

Welcome to the Open House!

Tonight's Objectives

1. To meet the Project Team
2. To provide an updates on the Project
3. To obtain your feedback
4. To answer your questions
5. To provide an overview of next steps

WHEN: Tuesday, January 30, 2024

TIME: 4:00pm-7:30pm

WHERE: The Track Golf Course,
333 Boulder Creek Drive, Langdon

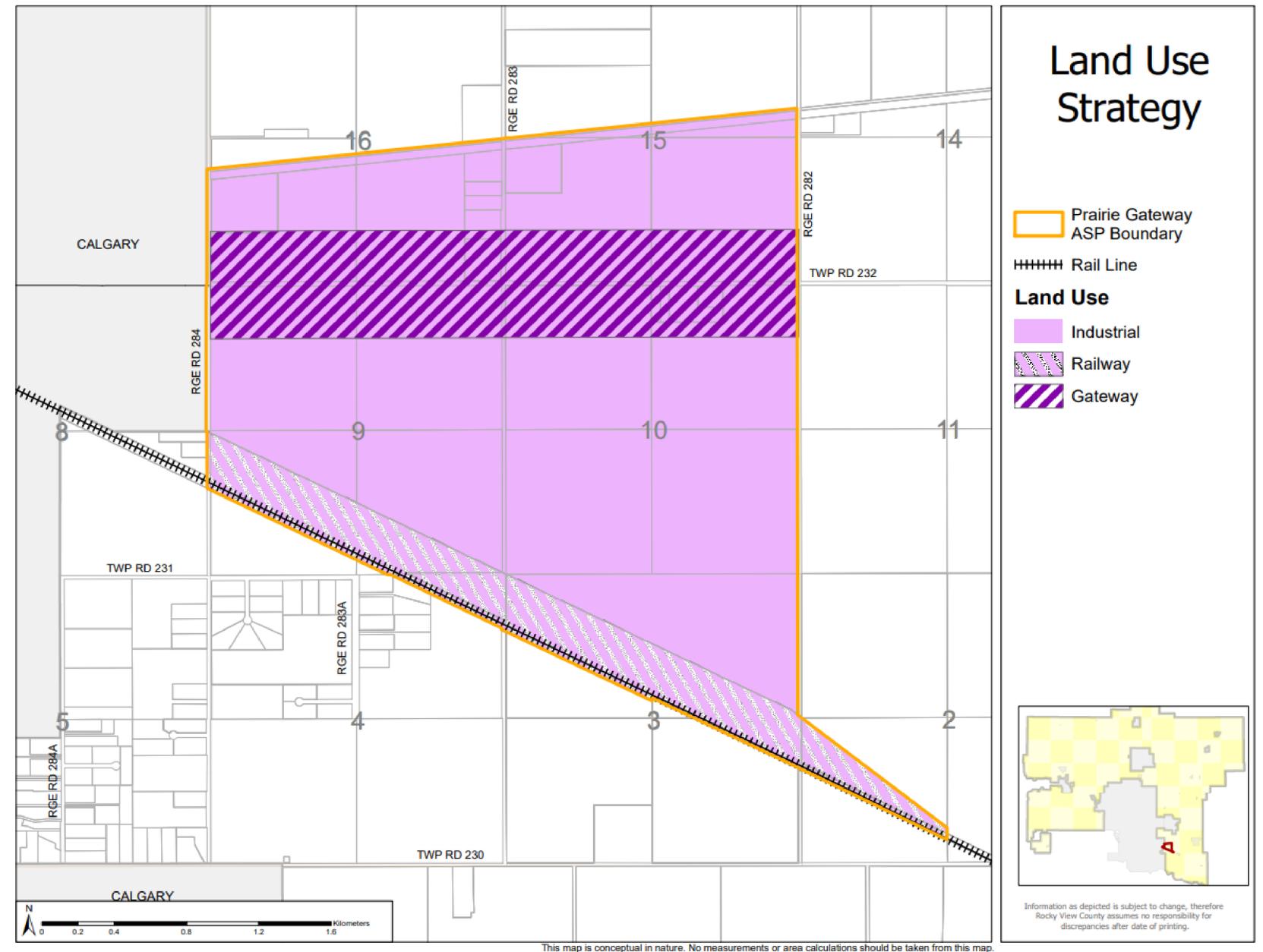
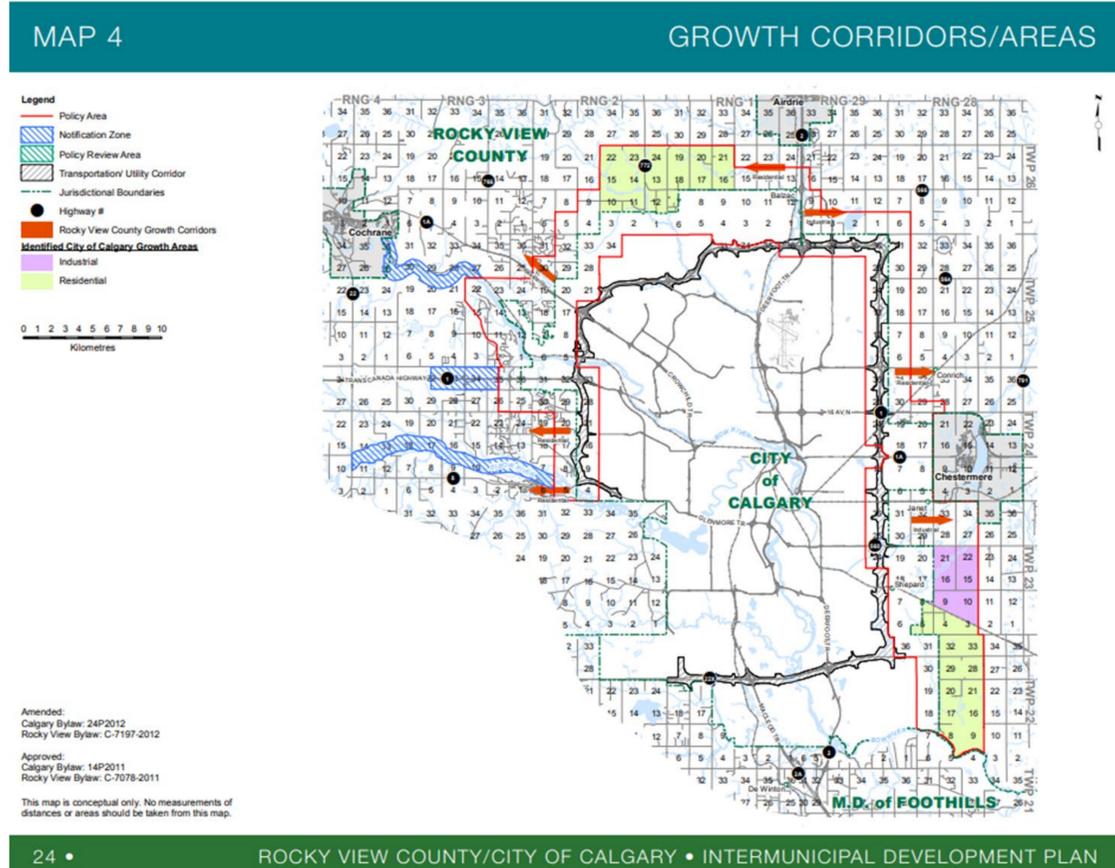
FORMAT: Drop-in

Project Timeline



Draft Land Use Strategy

Area Structure Plan PRAIRIE GATEWAY

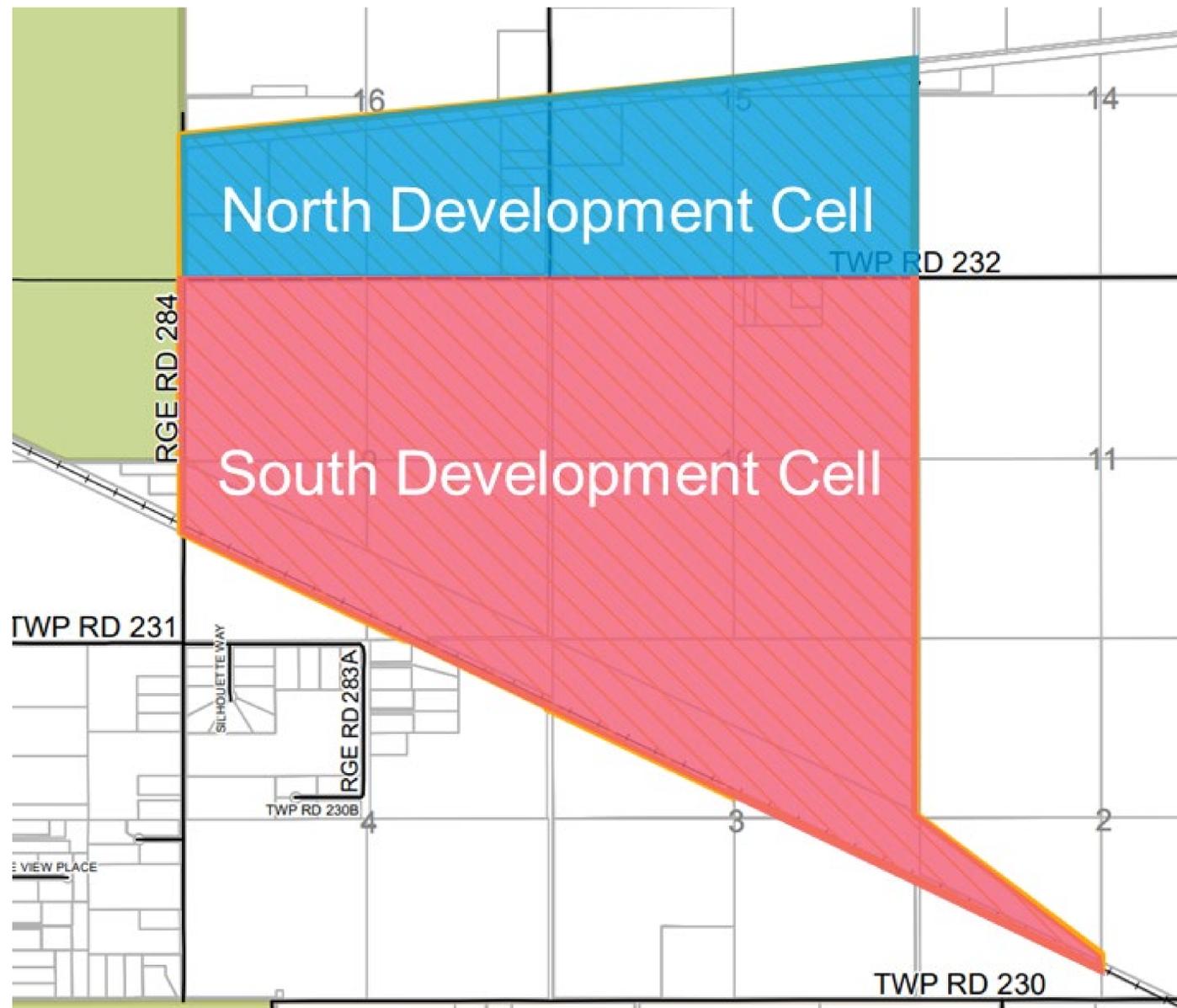


Industrial Land Use

The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) identifies these lands as a Joint Industrial Corridor on Map 2 – Key Focus Areas and as Industrial Growth Area on Map 4 – Growth Corridors / Areas.

Draft Land Use Strategy

Area Structure Plan **PRAIRIE GATEWAY**



North Development Cell

- Lands north of TWP RD 232 (114 Ave SE).
- Non-rail served industrial development.
- Warehousing, logistics, and other rail supportive industrial.
- May include commercial development.

South Development Cell

- Lands south of TWP RD 232 (114 Ave SE).
- Approx. 50/50 Rail Served and non-rail served industrial.
- May include commercial development.
- Policy and Land Use Concept to provide more flexibility due to potential Rail Served development.

Draft Vision and Goals

Area Structure Plan **PRAIRIE GATEWAY**

The Prairie Gateway is the result of a **collaborative** effort between Rocky View County and the City of Calgary to support greater opportunities for **regional economic growth, shared servicing, and intermunicipal cooperation**.

The existing rural landscape will provide opportunities **for flexible lot configurations and designs** that will contribute to the Region's premier in-land port and industrial park. Strategic investment in innovative technologies will contribute to local objectives to accelerate the **reduction of greenhouse gas emissions and support modern development practices**.

Over time, the area will evolve into a **world-class logistics centre** that will support the merger of the Canadian Pacific Railway and the Kansas City Southern Railway as well as federal and provincial initiatives to **bolster the CANAMEX Corridor**, and thus result in a **significant economic development and employment generator for the Calgary Region**.



Optimize Rail, Roads, and Access



Provide Industrial Development Flexibility



Facilitate the Creation of Complete Streets



Provide Safe and Social Public Spaces



Contribute to a Strong Regional Economy



Promote Regional Collaboration



Create a Connected Trail and Pathway Network



Design with Nature in Mind



Promote Land Use Compatibility



Reduce Green House Gas Emissions



Create Resilience and Safety

Project Overview

Opportunities

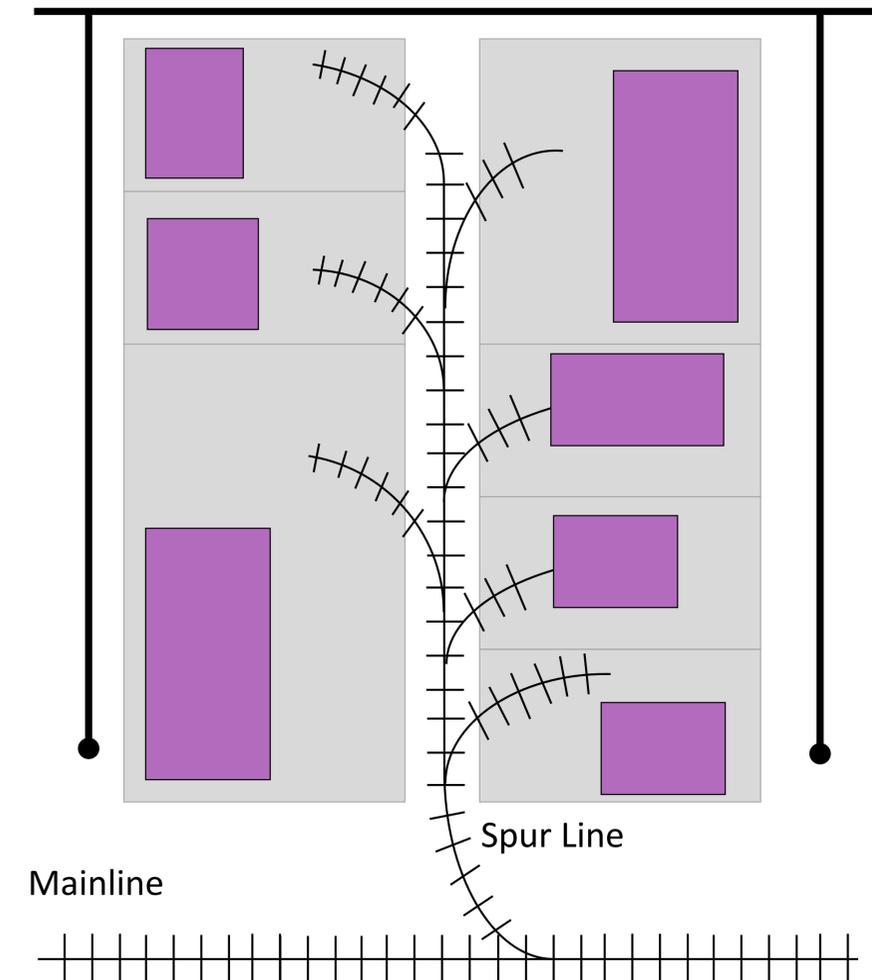
The Prairie Gateway ASP is a collaborative project between Rocky View County, The City of Calgary, and the Shepard Development Corp. Opportunities of this project include:

- Facilitating the development of a rail to truck facility, associated warehousing and industrial uses,
- Improving access to the supply chain through improved connectivity,
- Reducing green house gas emissions by using rail travel and reducing trucks on the road,
- Facilitating piped utility services that may benefit additional areas beyond the project boundary, and
- Increasing employment opportunities for the region.

Rail Served Development

- Rail Served Development has direct access to the mainline or spur line which may include spur line access to the parcel, and/or directly into a building.
- Rail Served Development creates unique challenges and as many conflicts with rail as possible must be eliminated.
- Spur line location and geometry are unknown at time of the ASP and will be determined at the Local Plan stage.
- The ASP will need to be flexible to accommodate different parcel sizes and locations of rail served development.

Area Structure Plan **PRAIRIE GATEWAY**



Project Overview

Area Structure Plan **PRAIRIE GATEWAY**

What's Changed Since the Previously Proposed ASP?

Connection

The plan area is well connected to the major markets through rail and roadway networks.

- CPKC offers single carrier service across Canada and south to the Gulf of Mexico and to the interior and south of Mexico.
- Major skeletal roads and highway access provide connectivity.
- The site will become feasible for development following the delivery of services such as utilities, water and wastewater, internet and communication, etc.

Collaboration

In July 2023, Rocky View County and The City of Calgary agreed to work collaboratively on the Prairie Gateway Economic Initiative. The initiative would facilitate a new industrial corridor with joint municipal investments and benefits.

The initiative focuses on the area proposed for the draft 2020 Shepard Industrial Area Structure Plan (ASP) and now includes adjacent Canadian Pacific Kanas City (CPKC) land. The draft 2020 Shepard Industrial ASP will be revised and renamed the Prairie Gateway ASP.

CANAMEX Trade Corridor

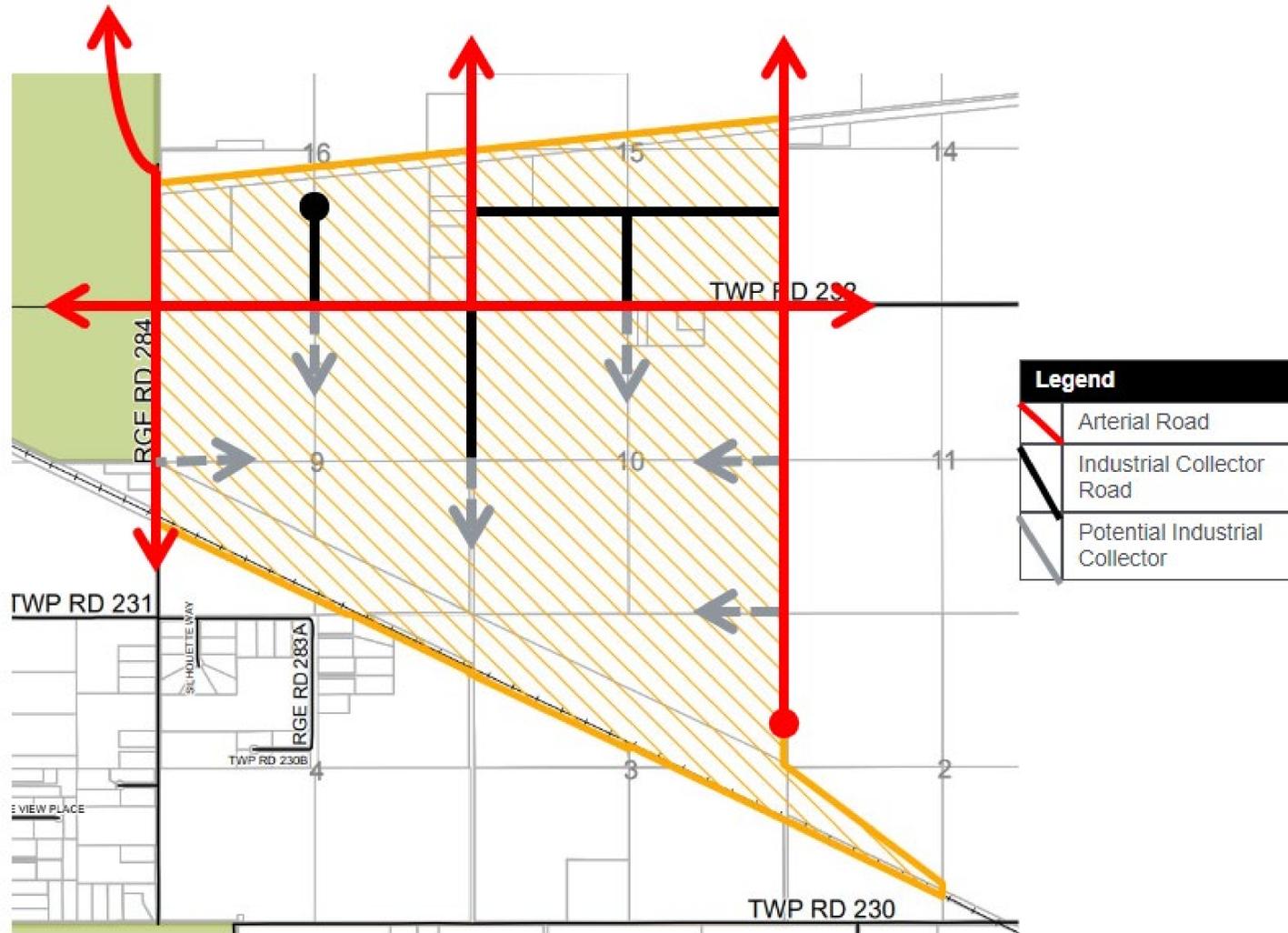
The CANAMEX trade corridor is comprised of transportation infrastructure linking Canada to Mexico through the United States.



Technical

Area Structure Plan **PRAIRIE GATEWAY**

Draft Transportation Map



Technical Studies

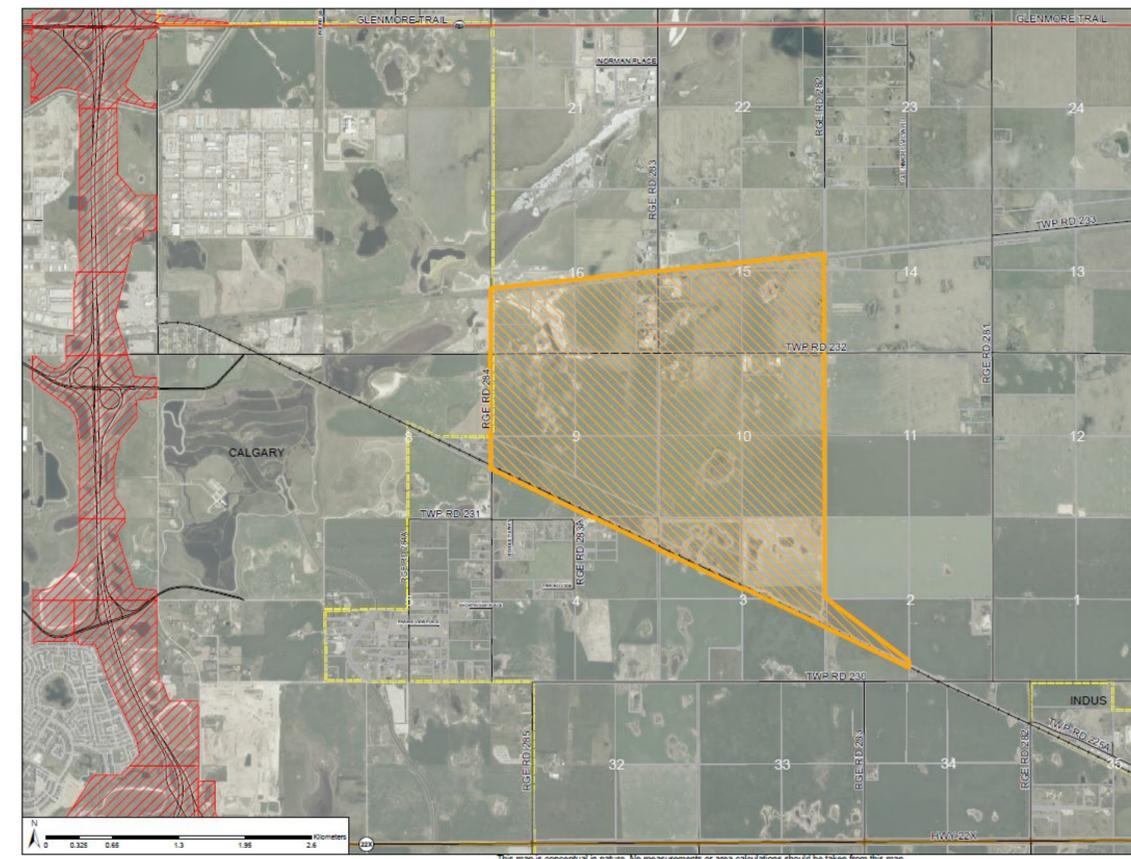
Technical studies are on-going and once complete will inform the ASP.

Transportation

The initial Transportation Map identifies primary roads that will need access and the Transportation Impact Analysis will determine specific requirements or upgrades.

Servicing

Servicing has not yet been determined pending further investigation.



Activity

Area Structure Plan **PRAIRIE GATEWAY**

Please share your thoughts, concerns, and questions. To get you started, we've included some quotes from the Phase 1 Survey responses and included a list of prompts.

"How tall will the buildings/infrastructure be? It seems like it could block my view, negatively impacting my property value. We already deal with a high water table and flooding issues-running drainage or water towards us will not be beneficial. What assurances can be made to be sure it doesn't negatively impact existing properties and home?"

"What is the plan to control traffic volume? Recently allowed by industrial development NE of us have destroyed the roads and made driving very unsafe with semi drivers not understanding the rules of the road or not believing they apply to them."

Prompts:

Do you agree or disagree?

What opportunities do you see?

What do you think of the vision and goals?

What do you feel is an important consideration?

"Do you plan to upgrade RR284? What is the source for water supply of this development, and how is waste water being managed?"



Next Steps

Area Structure Plan **PRAIRIE GATEWAY**

Next Steps

1. To complete a Draft of the ASP
2. To obtain your feedback on the Draft ASP
3. Open House #2
4. To revise the Draft ASP

Planning Policy
planning_policy@rockyview.ca
403-230-1401

The screenshot shows the Rocky View County website page for the Prairie Gateway Area Structure Plan. The page features a navigation menu with categories like 'LIVING IN ROCKY VIEW', 'COUNTY SERVICES', 'AGRICULTURE', 'BUSINESS', 'BUILDING & PLANNING', 'NEWS & EVENTS', and 'GOVERNMENT'. The main content area is titled 'Prairie Gateway Area Structure Plan' and includes a 'Plans Under Review' section with a list of various plans, a 'Contents' section with links to 'Latest News', 'Background', and 'Get Involved', and a 'Latest News' section with a paragraph about the county's collaboration with the City of Calgary. There is also a 'Contact' section with the Planning Policy contact information and a 'County Plans Overview' section with a map and a link to a PDF document.

www.rockyview.ca/prairie-gateway-area-structure-plan

Calgary



ROCKY VIEW COUNTY