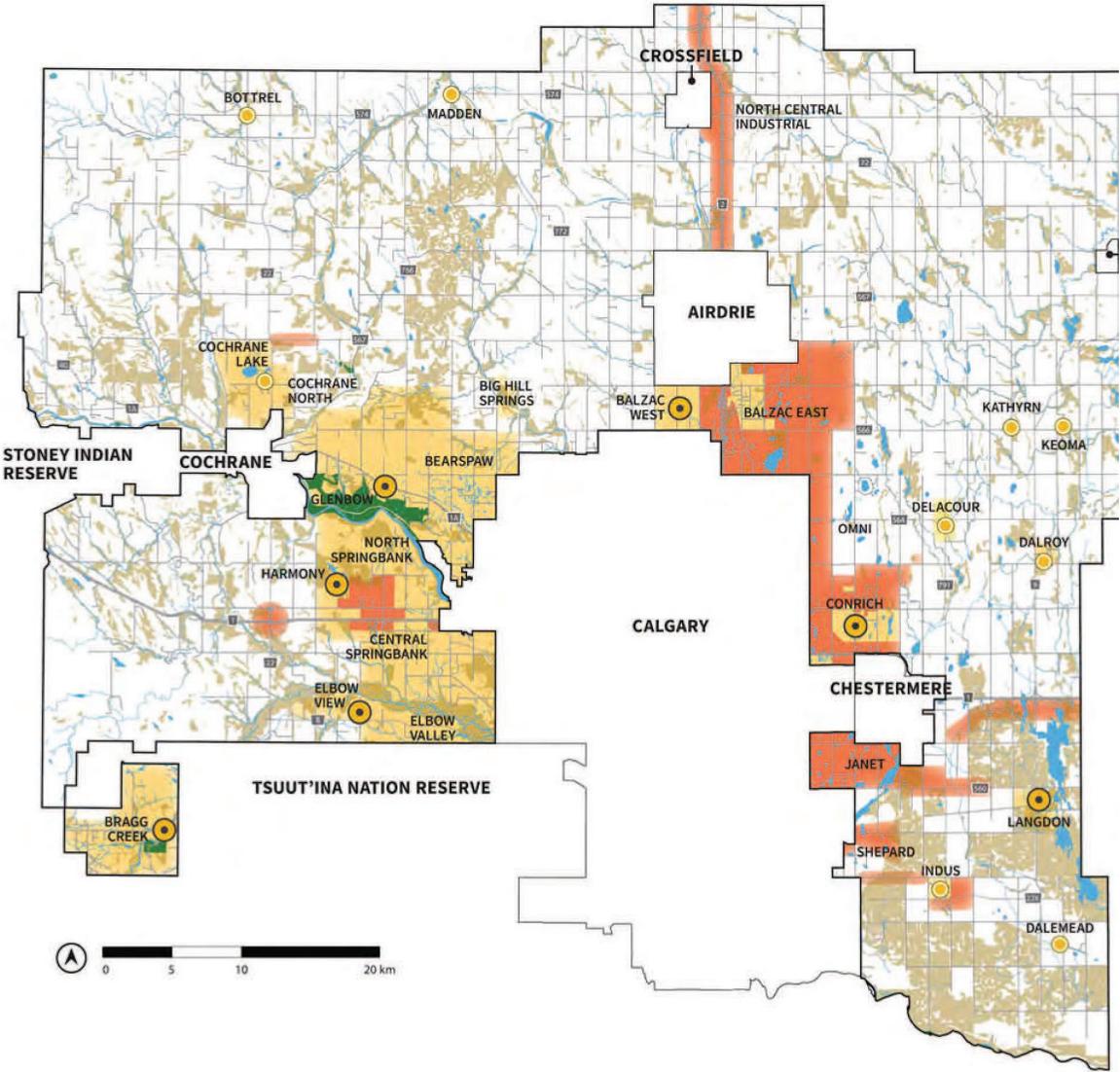
Policy Context



Identified City of Calgary Growth Areas



Policy Context

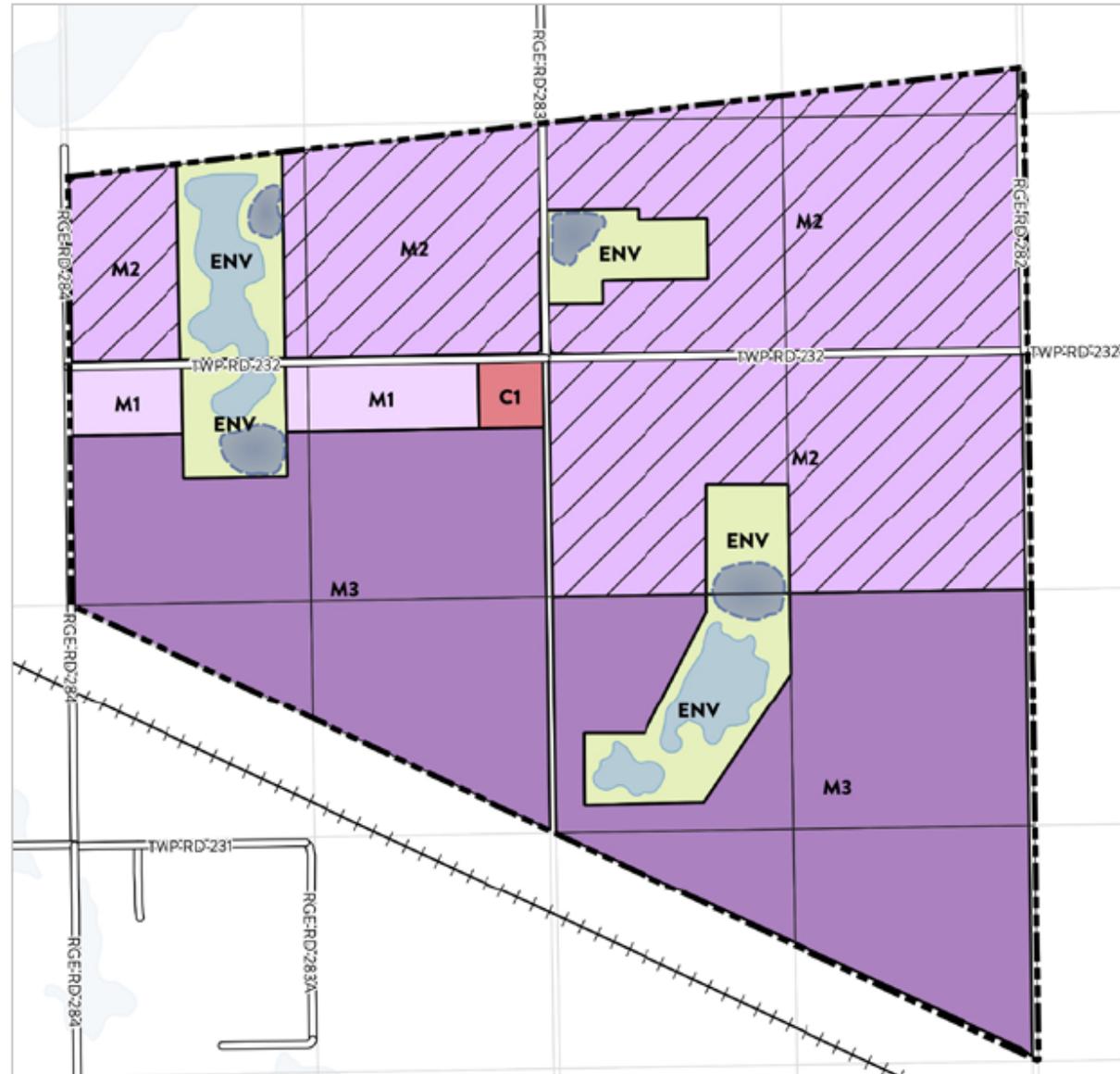


LEGEND

- | | |
|------------------------------|---------------------|
| Priority Growth Areas | Ecological Features |
| Primary Residential | Waterbodies |
| Employment Areas | Provincial Parks |
| Hamlet Growth Area | |
| Small Hamlet | |



Land Use Concept



LEGEND

- Shephard ASP Boundary
- Existing Roads
- Railway
- Quarter Sections
- Approximate Storm Ponds
- Existing Wetlands

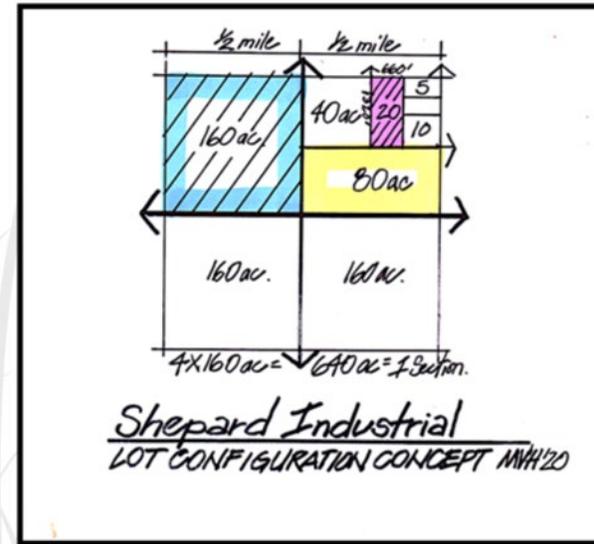
Land Use

- C1 Commercial
- ENV Environmental / Stormwater
- M1 Medium Lot Industrial
- M2 Flex Lots
- M3 Large Lot Industrial



Land Use Concept Statistics

Land Use Type	Potential District(s)	Area (hectares)	Area (acres)	%
Commercial	C-HWY	5	13	1
Medium Lot Industrial	I-LHT or I-HVY	23	57	3
Flex Lots	I-LHT or I-HVY	338	835	44
Large Lot Industrial	I-HVY	317	783	41
Stormwater & Reserves	S-PUB or S-PRK	90	222	11
	Total	773	1910	100%



Transportation & Trails

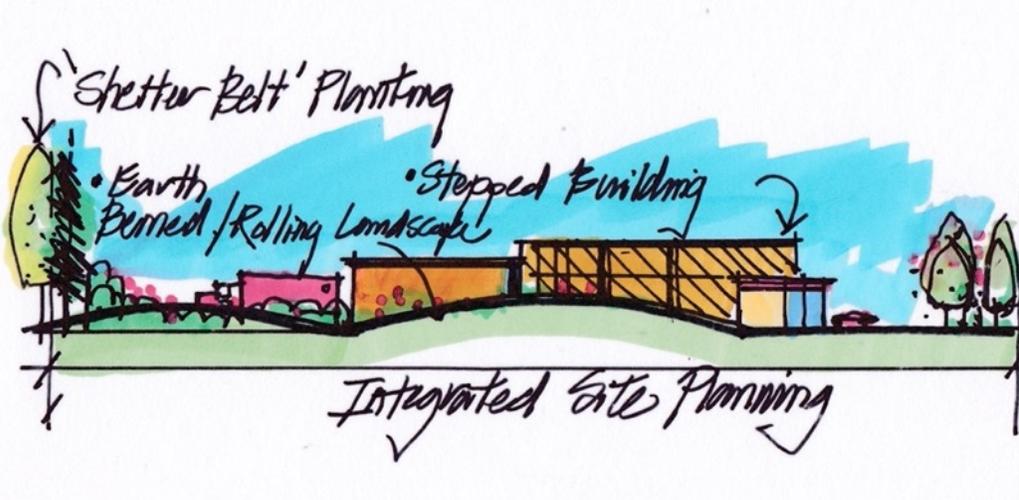
LEGEND

-  Shepard ASP Boundary
-  Existing Roads
-  Railway
-  Road Network
-  Trails
-  Quarter Sections
-  Approximate Storm Ponds
-  Existing Wetlands
-  C1 Commercial
-  ENV Environmental / Stormwater
-  M1 Medium Lot Industrial
-  M2 Flex Lots
-  M3 Large Lot Industrial



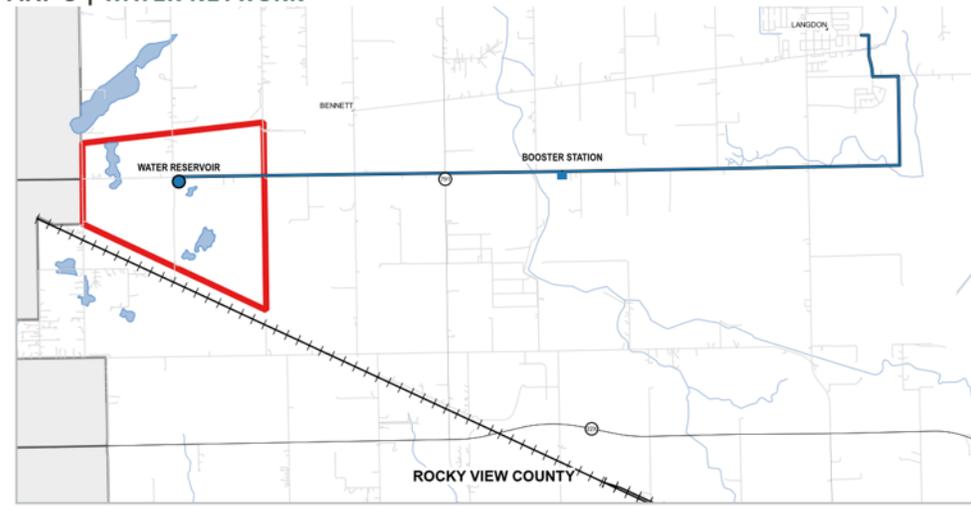
Site Planning + Design

FIGURE 6 | STREETScape EXAMPLE

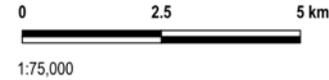


Servicing WATER + SANITARY NETWORKS

MAP 9 | WATER NETWORK

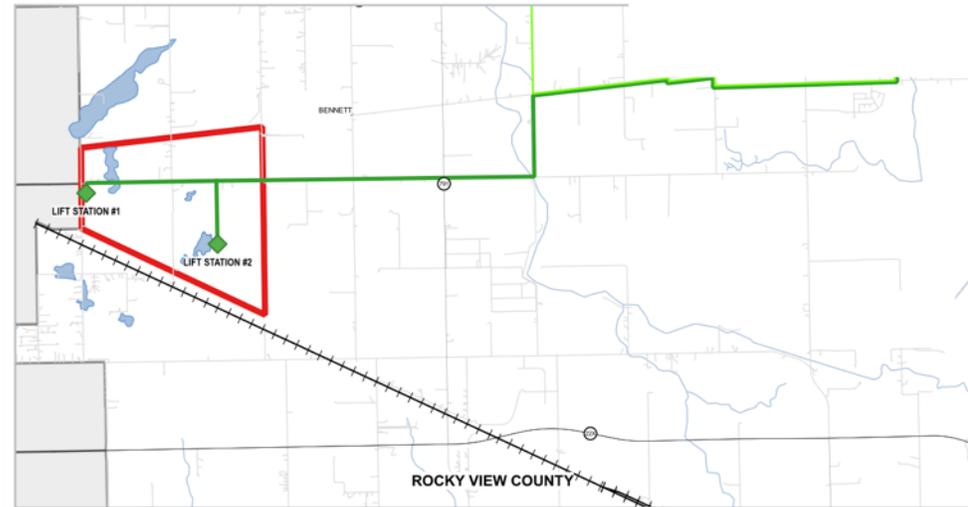


- Shepard area structure plan
- Water reservoir (proposed location)
- Water transmission main
- Booster station (proposed location)

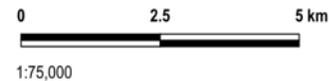


MAP 9: WATER NETWORK
SHEPARD AREA STRUCTURE PLAN

MAP 10 | WASTEWATER NETWORK



- Shepard area structure plan
- ◆ Water reservoir (proposed location)
- Water transmission main
- Booster station (proposed location)

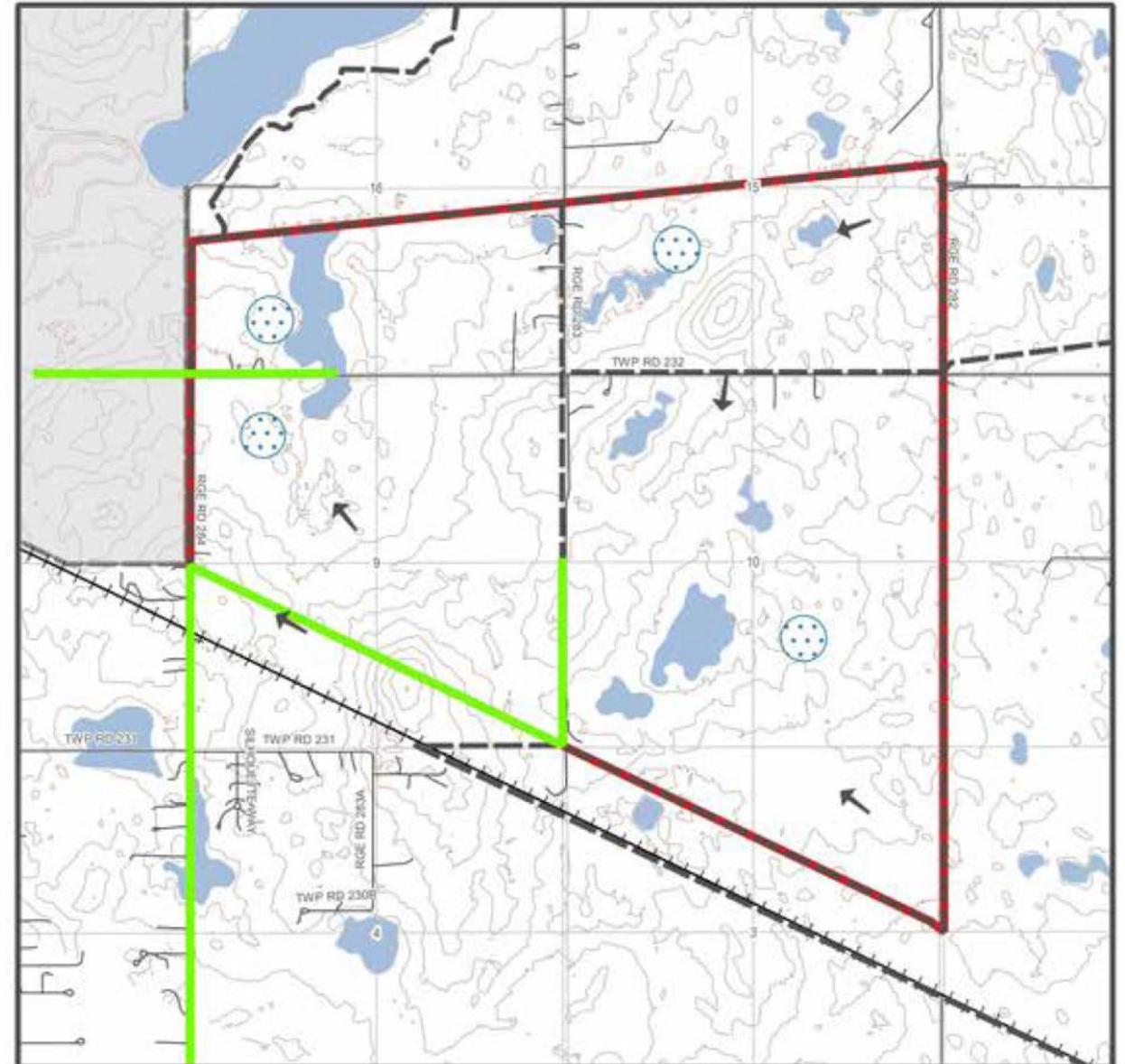


MAP 10: SANITARY NETWORK
SHEPARD AREA STRUCTURE PLAN

Stormwater

Shepard Industrial Stormwater Management

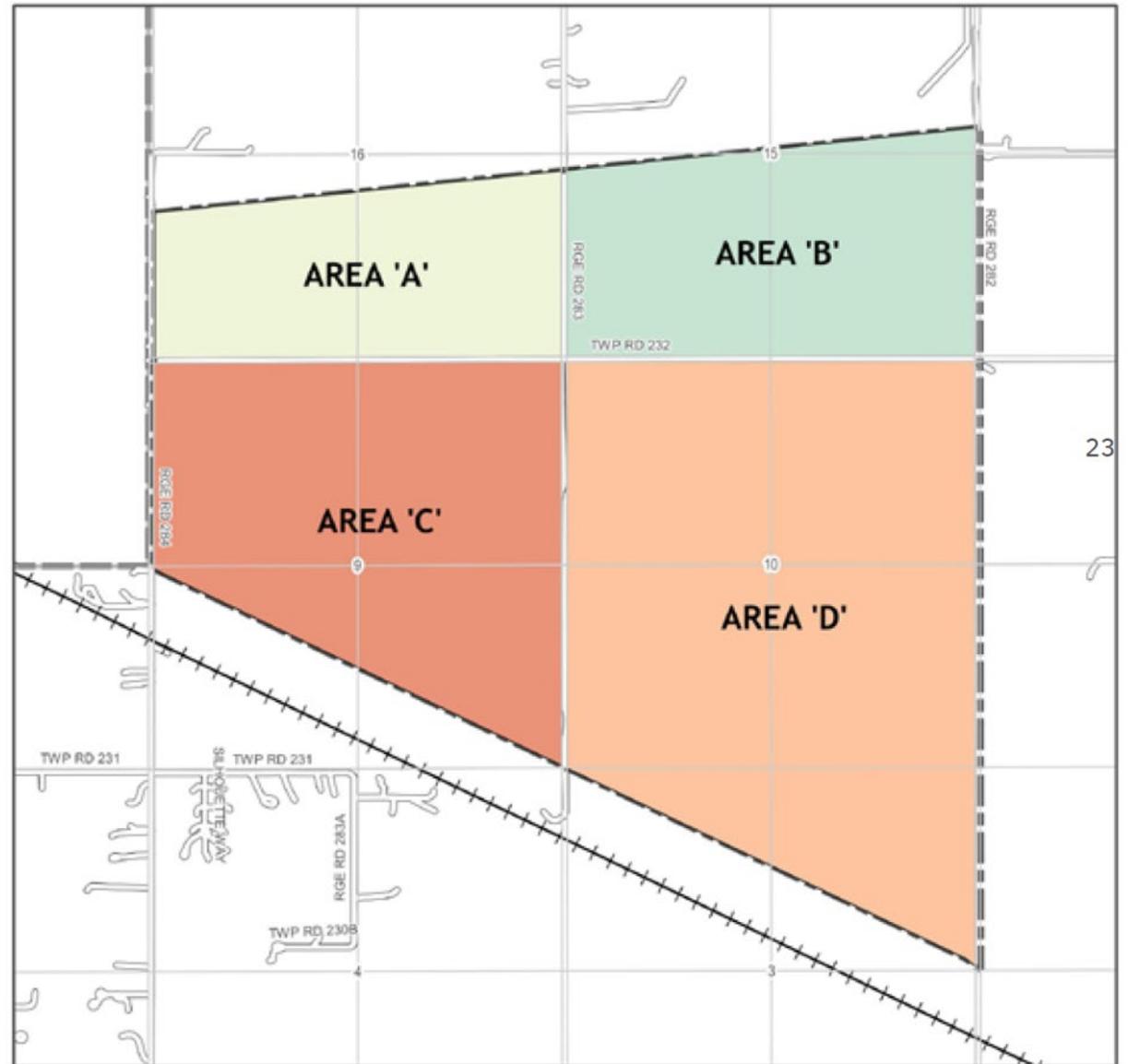
-  Area structure plan
-  Proposed pond
-  Proposed storm trunk
-  Drainage boundary
-  Overland drainage
-  Contours (2 meters)



Implementation

LEGEND

- Local Plan Area 'A'
- Local Plan Area 'B'
- Local Plan Area 'C'
- Local Plan Area 'D'
- Shepard ASP boundary edit
- Existing Roads
- Railway
- Quarter Section



Further information:



ROCKY VIEW COUNTY WEBSITE:



SHEPARD INDUSTRIAL ASP and Associated Technical Studies



Under "Building & Planning"



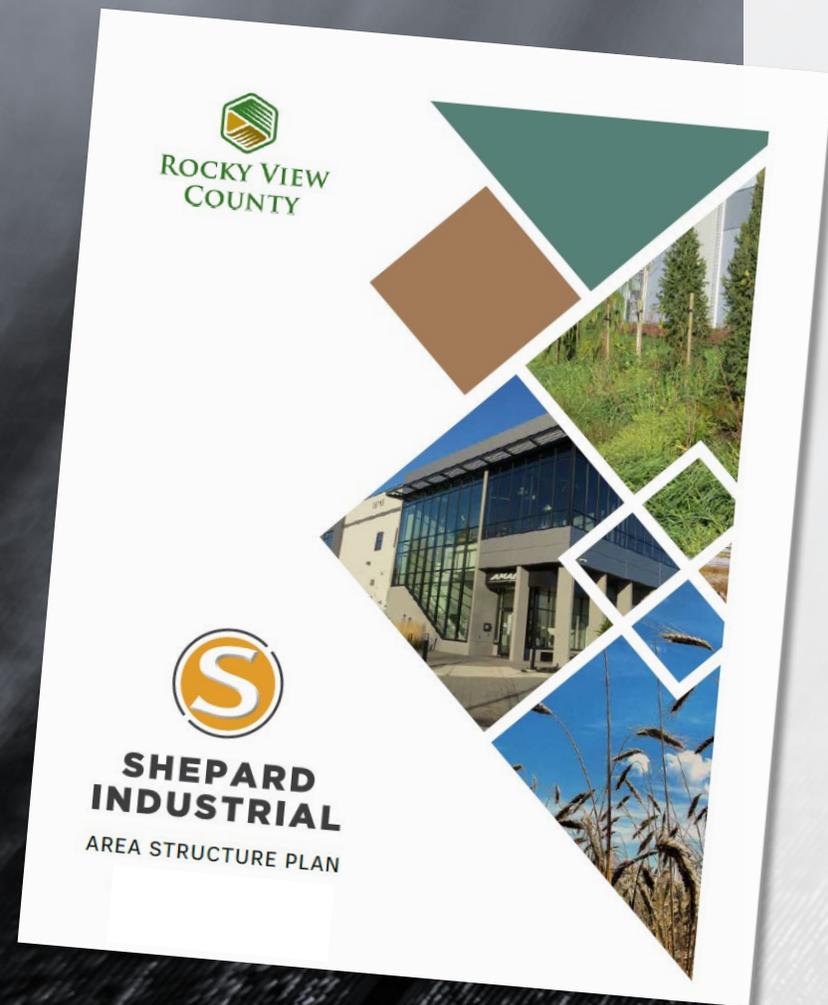
Click on "Plans Under Review"



On the "Plans Under Review" page go to the bottom and click on "Shepard Industrial Area Structure Plan"



Also available by directly typing in this link: <https://www.rockyview.ca/shepard-industrial-area-structure-plan>



NEXT STEPS: March to May 2021

01

Review
feedback and
refine Plan

02

Circulate Plan
to outside
Agencies

03

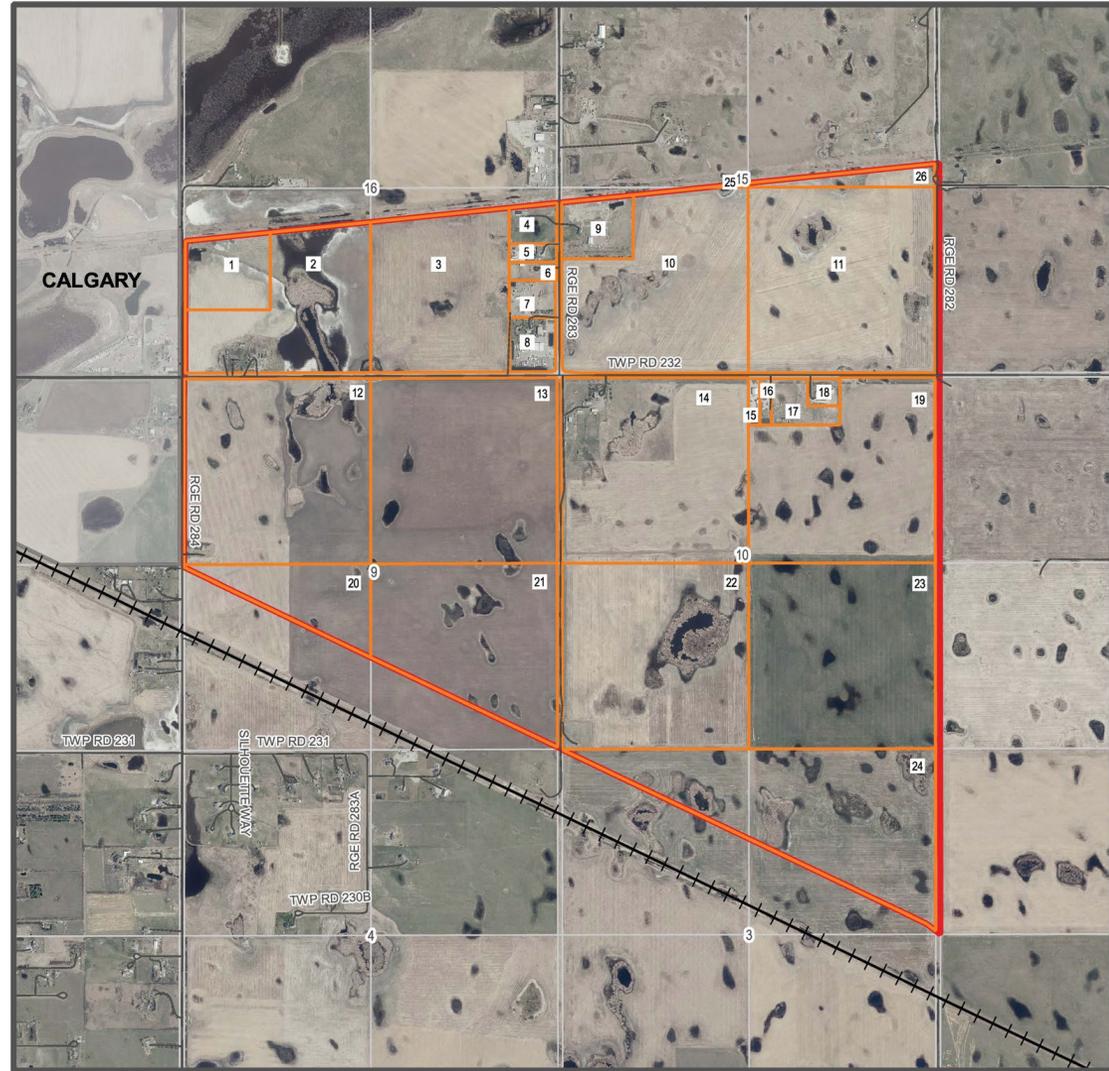
Refine Plan

04

Council
Approvals

thank you!

We will post this presentation on the Rocky View County website.



Shepard Industrial Parcels Index

Area structure plan Legal Parcels

