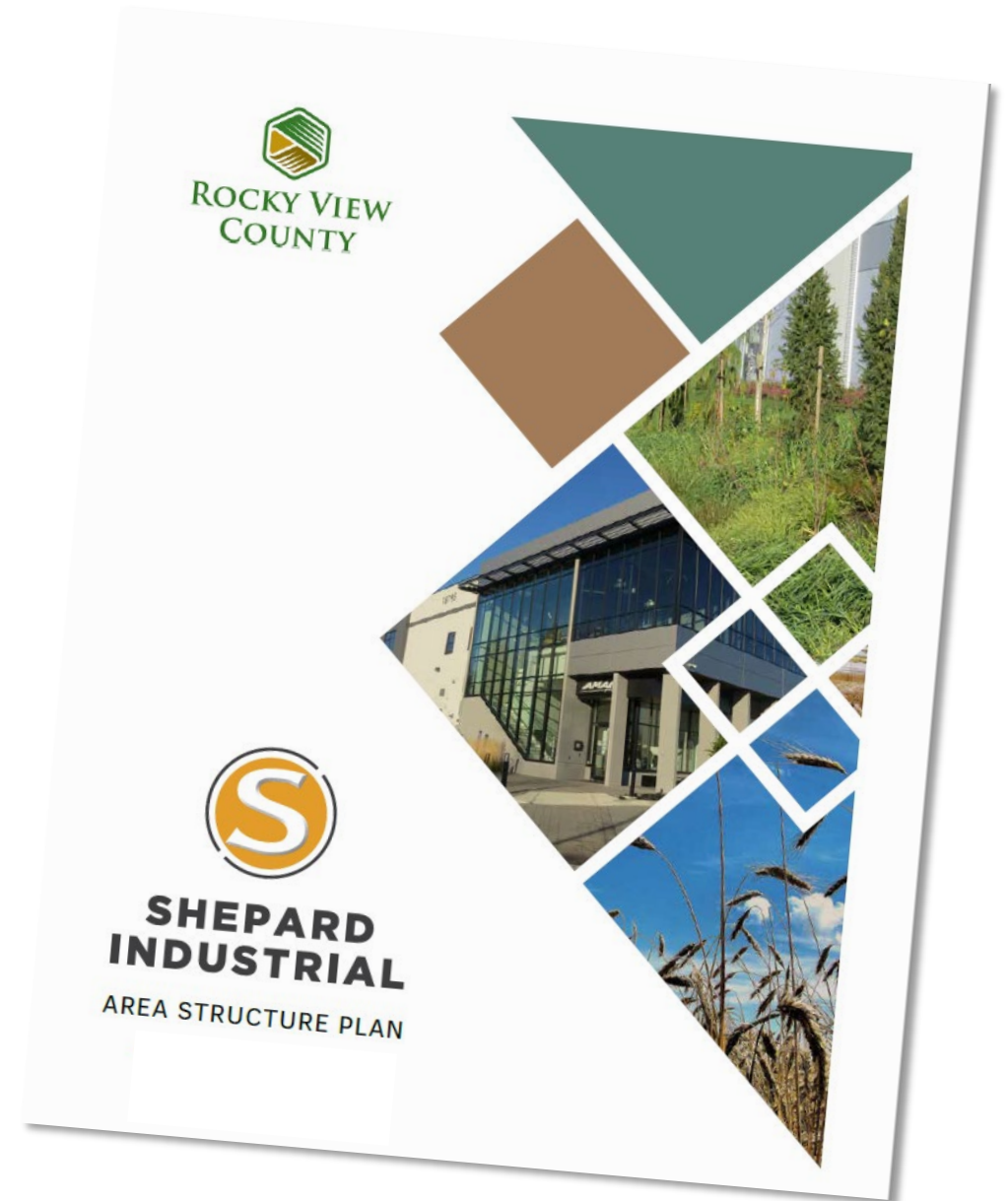


welcome

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.



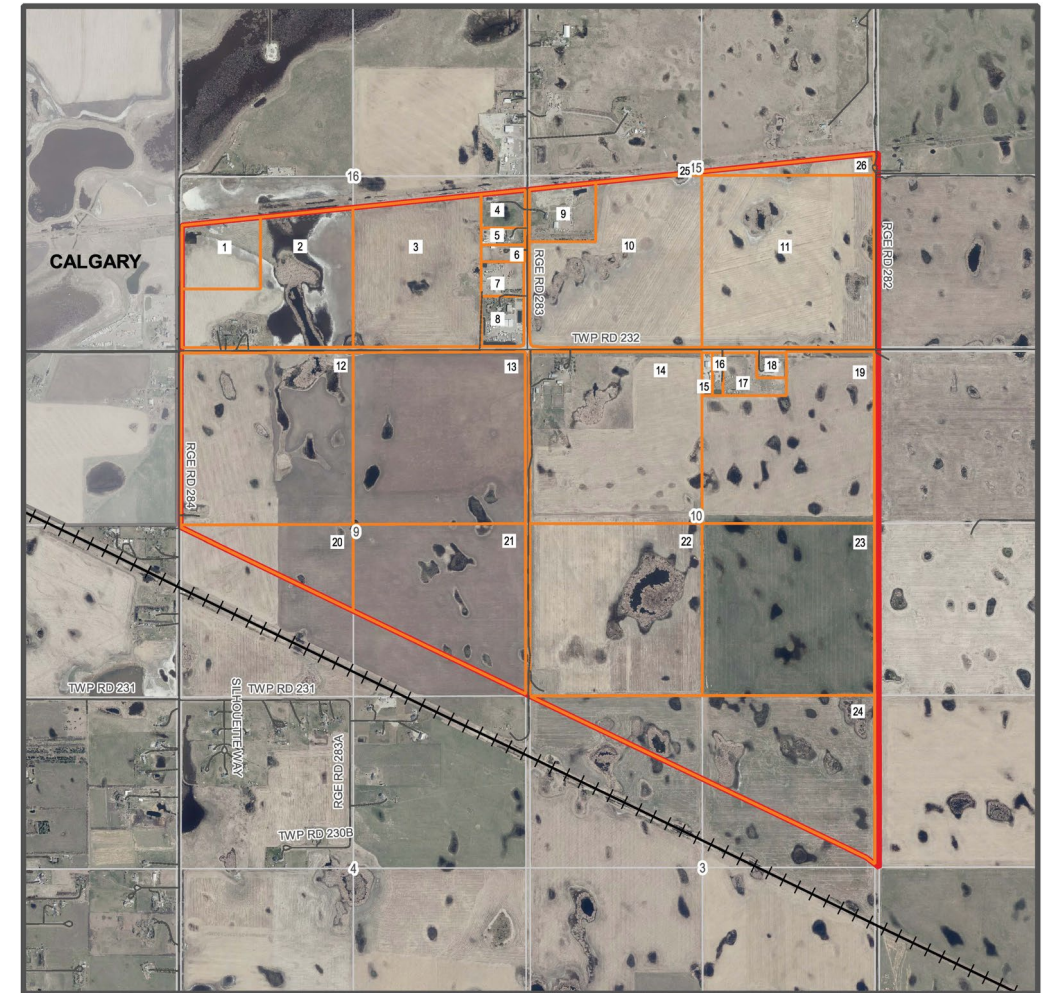
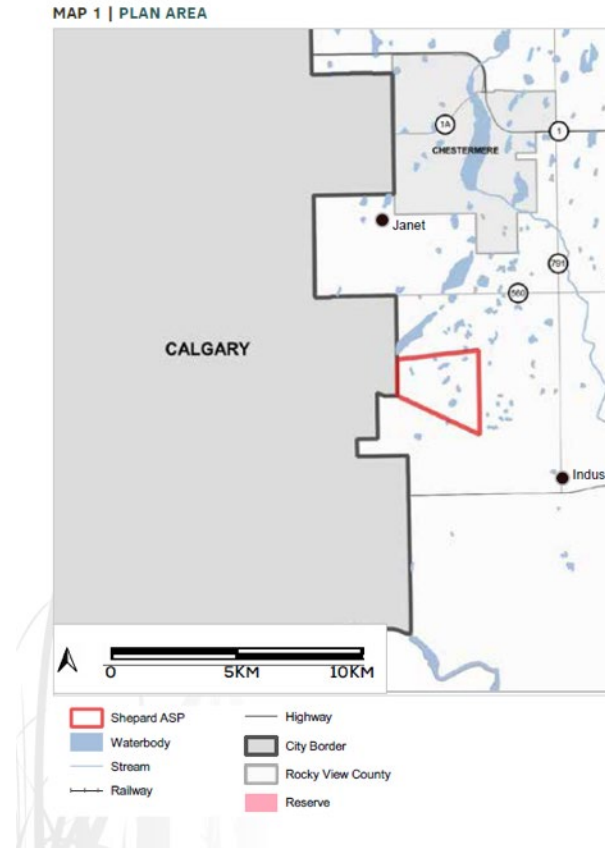
Maximize environmental sensitivity: The major wetlands shall be conserved as part of a natural local habitat and stormwater connected system.



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.

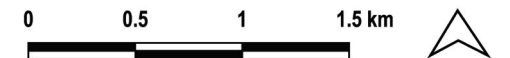


Regional & Local Context

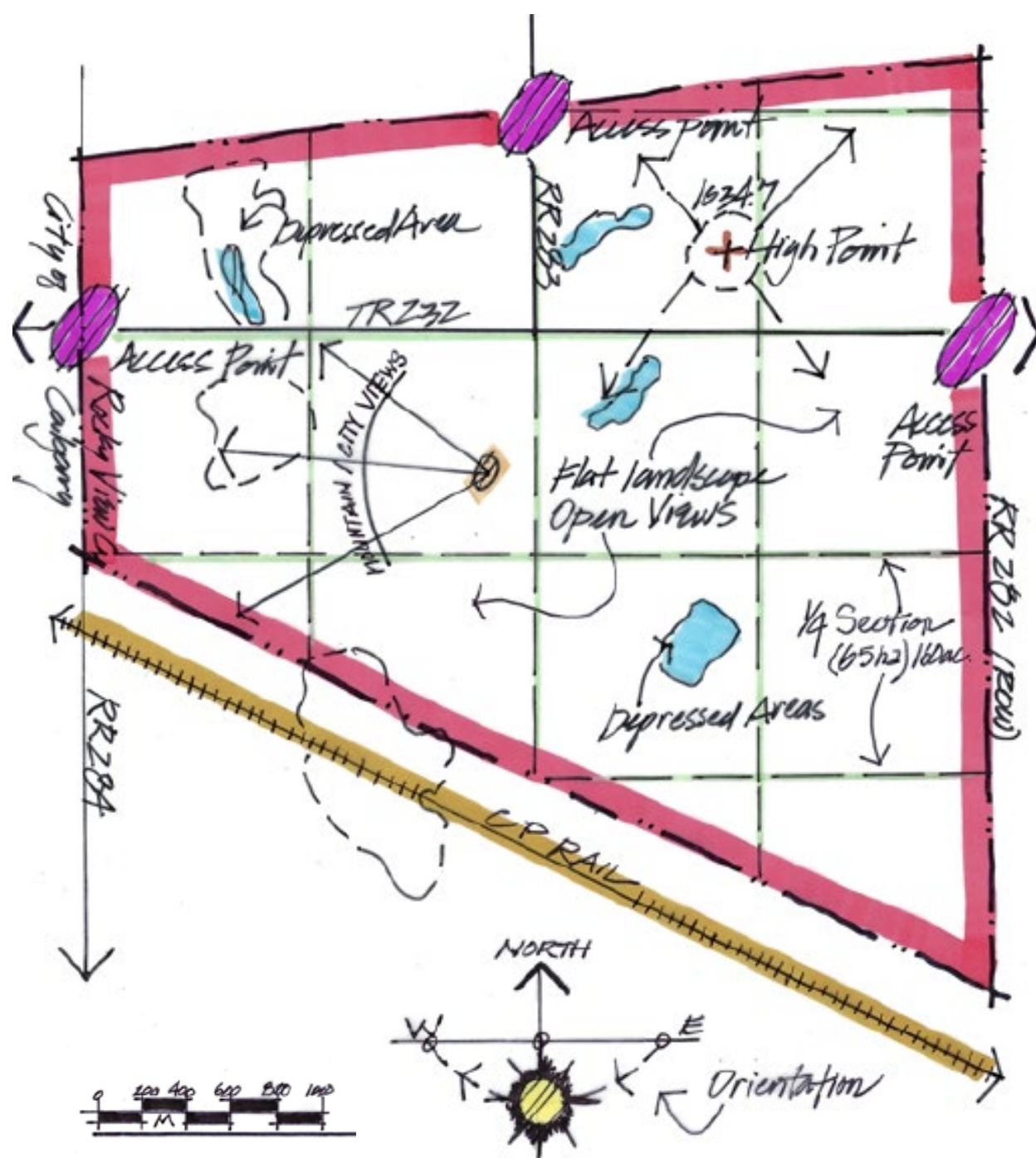


Shepard Industrial Parcels Index

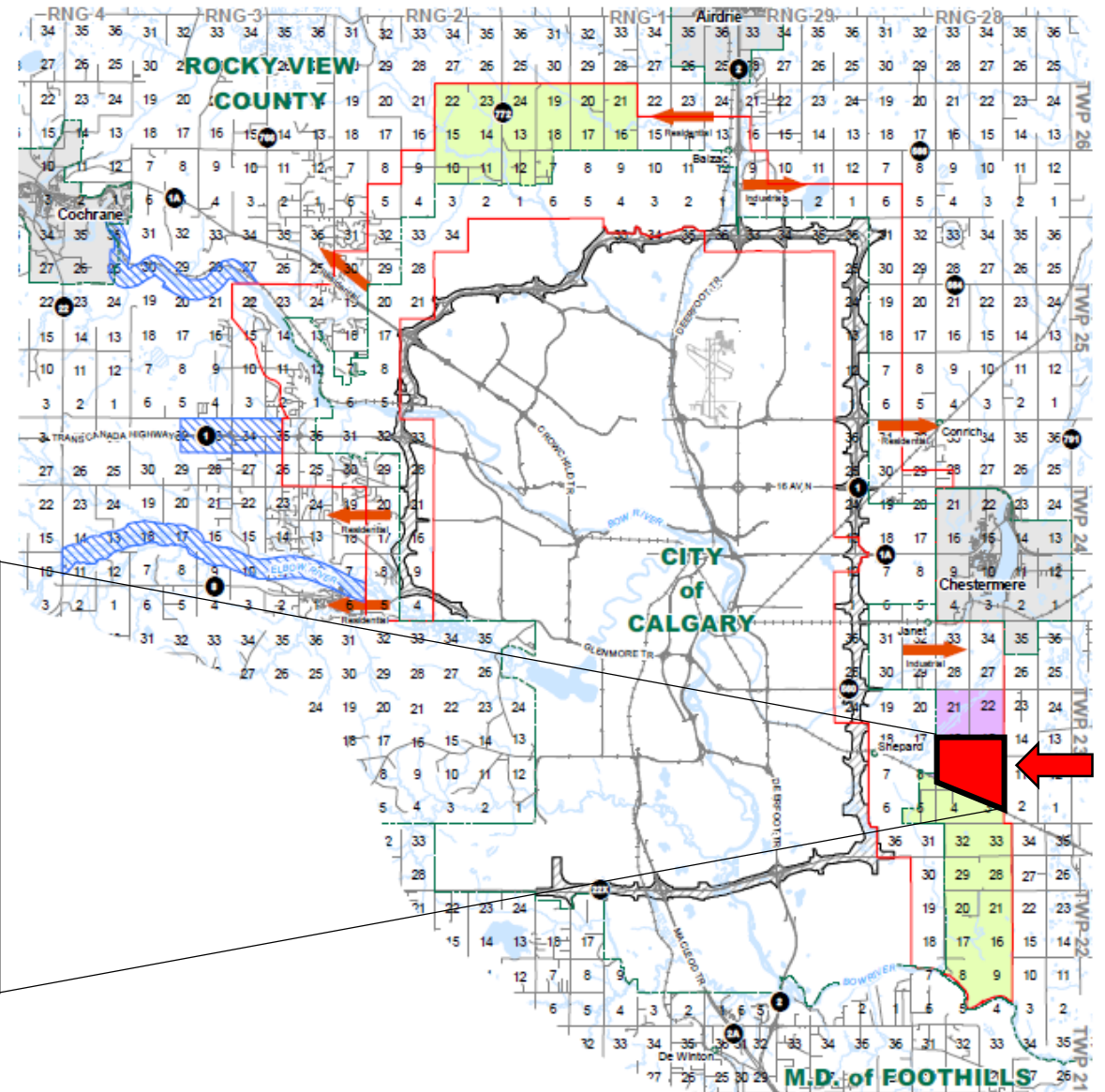
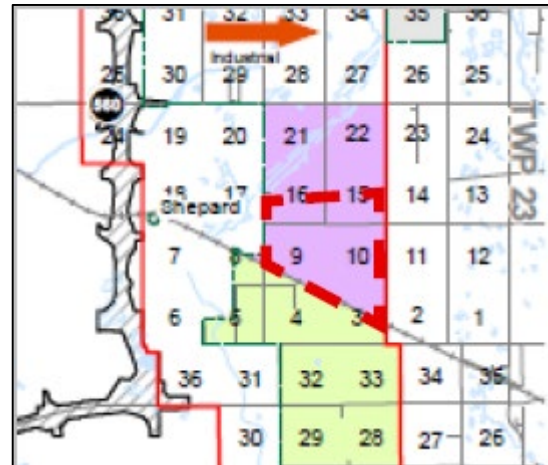
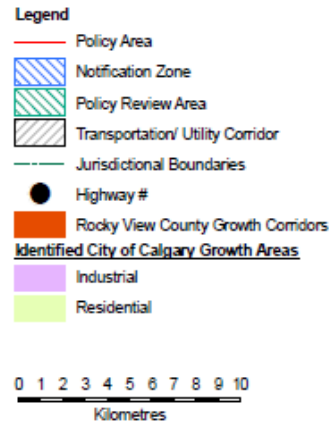
Area structure plan (Red outline) Legal Parcels (Orange outline)



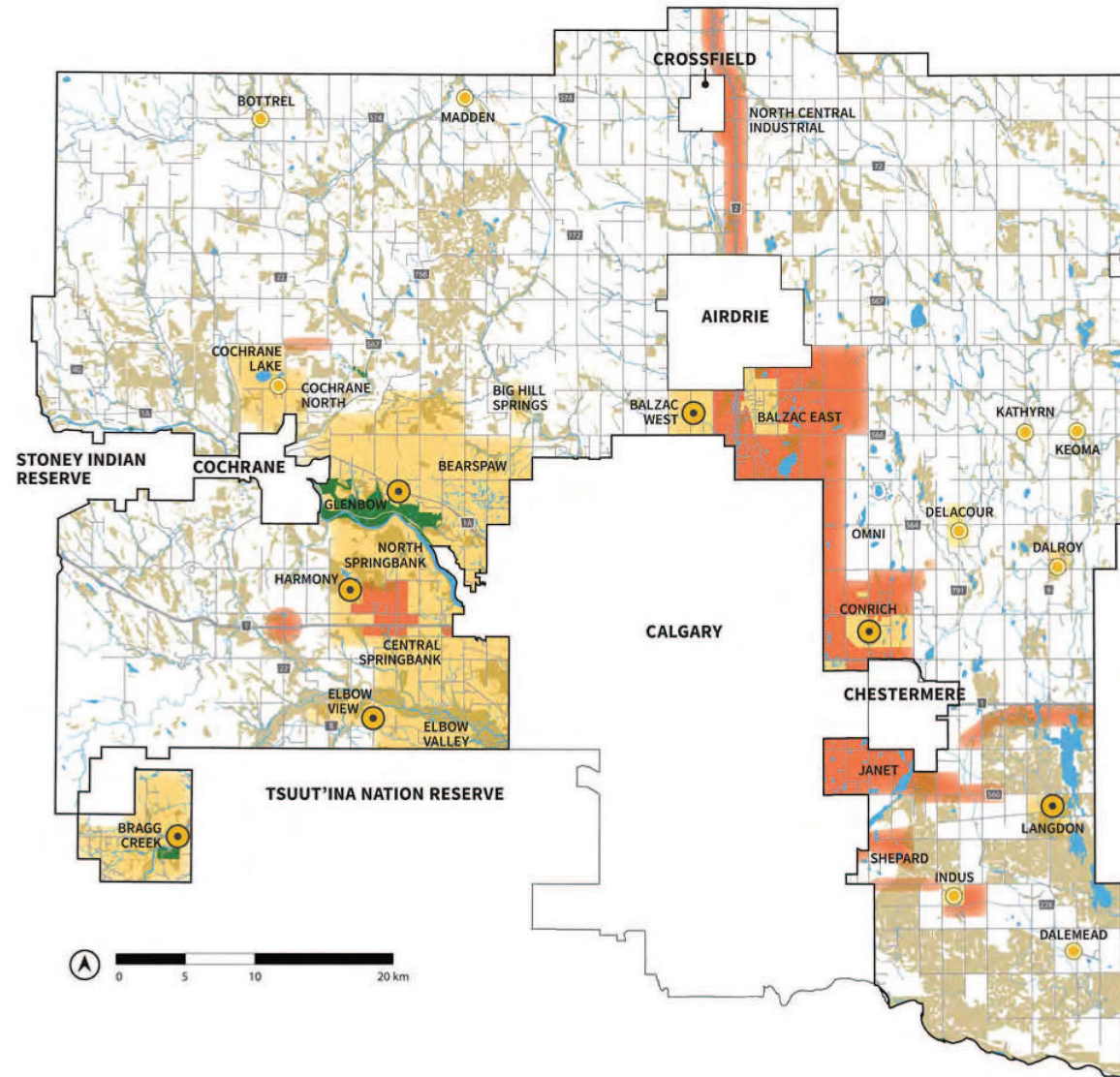
SITE ANALYSIS ·MVHZD·



Policy Context



Policy Context



LEGEND

Priority Growth Areas

- Primary Residential
- Employment Areas
- Hamlet Growth Area
- Small Hamlet

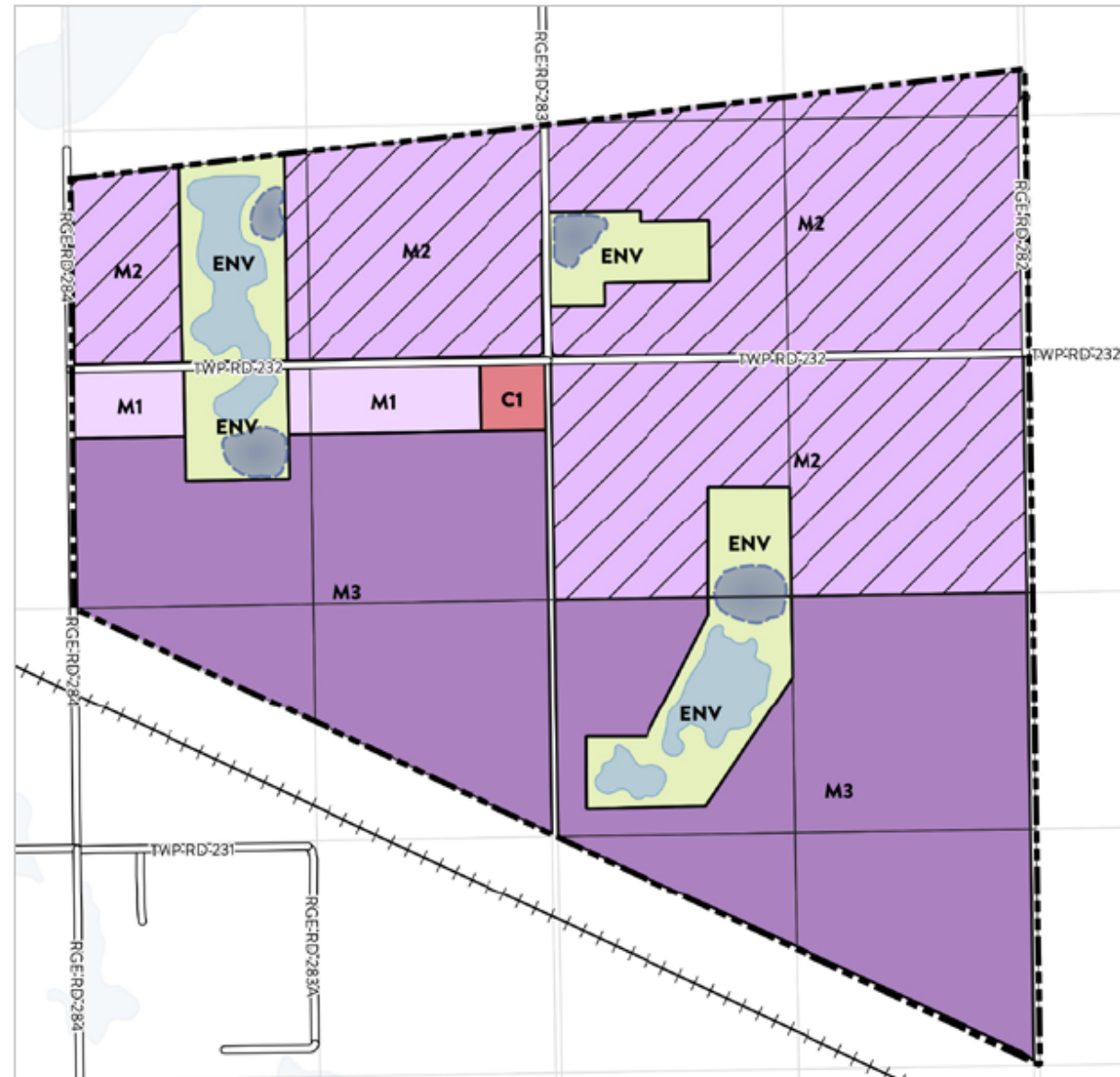
- Ecological Features
- Waterbodies
- Provincial Parks

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Land Use Concept



LEGEND

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

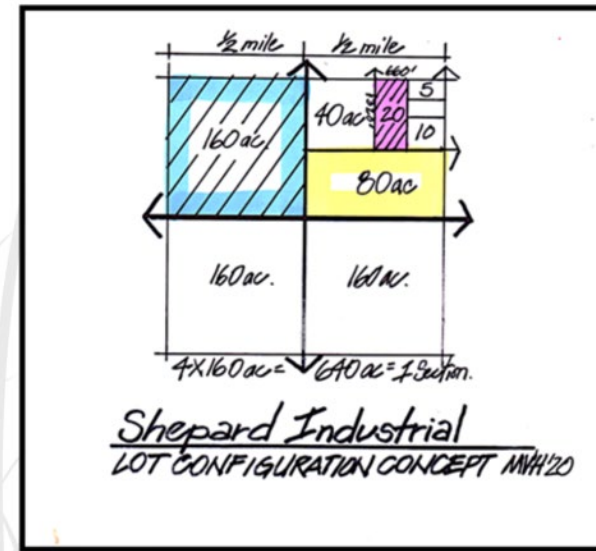
Land Use

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
















Land Use Concept Statistics

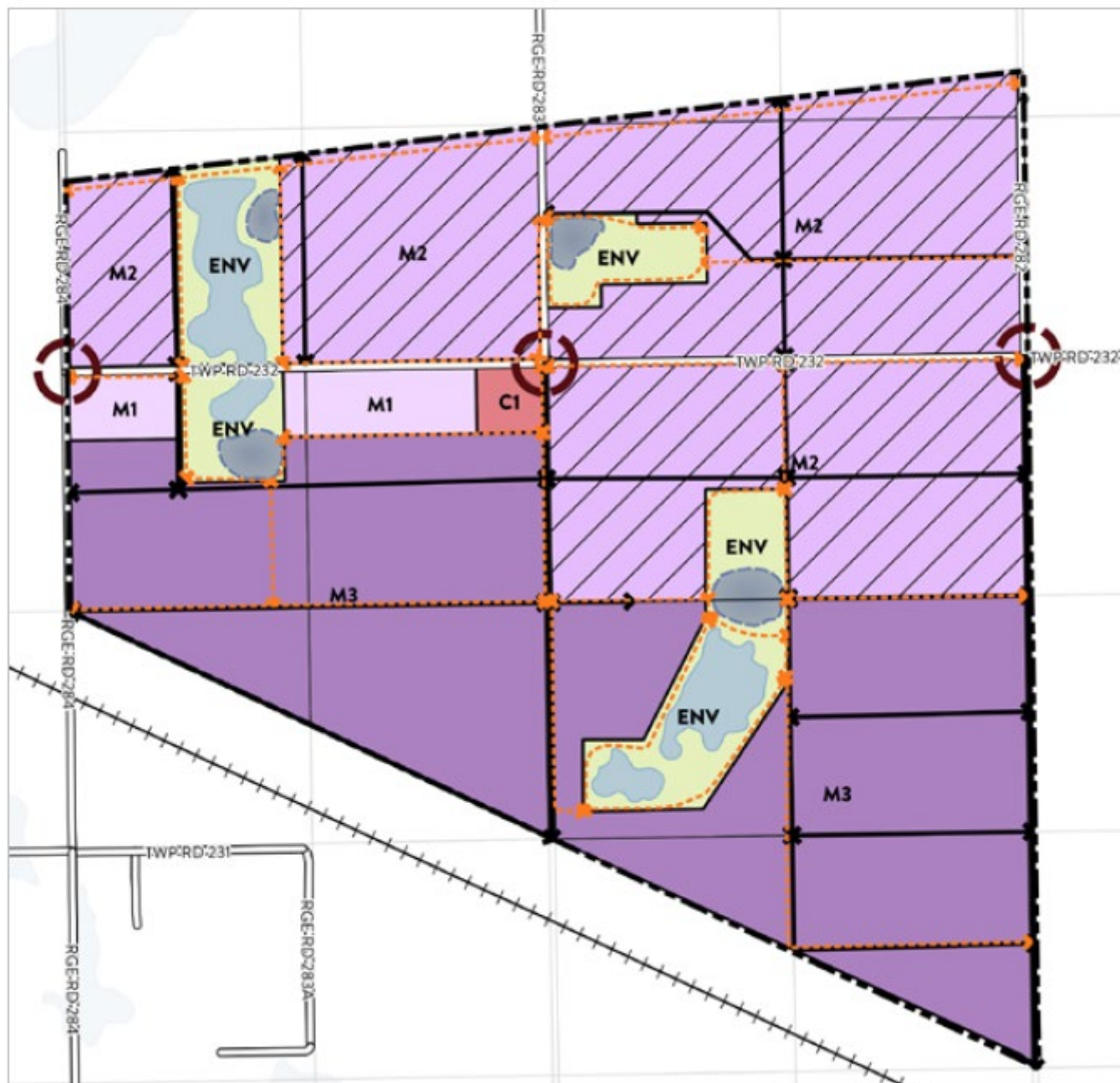
| Land Use Type | Potential District(s) | Area (hectares) | Area (acres) | % |
|-----------------------|-----------------------|-----------------|--------------|------|
| Commercial | C-HWY | 5 | 13 | 1 |
| Medium Lot Industrial | I-LHT or I-HVY | 23 | 57 | 3 |
| Flex Lots | I-LHT or I-HVY | 338 | 835 | 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

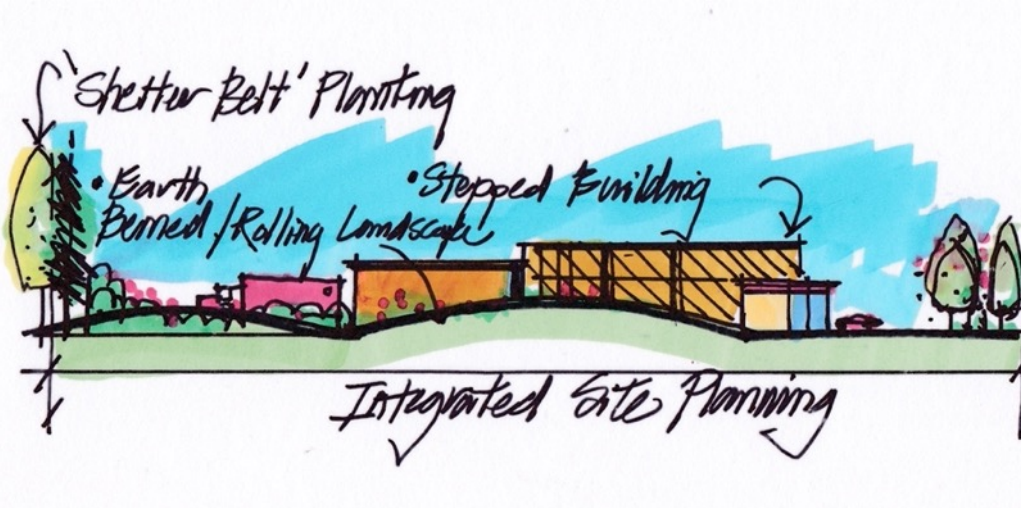
LEGEND

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



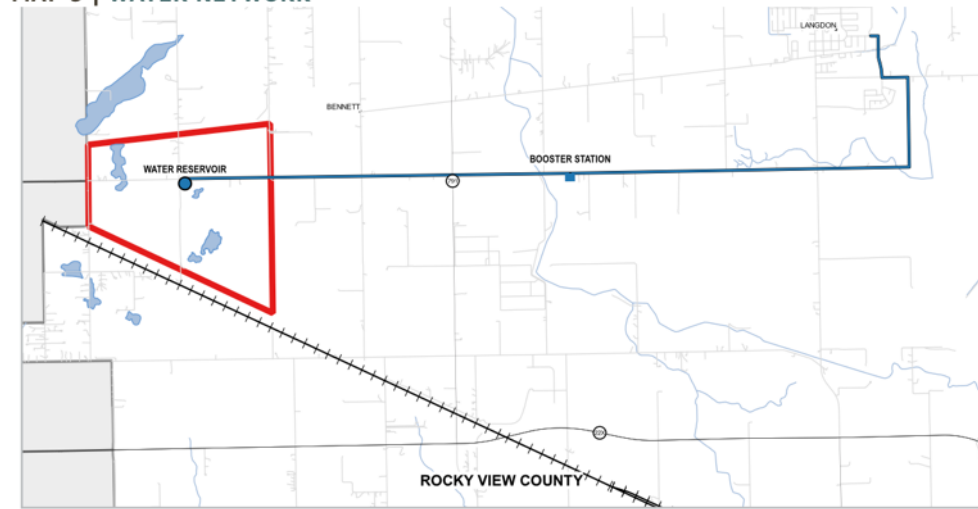
Site Planning + Design

FIGURE 6 | STREETSCAPE EXAMPLE



Servicing WATER + SANITARY NETWORKS

MAP 9 | WATER NETWORK



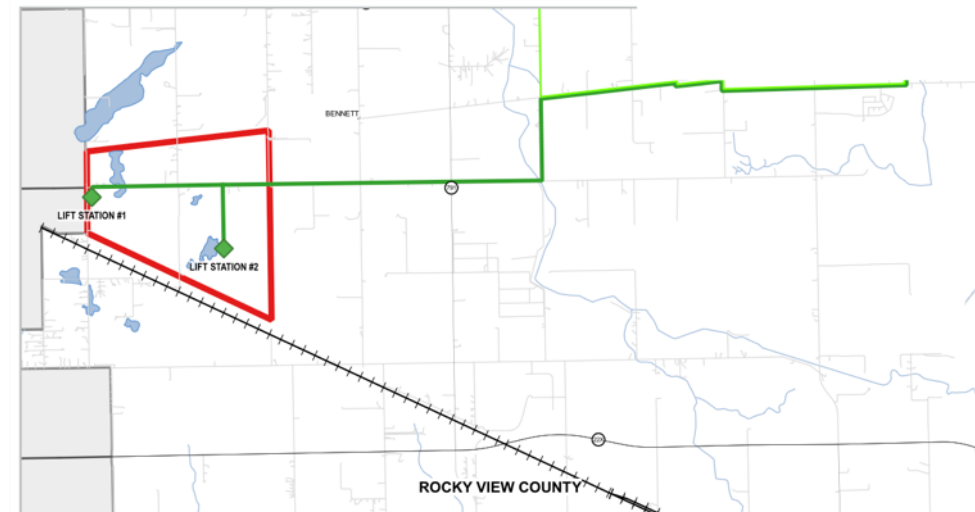
- Shepard area structure plan
- Water reservoir (proposed location)
- Water transmission main
- Booster station (proposed location)



0 2.5 5 km
1:75,000

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)







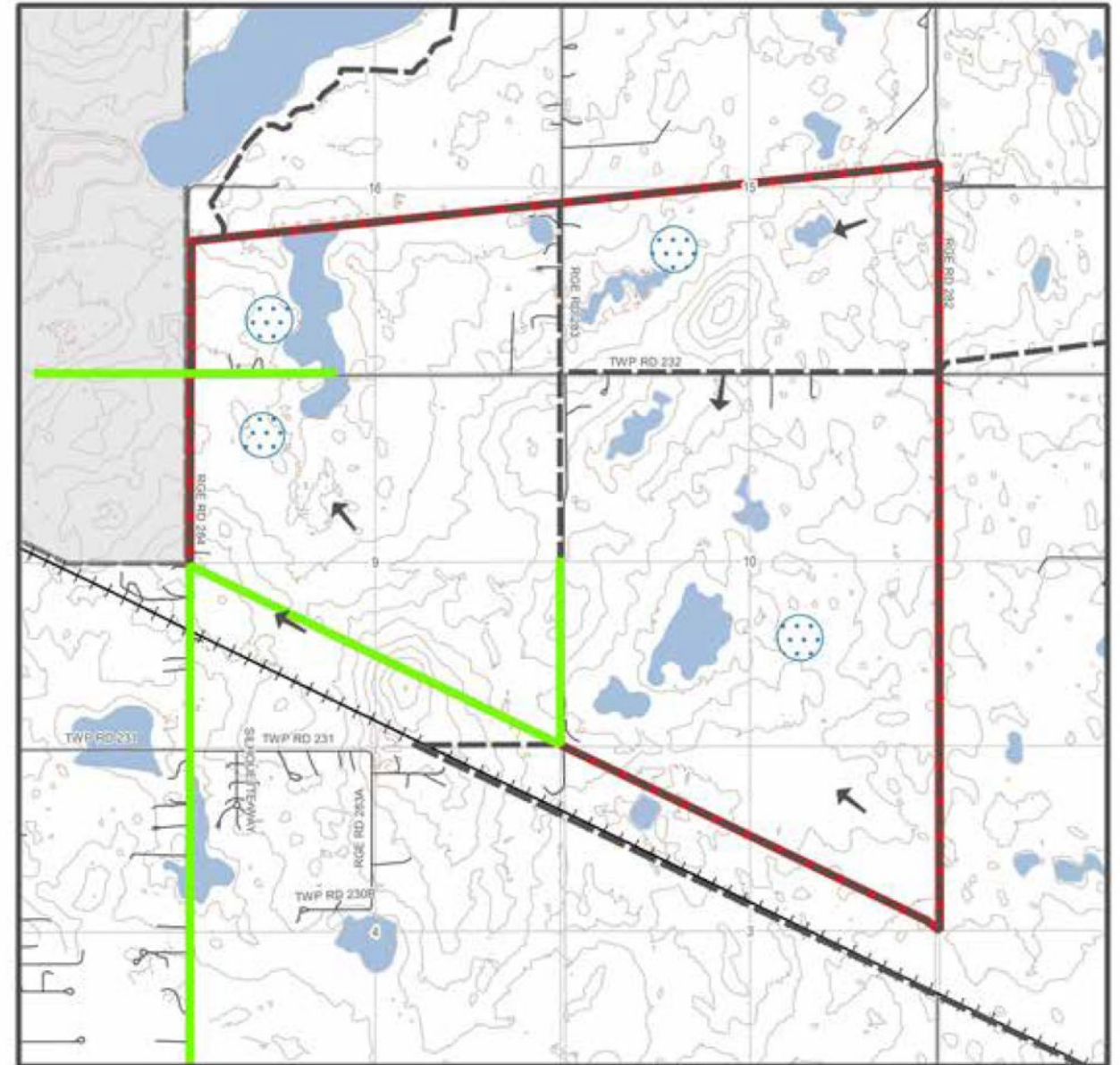
0 2.5 5 km
1:75,000

MAP 10: SANITARY NETWORK
SHEPARD AREA STRUCTURE PLAN

Stormwater









Shepard Industrial Stormwater Management

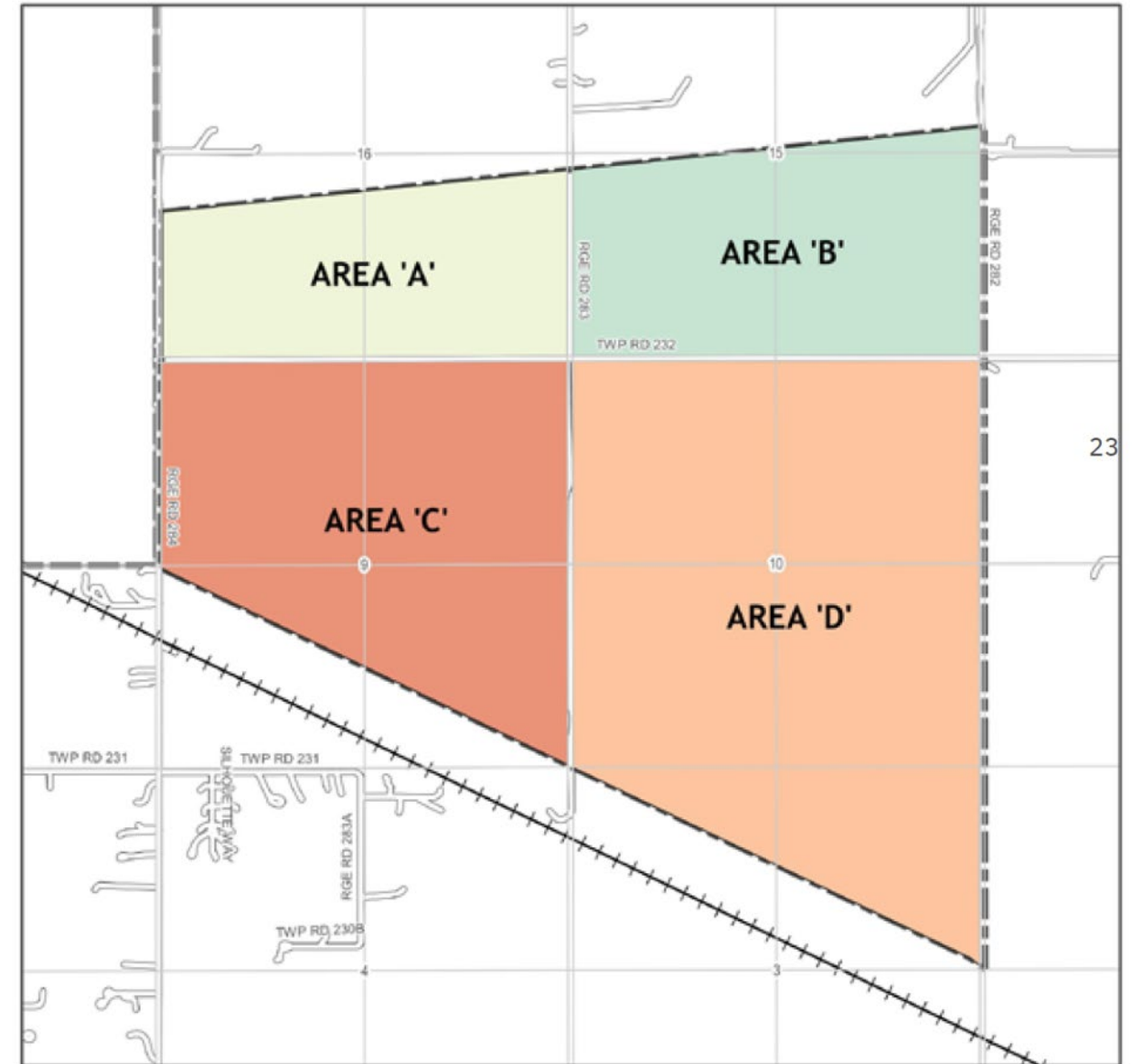
-  Area structure plan
-  Proposed pond
-  Proposed storm trunk
-  Drainage boundary
-  Overland drainage
-  Contours (2 meters)



Implementation

LEGEND

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



Further information:



ROCKY VIEW COUNTY WEBSITE:



SHEPARD INDUSTRIAL ASP and Associated Technical Studies



Under "Building & Planning"



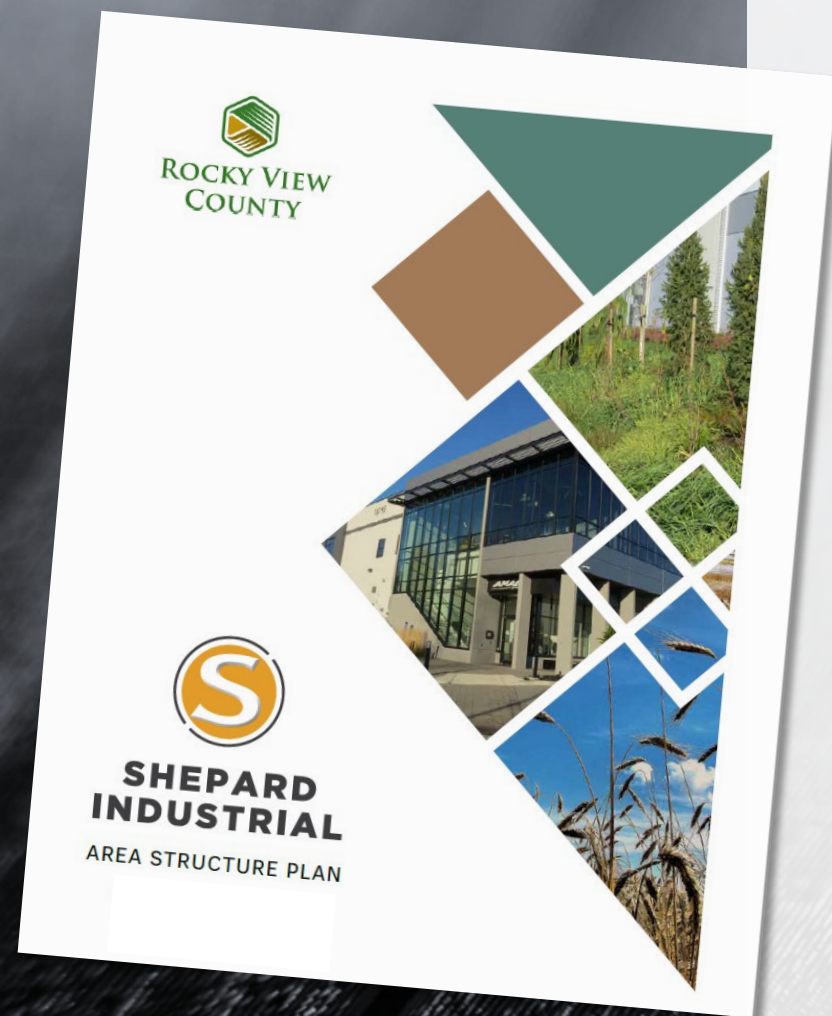
Click on "Plans Under Review"



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

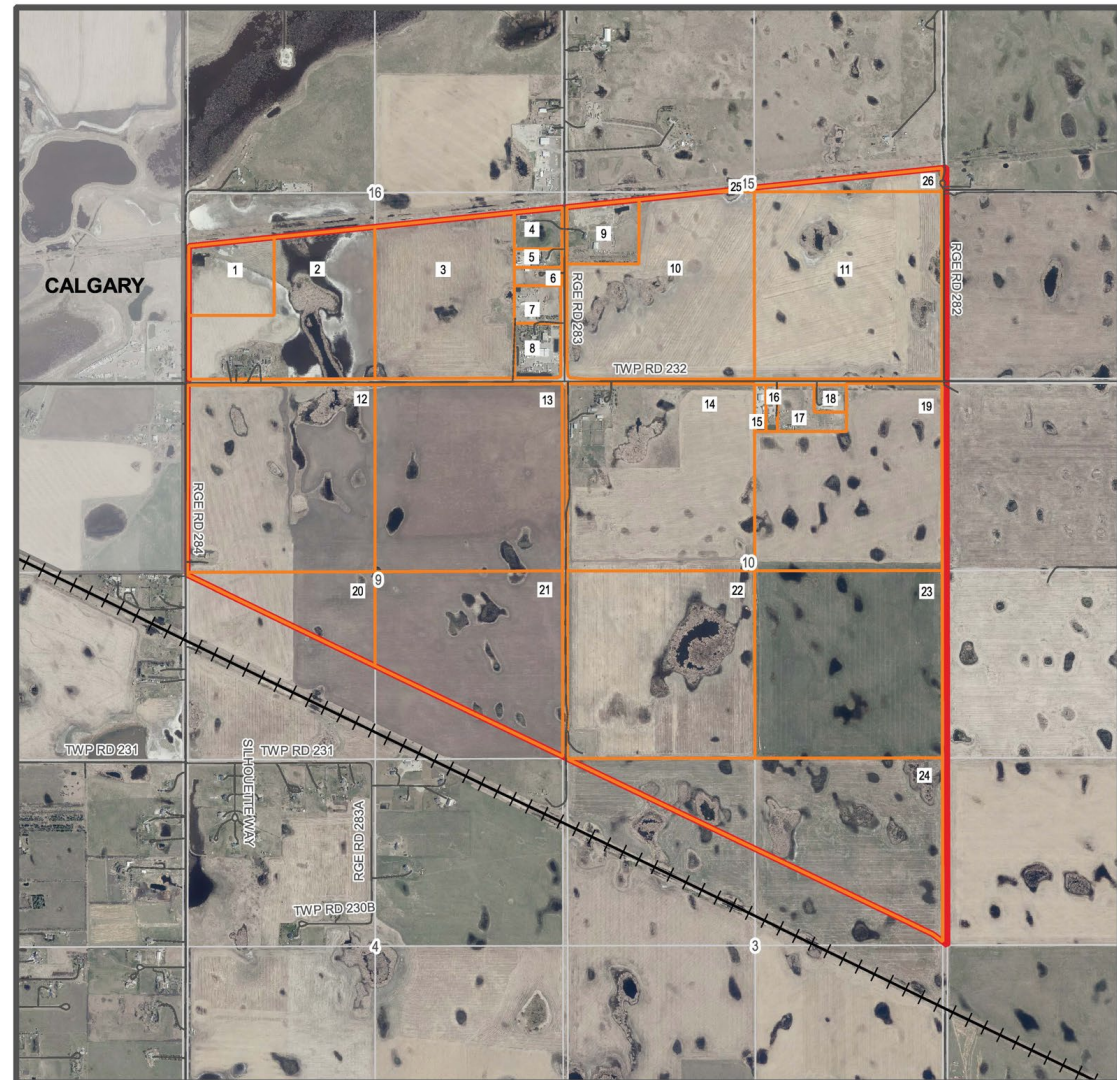
thank you!

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

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MVH Urban Planning
& Design Inc.



Shepard Industrial Parcels Index

Area structure plan Legal Parcels

0 0.5 1 1.5 km

