

# PRAIRIE GATEWAY AREA STRUCTURE PLAN



ROCKY VIEW COUNTY

Calgary





# WELCOME TO THE PRAIRIE GATEWAY AREA STRUCTURE PLAN OPEN HOUSE!



## Open House Format

- » Please sign-in
- » Help yourself to refreshments and snacks
- » Explore the boards where representatives are stationed to answer questions
- » Fill out the survey
- » Take a handout

## Tonight's Objectives

- » To meet the Project Team
- » To provide an updates on the Project
- » To obtain your feedback
- » To answer your questions
- » To provide an overview of next steps





# PROJECT OVERVIEW

The Prairie Gateway Area Structure Plan (ASP) is 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.

Township Road 232 will be the urban-rural entranceway, providing vehicular access to major transportation routes as it divides the Plan into a rail served development area to

the south and a more typical industrial development to the north. New development will utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

Over time, the area will evolve into a world-class logistics centre that supports federal and provincial initiatives to bolster the CANAMEX Corridor, resulting in a significant economic development and employment generator for the region.

  
**WE ARE HERE**





# THE PROJECT'S OPPORTUNITIES AND GOALS

To further elaborate on the project's opportunities and goals, we aim to:



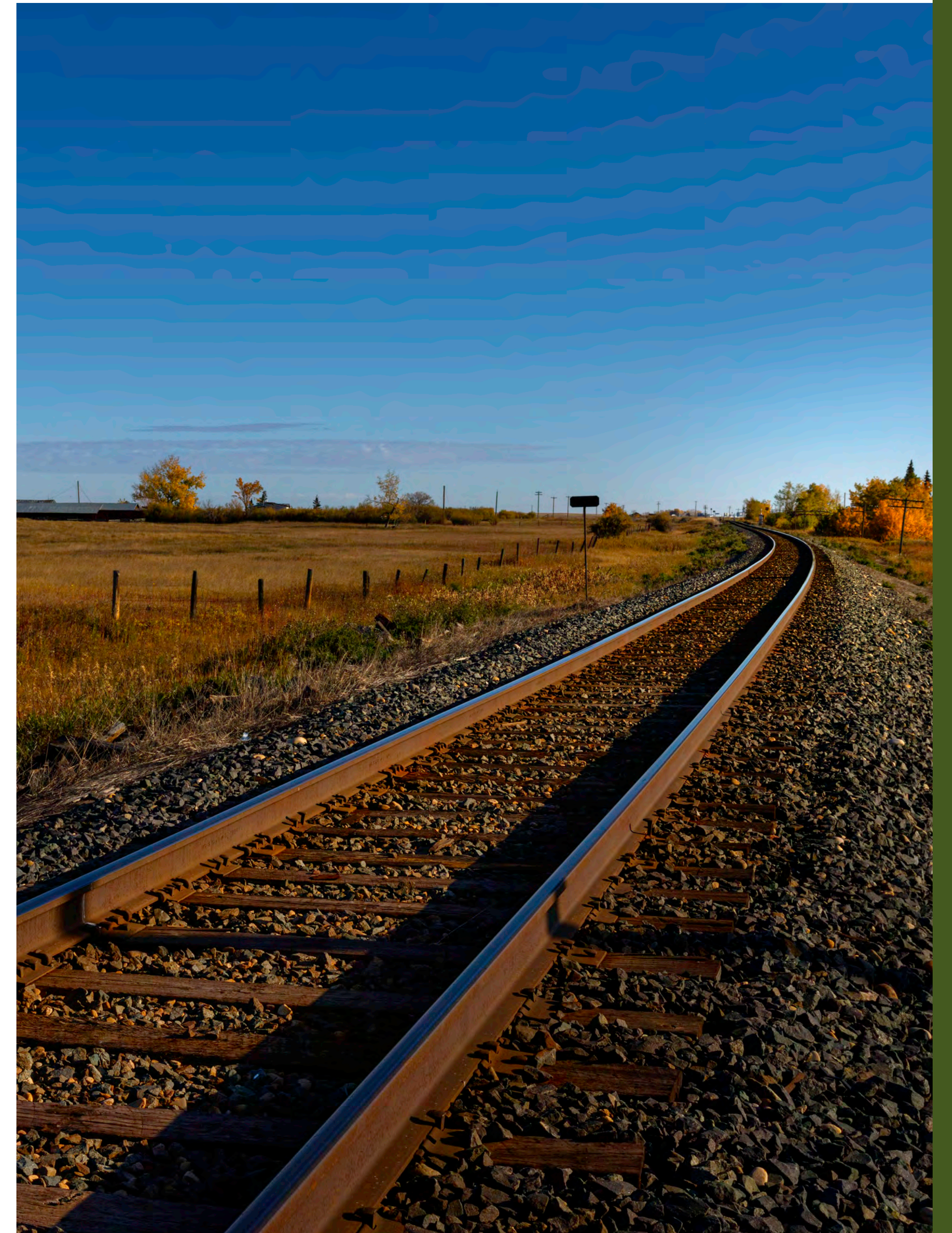
## OPPORTUNITIES

- » Facilitate the development of a rail served industrial hub with associated warehousing and industrial uses.
- » Improve access to the supply chain through improved connectivity.
- » Reduce greenhouse gas emissions by decreasing trucks on the road through using rail travel.
- » Facilitate piped utility services that may benefit additional areas beyond the project boundary.
- » Increase regional employment opportunities for the region.



## GOALS

- » Promote rail served industrial development
- » Optimize rail and road access
- » Provide industrial development flexibility
- » Contribute to a strong regional economy
- » Advance regional collaboration
- » Reduce greenhouse gas emissions
- » Encourage land use compatibility





# INTERMUNICIPAL COLLABORATION

- » In July 2023, Rocky View County and The City of Calgary agreed to work collaboratively on the Prairie Gateway Economic Initiative in lieu of a proposed annexation.
- » The initiative would facilitate a new industrial corridor with joint municipal investments and benefits. There is potential for stronger development outcomes for both municipalities and the region.
- » This cooperative approach has the potential to create a wealth of economic development opportunities that will benefit landowners, municipalities and the region.





# WHAT WE HEARD

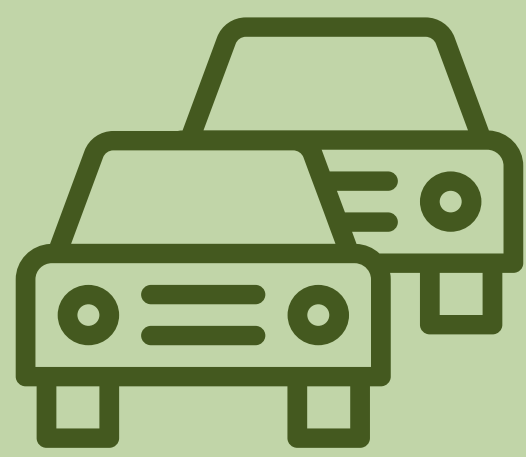
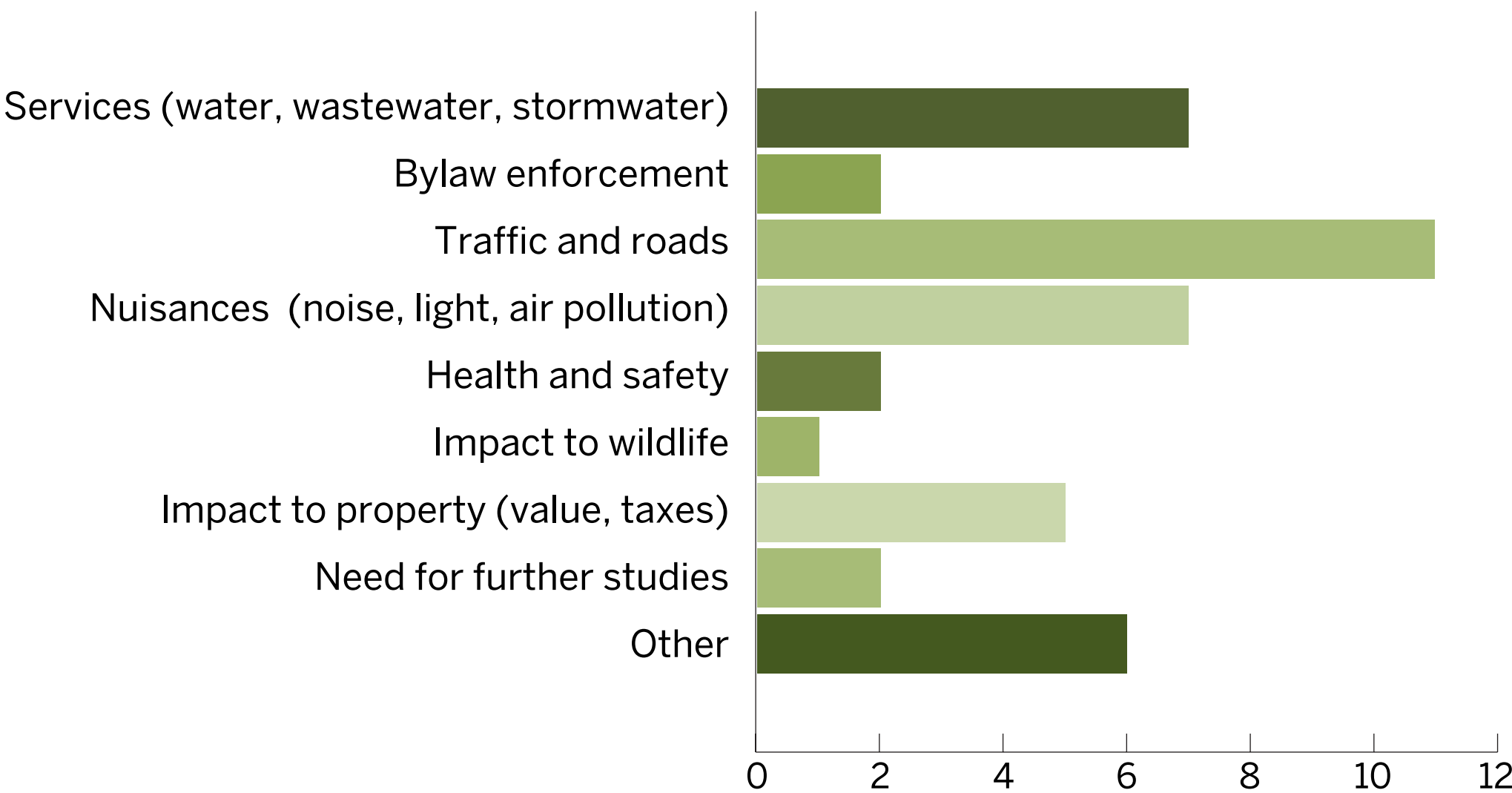
## Public Engagement Has Included:

Rocky View County conducted a series of public engagement activities to gather input for the Prairie Gateway ASP, including:

- » Survey from Oct 13 to Nov 3, 2023
- » Open House on Jan 30, 2024: 67 attendees
- » Engagement activity and other written feedback received
- » Engagement summaries published online

Feedback from residents and stakeholders has been invaluable, providing insights into community concerns and priorities.

Open House 1 Engagement: Topics of Concern



## TRAFFIC

Traffic concerns mitigation approaches:

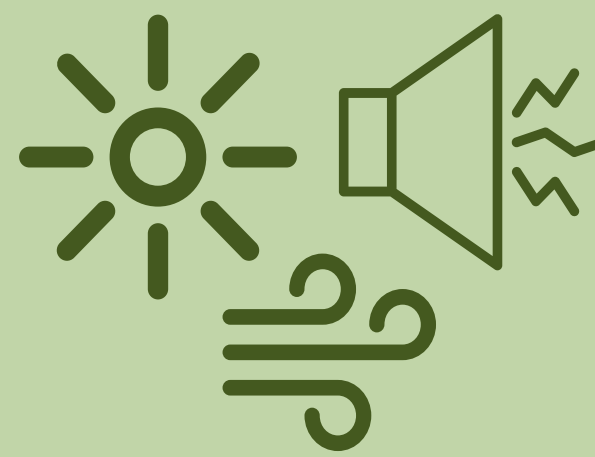
1. **Upgrading roads and intersections**
2. **Facilitating efficient routes for moving goods**
3. **Providing better routes for truck traffic versus south to HWY 22x**



## SERVICING

Servicing concerns mitigation approaches:

1. **Water and wastewater servicing provided by The City of Calgary, subject to approval**
2. **Servicing is a collaborative effort between County, The City of Calgary, and developer(s)**



## NOISE, LIGHT AND AIR

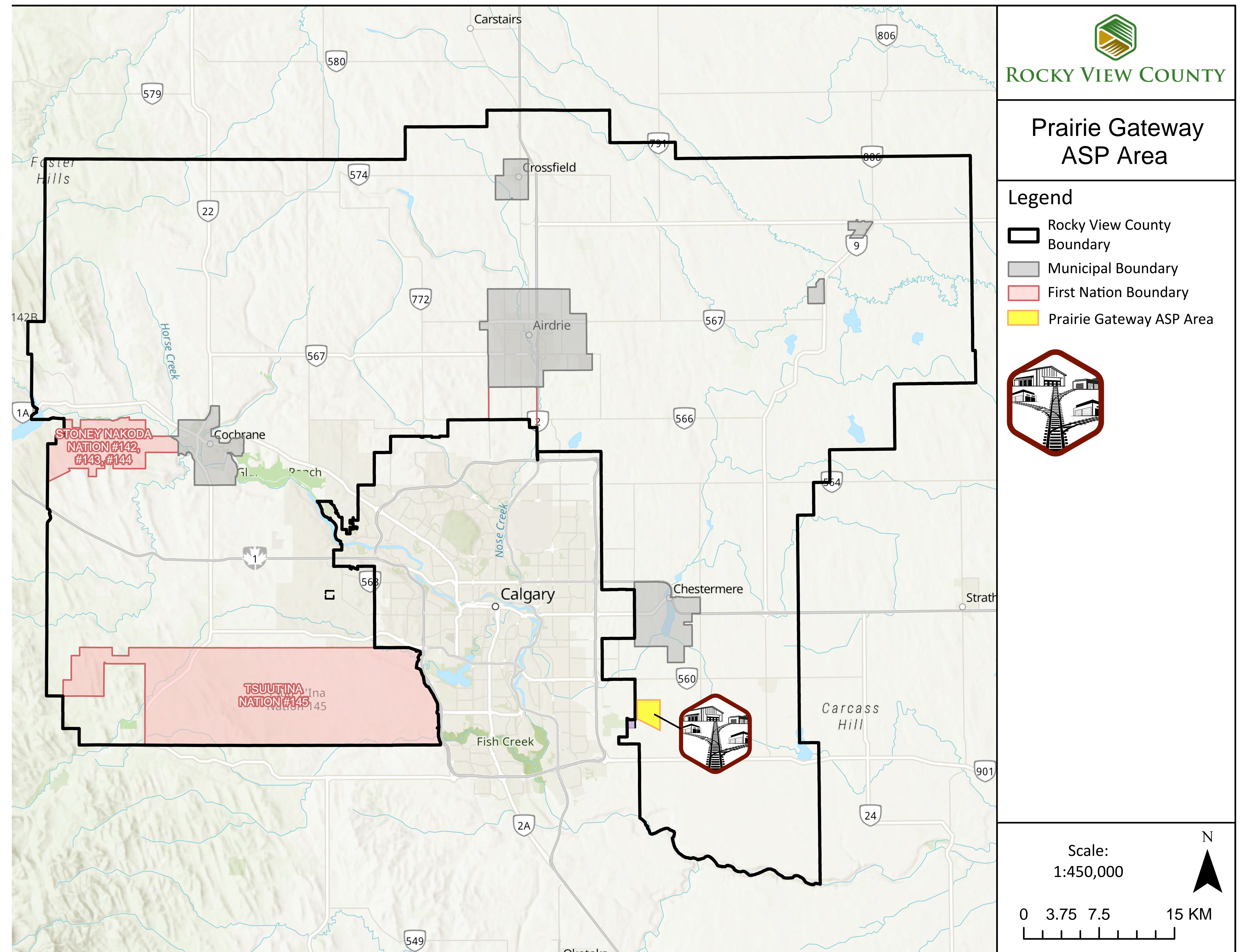
Noise, light and air concerns mitigation approaches:

1. **County and developer will work with CPKC on mitigating concerns**
2. **Federal regulations, such as Guidelines for New Development in Proximity to Railway Operations and The Railway Safety Act**
3. **Municipal Development Plan project is looking to include guidelines for development adjacent railways outside of an ASP to address mitigating impacts County-wide**



# WHY HERE AND NOW?

- » Significant land consolidation adjacent to the CPKC mainline.
- » Located within The City's Industrial Growth Area.
- » The County and City agreed to work together to maximize servicing and investment efficiency.
- » The County and City are creating a collaborative model to bring services to the site and facilitate the development of the lands.
- » Canada Pacific's acquisition of Kansas City Southern created the CANAMEX Corridor, providing single carrier service to major markets across North America.





# WHAT IS RAIL SERVED DEVELOPMENT?

Rail served development refers to industrial or commercial areas designed to take advantage of proximity to railway lines for the efficient transportation of goods. In the context of the Prairie Gateway Area Structure Plan (ASP), this type of development is located south of Township Road 232.

The area is strategically positioned to leverage the Canadian Pacific Kansas City (CPKC) rail mainline, facilitating direct rail connections for businesses. This setup reduces reliance on road transport, potentially lowering costs and environmental

impacts. Rail served developments are critical for logistics and distribution centers, offering streamlined operations for receiving raw materials and shipping finished products.

In addition, this development aligns with the CANAMEX trade corridor, enhancing connectivity from Canada to Mexico through the United States, thereby supporting regional economic growth and aligning with federal and provincial transportation initiatives.

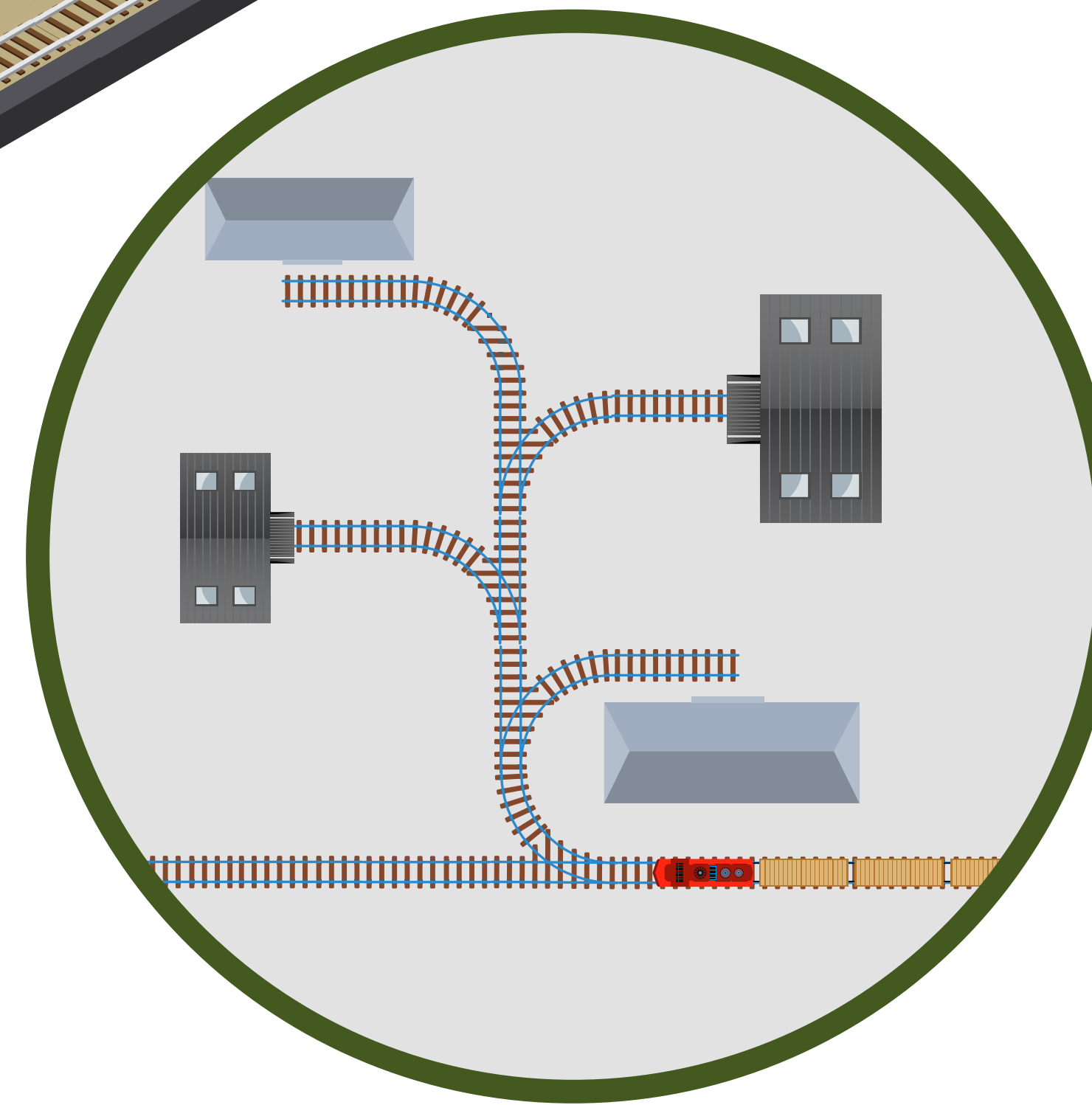
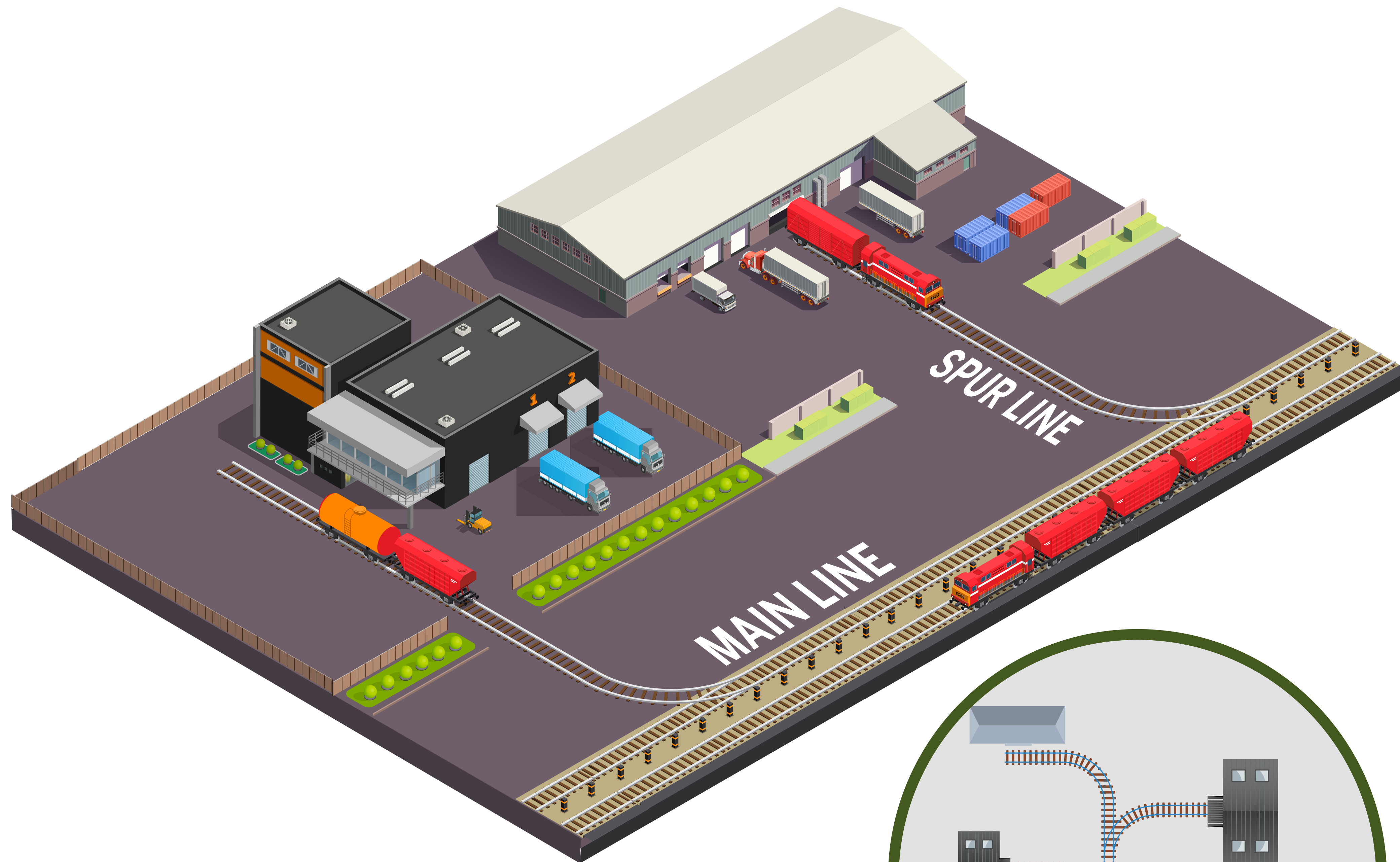


## CANAMEX Trade Corridor

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



# 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.





# PROPOSED LAND USE STRATEGY



Map 5:  
Land Use Strategy

## Industrial

- » Lands identified as Industrial will facilitate a wide variety of industrial and supporting commercial development.

## Rail Served Policy Area

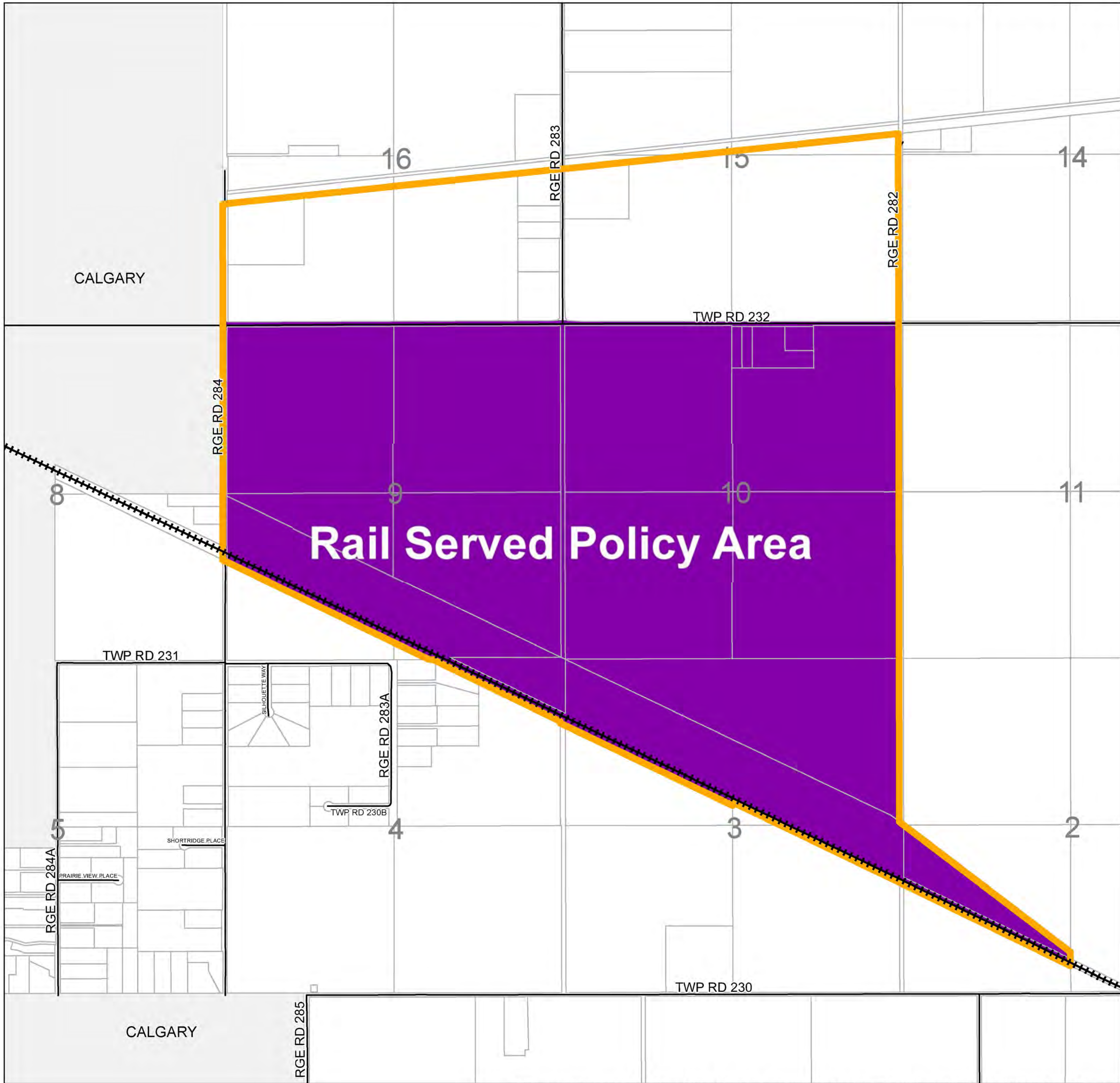
- » The focus of the Rail Served Policy Area is the development of a rail served industrial park.
- » This area will include a mix of rail served industrial and industrial development, as well as commercial development that does not unduly impact industrial operations.

## Railway Land

- » Owned by Canadian Pacific and Kansas City Southern (CPKC).
- » In the future, may be under federal jurisdiction versus County jurisdiction.
- » Industrial land use and the Rail Served Policy Area cover this area.



# RAIL SERVED DEVELOPMENT



## North of Township Road 232

- » 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.

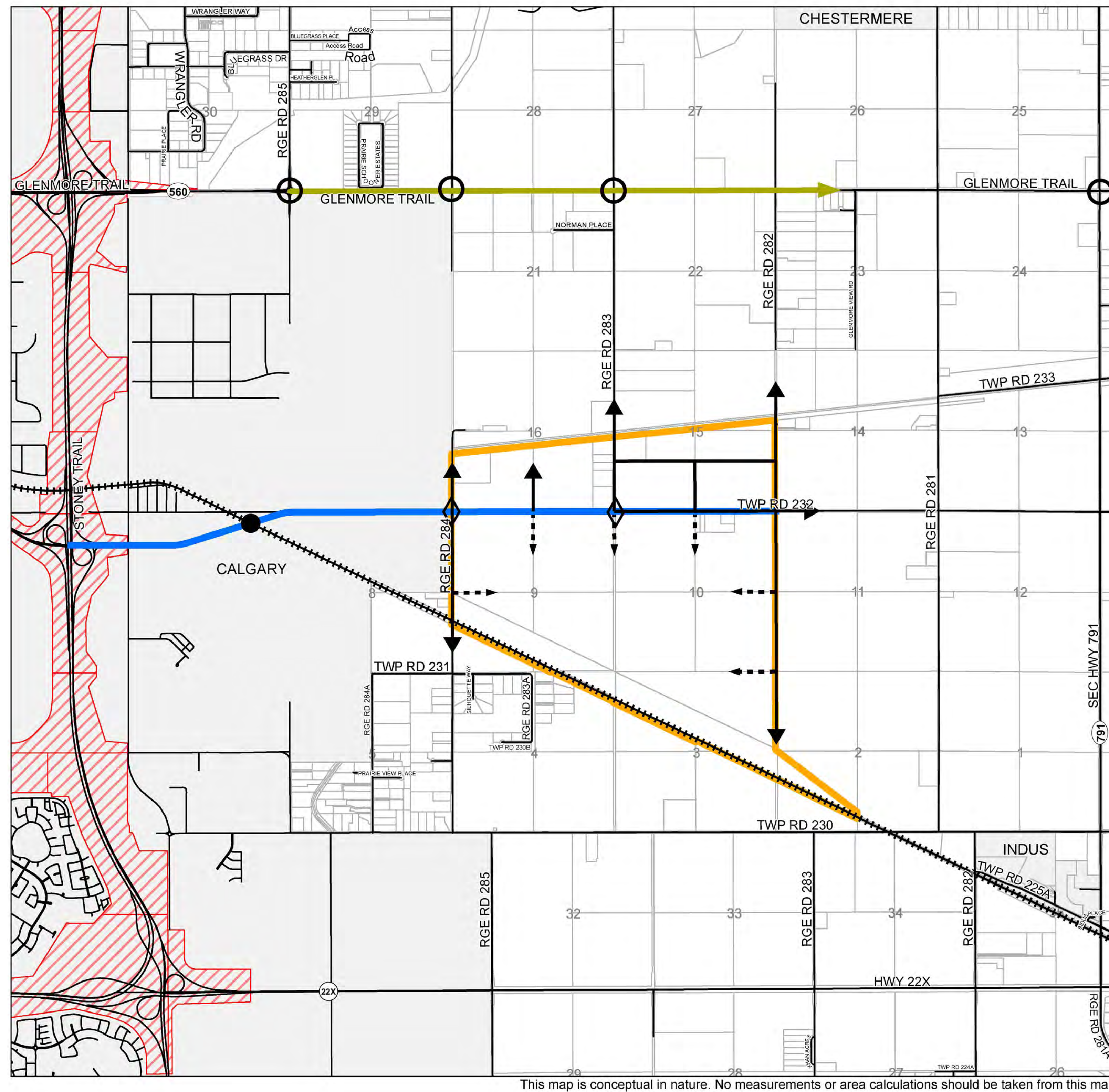
## South of Township Road 232

- » Lands south of TWP RD 232 (114 Ave SE).
- » Rail Served and non-rail served industrial.
- » May include commercial development.
- » Policy and the Land Use Strategy provide flexibility to support rail served development.

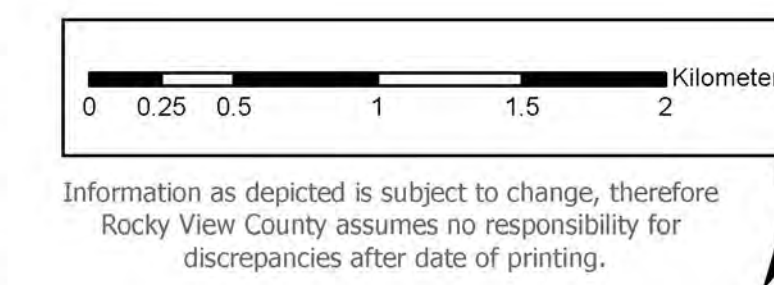
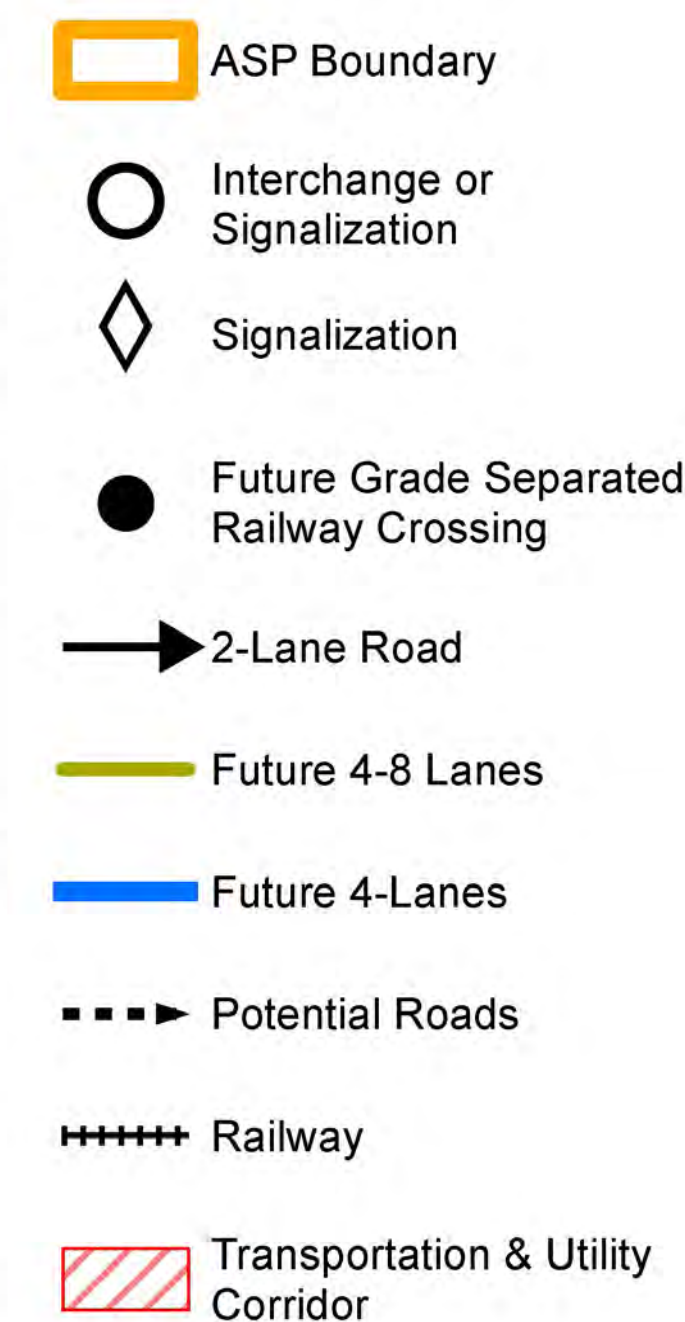




# TRANSPORTATION NETWORK



Map 9:  
Transportation  
Network



The traffic impact assessment (TIA) examined the required upgrades to provide connections to the regional highway system. There are two regional routes (**Map 9**), each requiring upgrades as development proceeds:

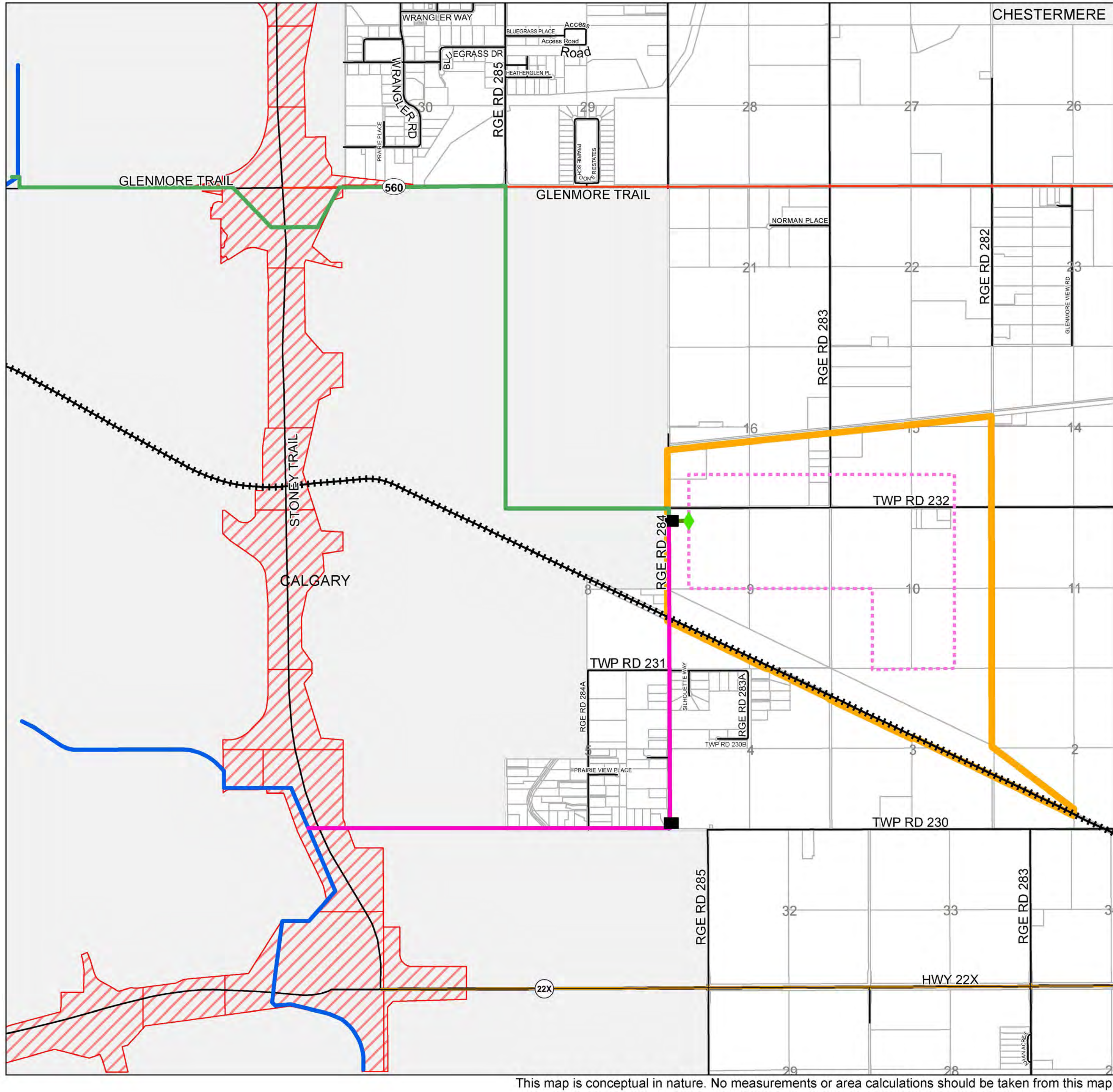
- Range Road 283 to Highway 560 (Glenmore Trail) and Township Road 232 (114 Ave SE) west to Stoney Trail; and
- Consistent with The City's 2013 Shepard Industrial ASP, 114 Avenue will be realigned with a grade separated rail crossing to create a continuous traffic flow at the rail crossing, increasing safety, and reducing traffic disturbance.

## Objectives include:

- » Creating a transportation network that provides for flexibility in lot and site design.
- » Upgrading the regional transportation network to support efficient goods movement.
- » Providing regional opportunities for walking, cycling and public transportation.
- » Avoiding crossing of spur lines by the public transportation network.

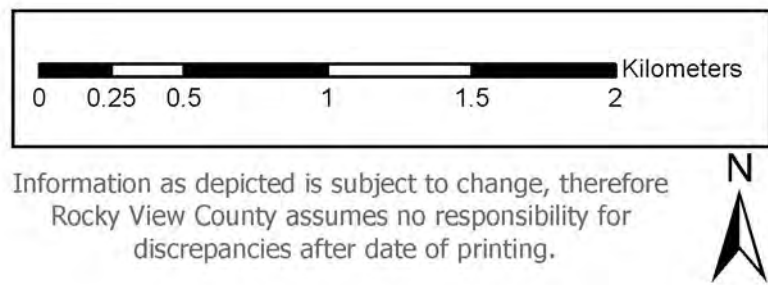


# UTILITY SERVICING



Map 10:  
Water Servicing

- ASP Boundary
- Feedermain**
  - Connection 1 - Proposed Feedermain Extension
  - Connection 2 - Proposed Feedermain Extension
  - Internal Distribution Main
  - Existing Feedermain
- Pump Station & Reservoir**
  - Future
- Meter Station**
  - Future
- Railway
- Transportation & Utility Corridor



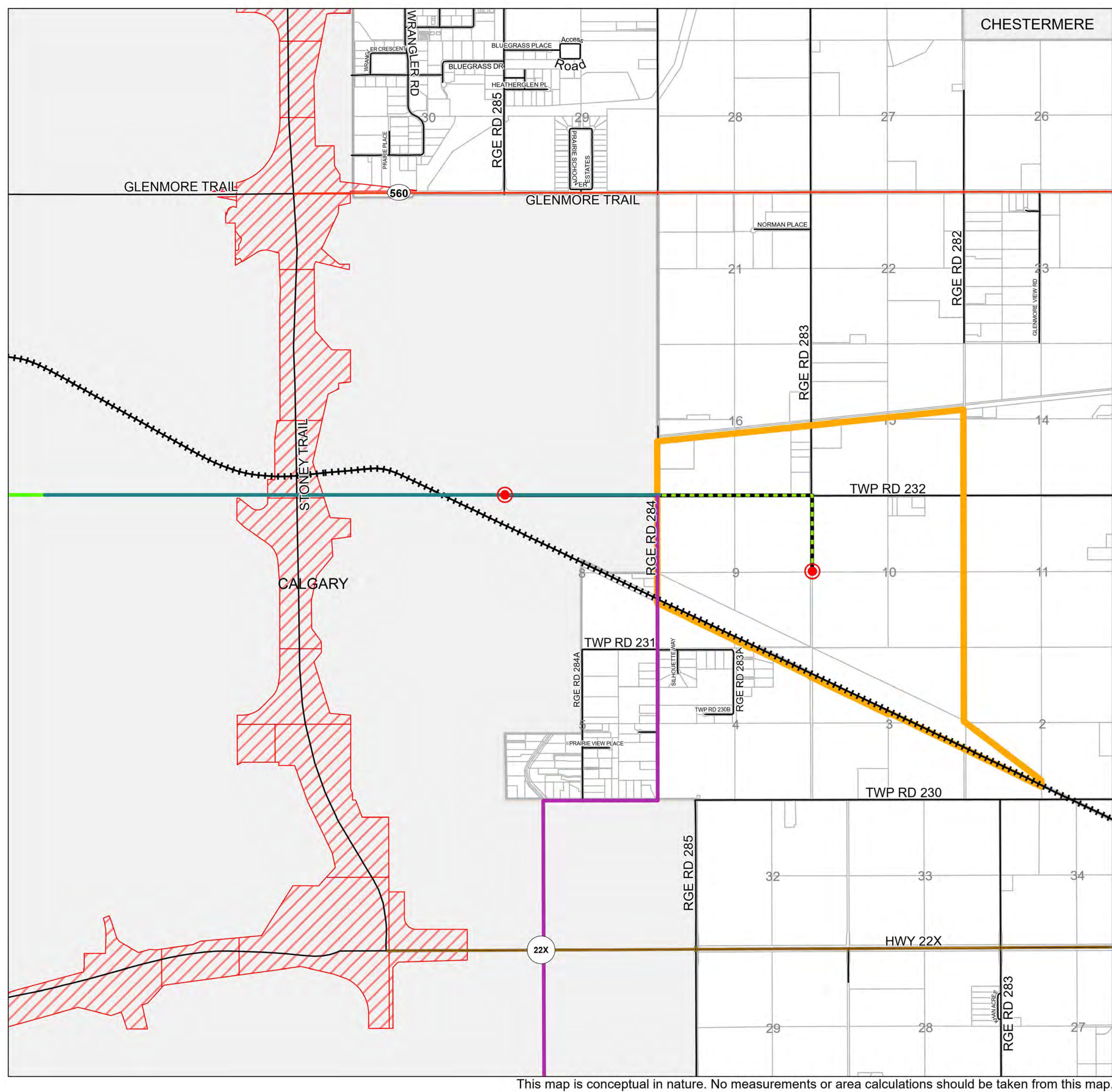
The provision of wastewater services to the Prairie Gateway area will be a collaborative effort between the County, The City of Calgary, and developer(s). Water and wastewater servicing for the Plan area will be provided by The City of Calgary, subject to the approval of City Council.

## Water Servicing:

- » The water distribution network is designed to serve the anticipated development needs, ensuring a robust network capable of meeting demand at full build-out.
- » Essential components of the system include a water reservoir, pump stations, pressure reducing valves, feeder mains, and a localized distribution system.
- » The County will distribute water to individual customers.
- » The City system falls within the Ogden water pressure zone. The water system will be looped to maintain flows and provide security of supply (**Map 10**).



# UTILITY SERVICING

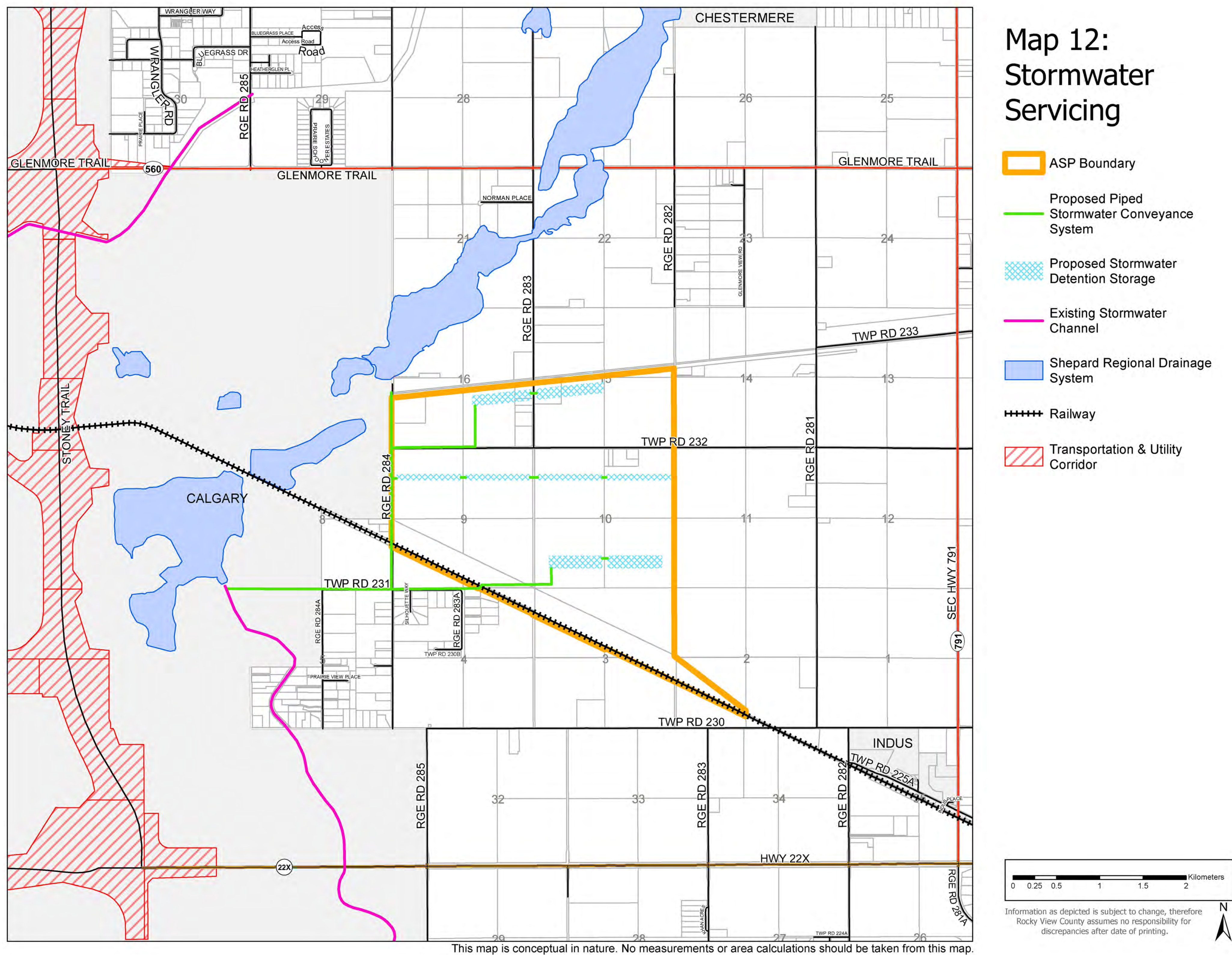


## Wastewater Servicing:

- » The wastewater system is designed to adequately serve the anticipated development needs, ensuring a robust network capable of meeting demand at full build-out.
- » Essential infrastructure components include a gravity wastewater sewer system, force mains and lift stations.
- » The County will manage the wastewater system within the Plan boundary. Flows will be conveyed through a combination of sewer gravity mains and pressurized force mains to a central lift station.
- » The centralized lift station will convey the wastewater flow to the existing City of Calgary wastewater sewer network.
- » Development within the Plan area will require a new force main connection to extend to the City of Calgary Shepard trunk (Option A) or The City of Calgary Rangeview Trunk (Option B) (**Map 11**).
- » Two options are being evaluated. At the time of Local Plan a final option will be selected.
- » Shallow utilities including gas, electricity, and telecommunications are provided by the developer within the ASP boundary.



# STORMWATER SERVICING



The Prairie Gateway Master Drainage Plan has identified three main stormwater catchments (north, central, and south). Each catchment has a proposed stormwater management facility (SWMF) that will safely convey the catchments runoff to a proposed storm pipe (trunk) that flows south following Range Road 284, and then west along Township Road 231 where it connects to the existing Shepard Ditch south of the Shepard Wetland.

## Objectives include:

- » Ensure development incorporates the policies and best practices contained within the Master Drainage Plan and sub-basin plans for effective stormwater management.
- » Ensure effective, sustainable, and responsible stormwater infrastructure in the Plan area.
- » Support opportunities for innovative conservation methods and best management practices with respect to stormwater management, including stormwater reuse and recycling opportunities.



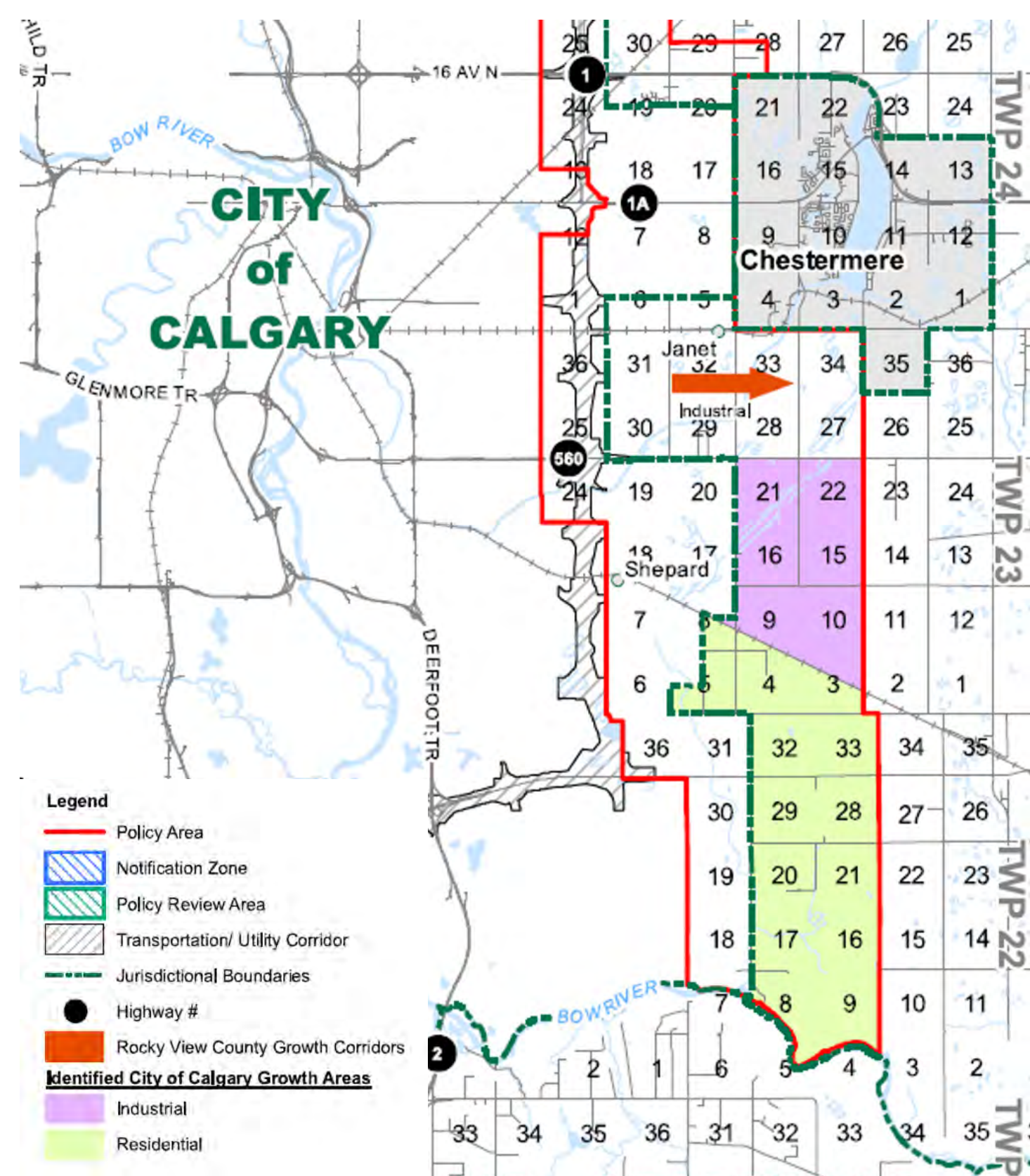
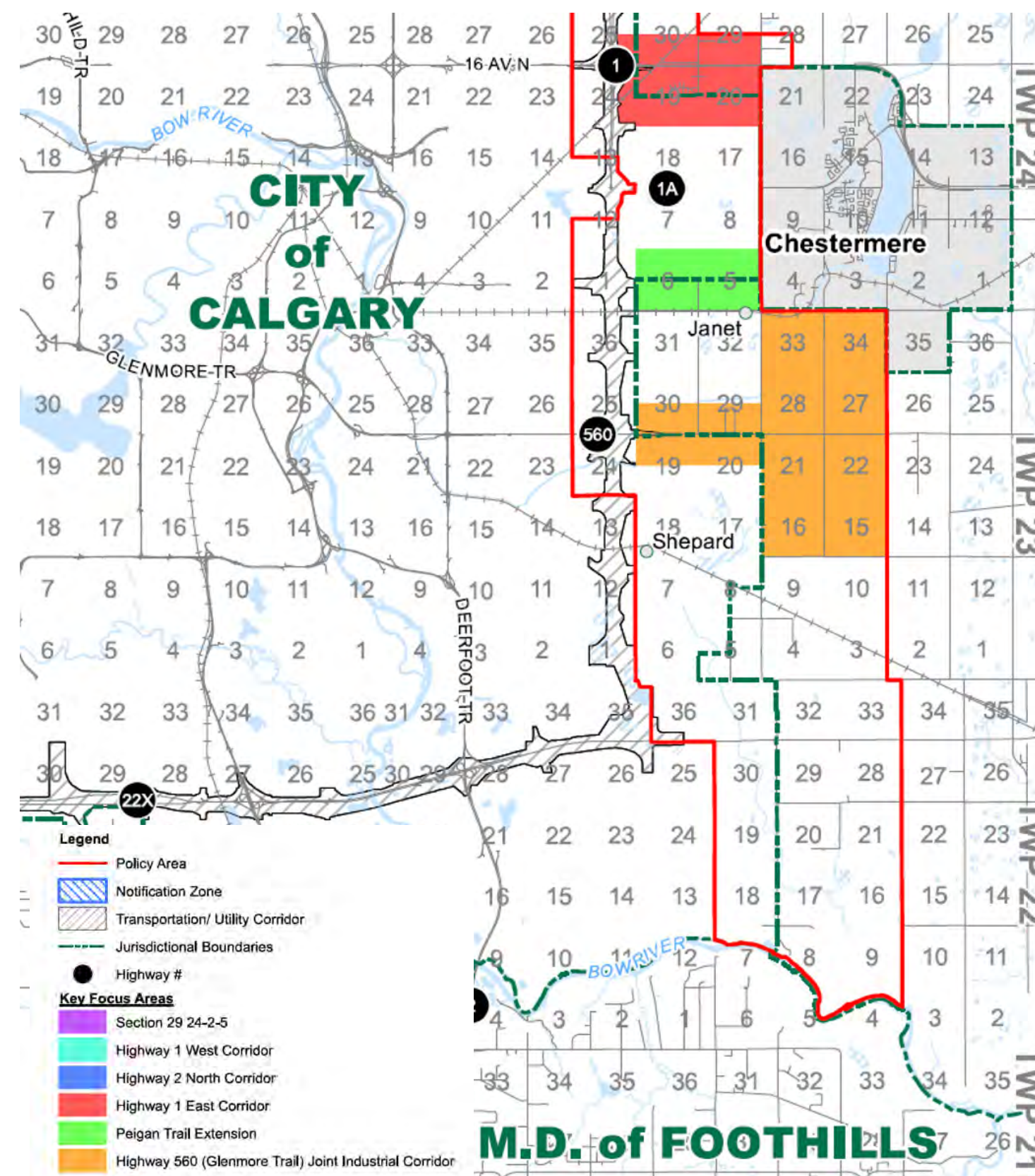
# INTERMUNICIPAL DEVELOPMENT PLAN AMENDMENT

The City of Calgary/Rocky View County Intermunicipal Development Plan is undergoing amendments to support the Prairie Gateway ASP as a collaborative planning area.

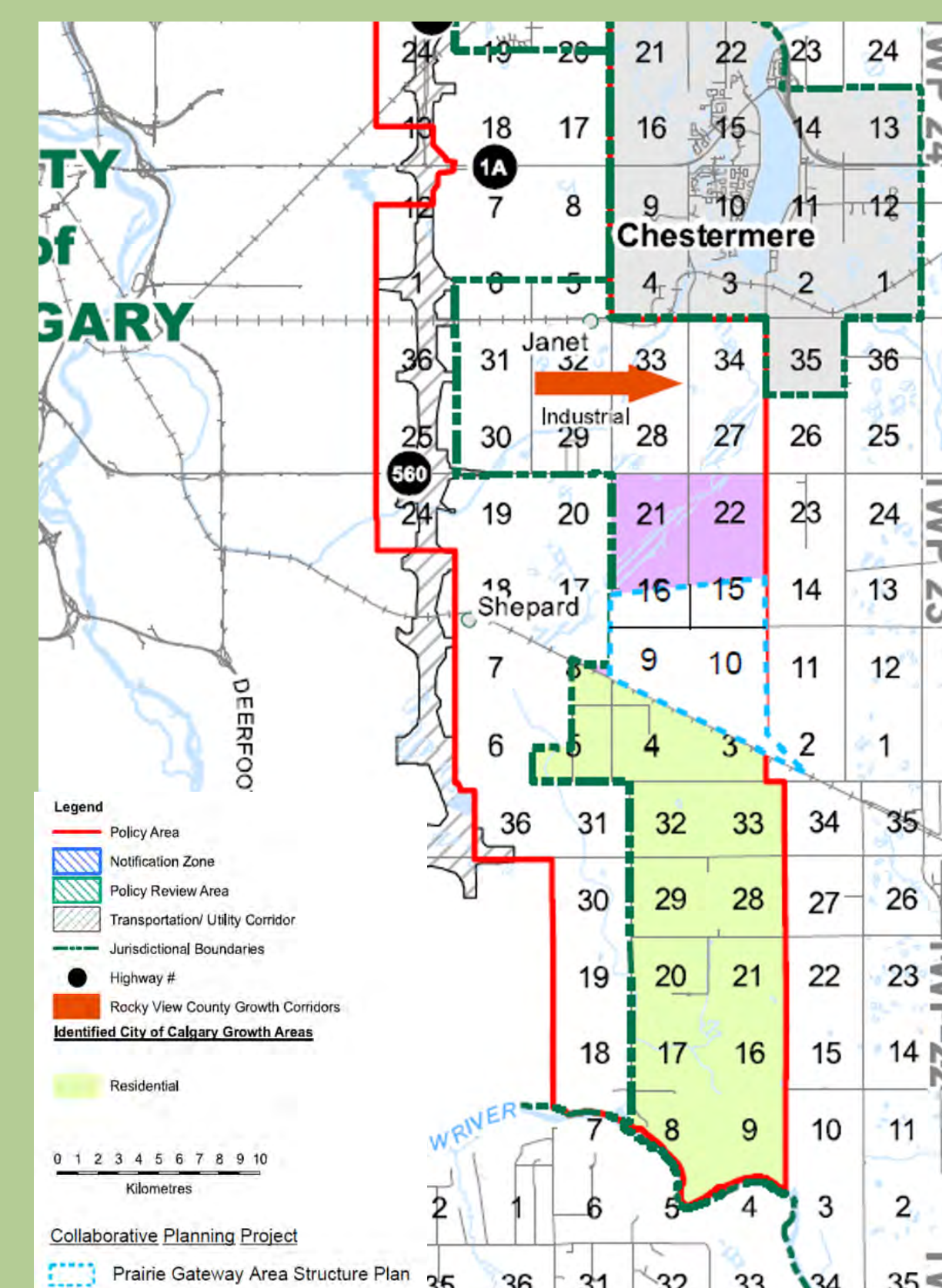
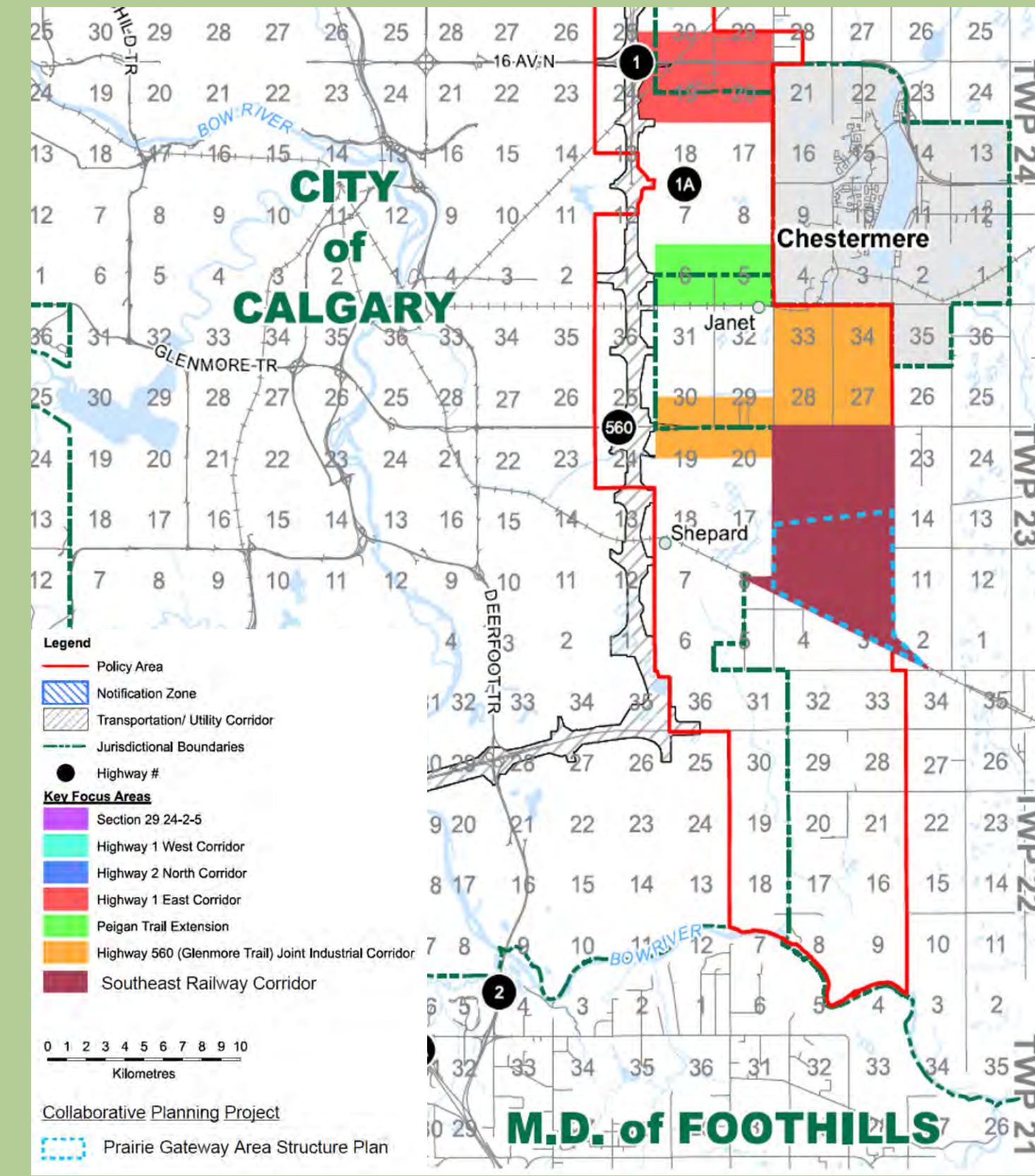
## Highlights of updates:

- » New goal that's focused on building a collaborative relationship.
- » New objective added to Section 3.0: Joint Studies and Planning for enabling a collaborative planning process.
- » Amendment will introduce 5 new collaborative planning policies.
- » The Southeast Railway Corridor is a “new” key focus area **(See Map 2)**.
- » Industrial growth corridor updated to separate Gateway as a collaborative planning area **(See Map 4)**.

## BEFORE



## AFTER



IDP  
Amendment:  
Changes to  
**Map 2**

IDP  
Amendment:  
Changes to  
**Map 4**



# CITY OF CALGARY MUNICIPAL DEVELOPMENT PLAN AND CALGARY TRANSPORTATION PLAN AMENDMENTS

The City of Calgary Municipal Development Plan (MDP) is undergoing amendments to support the Prairie Gateway ASP.

## Highlights of MDP Policy Amendment:

### » Current Policy:

5.2.2. STRATEGIC DECISIONS ON WHERE WE GROW

- a. Continue to protect and manage Calgary’s long-term growth requirements through the policies of the CMRB Growth Plan and through Intermunicipal Development Plans with adjacent neighbours.

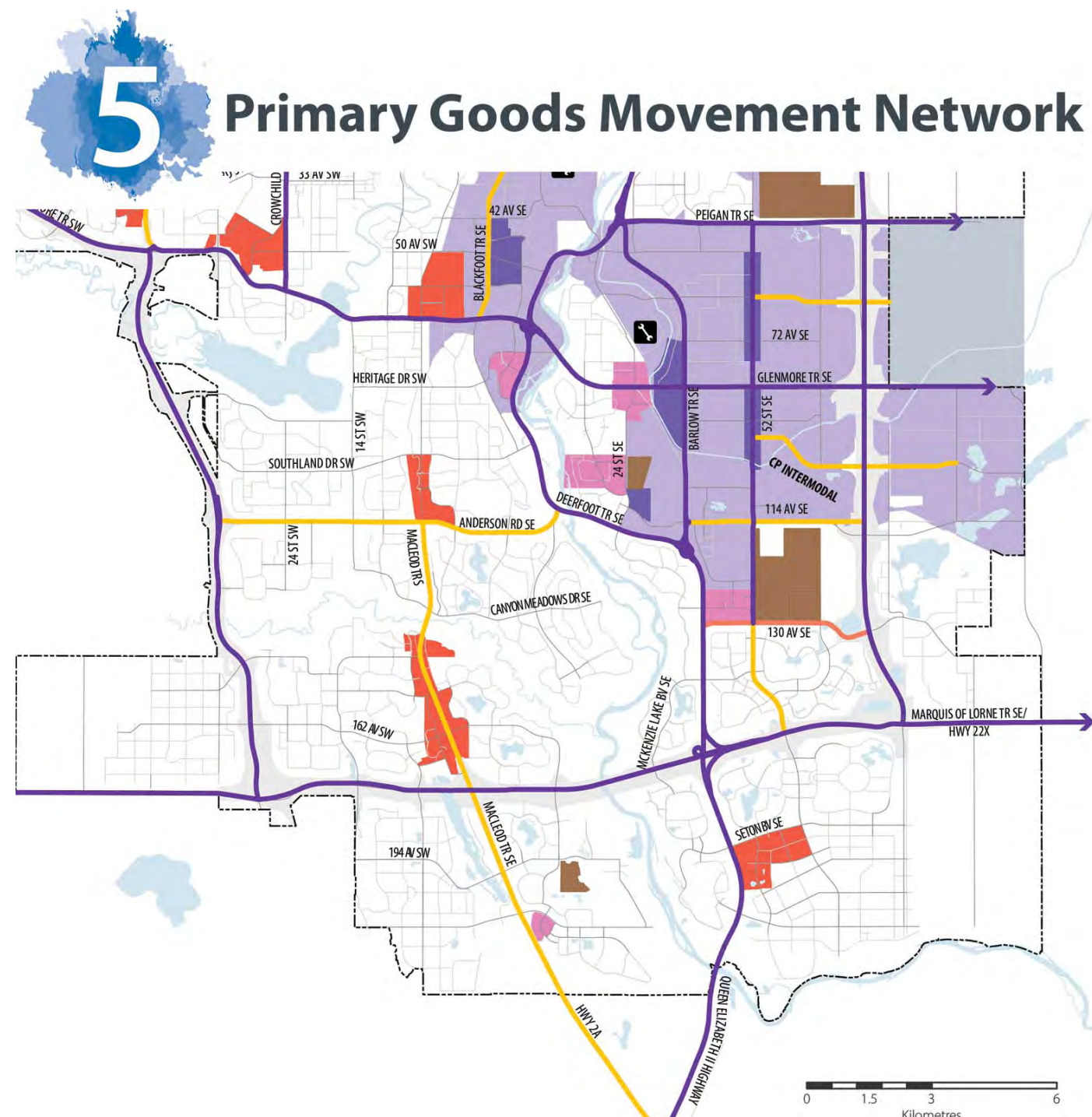
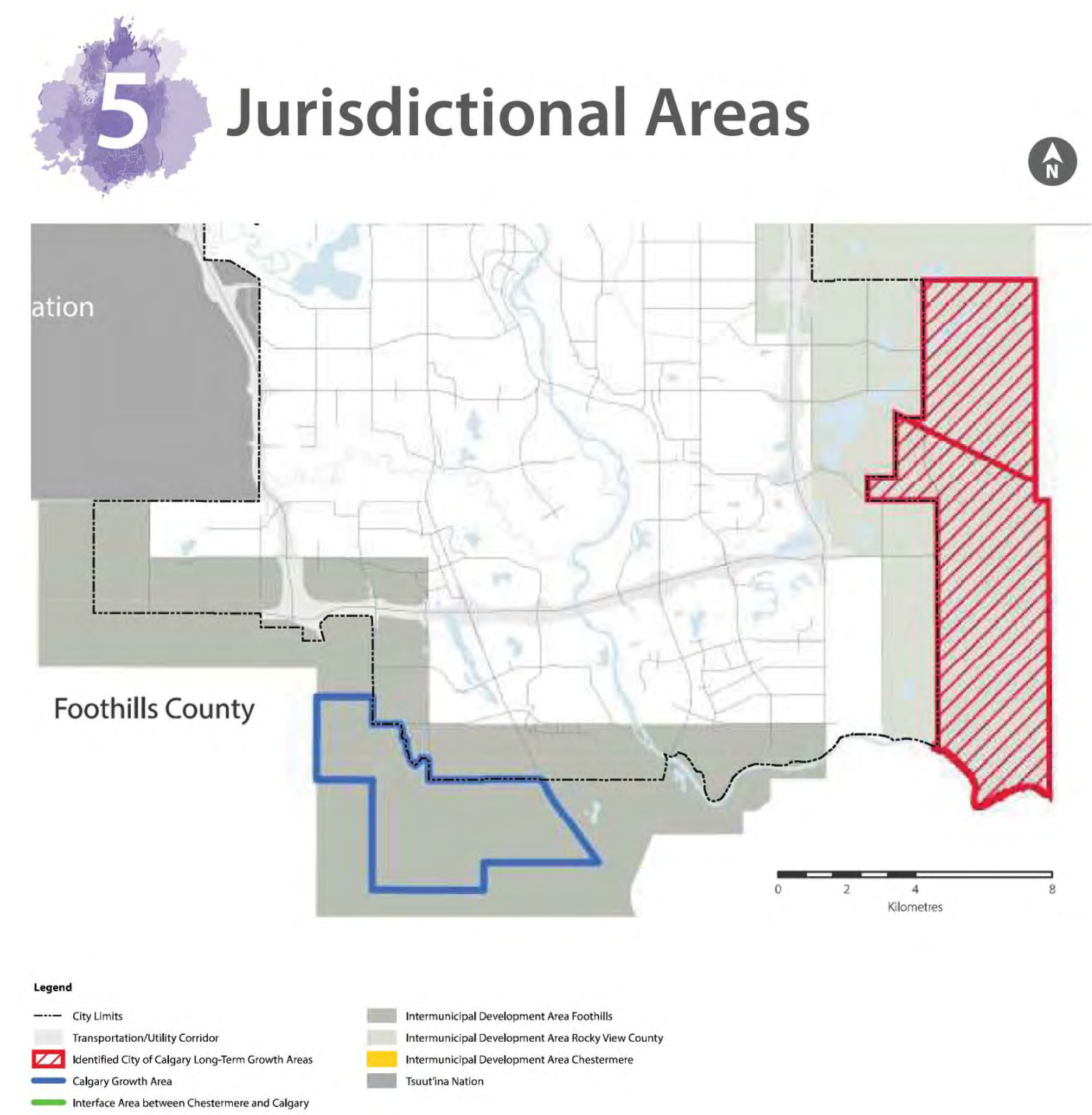
### » Proposed Policy Change:

5.2.2. STRATEGIC DECISIONS ON WHERE WE GROW

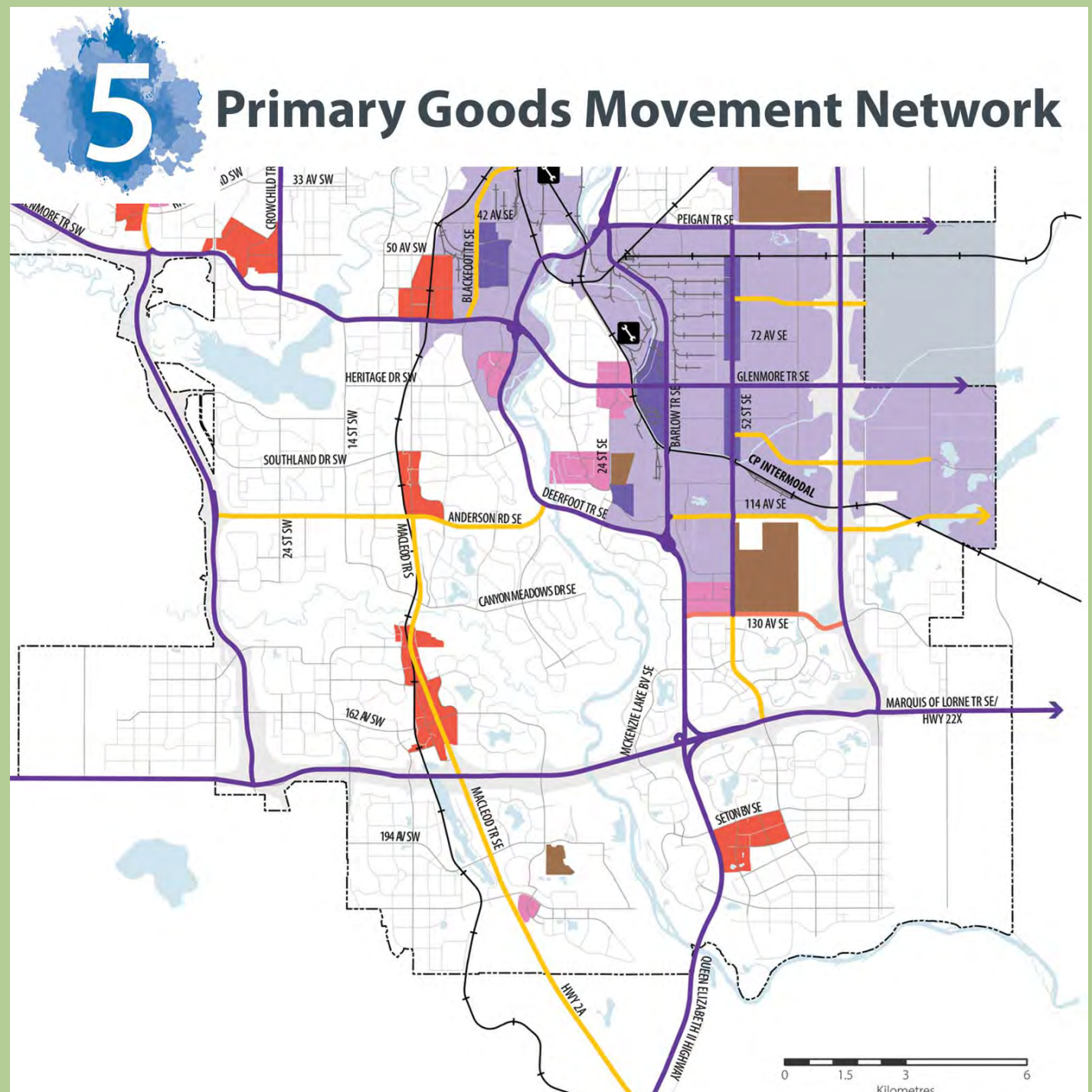
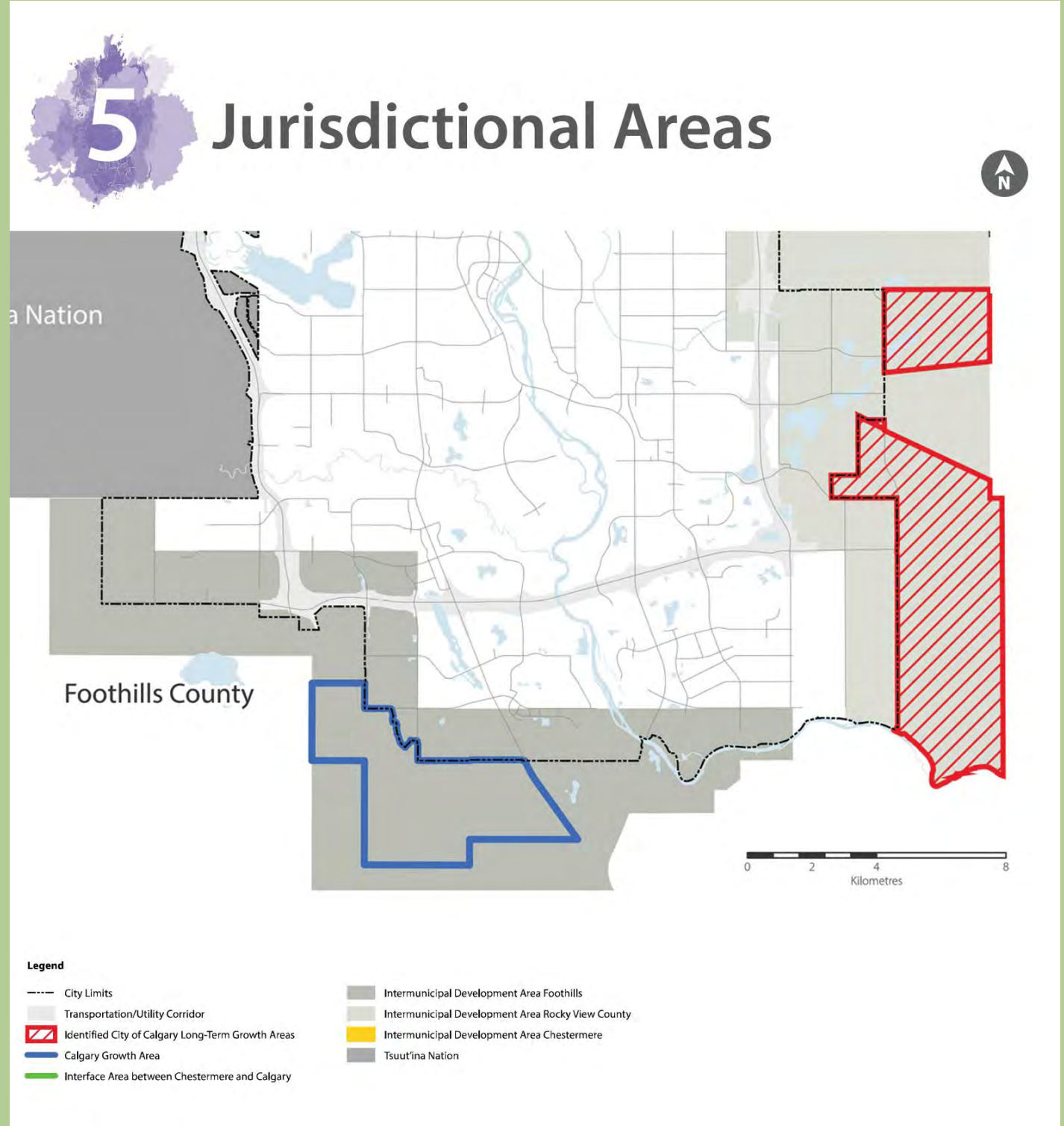
- a. Continue to protect and manage Calgary’s long-term growth requirements through the policies of the CMRB Growth Plan, **and** through Intermunicipal Development Plans, **and through jointly planned local area plans** with adjacent neighbours.



## CURRENT



## PROPOSED



MDP Amendment:  
Changes to  
**Map 5**

CTP Amendment:  
Changes to  
**Map 5**



# HOW TO GET INVOLVED



## TAKE THE ONLINE SURVEY

Available from May 28, 2024 to  
June 11, 2024 at:  
[www.surveymonkey.com/r/PGASP](https://www.surveymonkey.com/r/PGASP)



## SIGN UP FOR PROJECT UPDATES

Visit [www.rockyview.ca/prairie-gateway-area-structure-plan](https://www.rockyview.ca/prairie-gateway-area-structure-plan)  
to find out about future  
opportunities to participate.



# THANK YOU FOR YOUR PARTICIPATION!

For information visit [www.rockyview.ca/prairie-gateway-area-structure-plan](https://www.rockyview.ca/prairie-gateway-area-structure-plan)