

# OVERLAND OPEN PARK

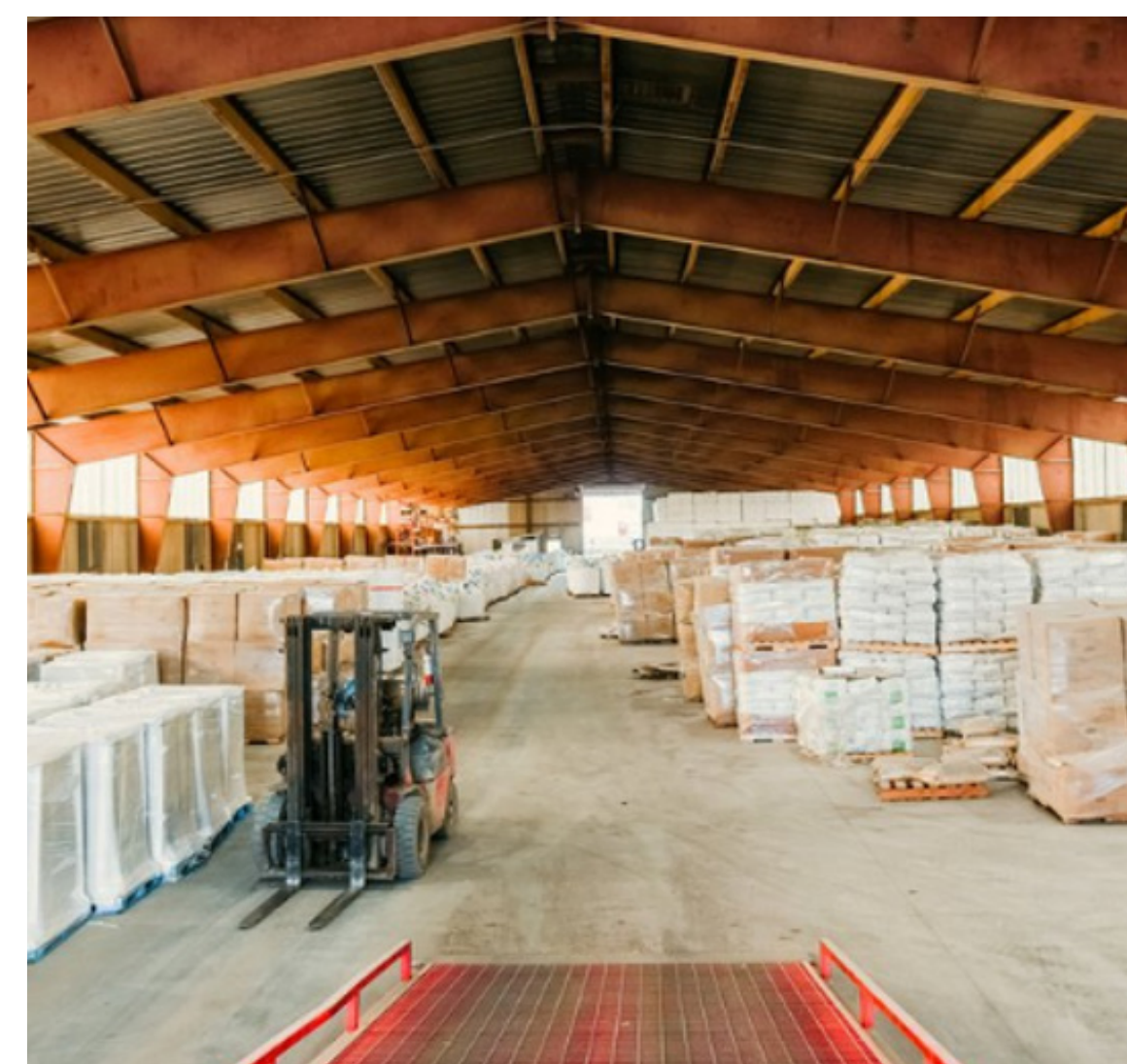
Welcome to the  
**Community Information Session  
for Overland Open Park**

February 12, 2025 6:00 to 7:30 PM



# ABOUT THE DEVELOPER

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**Overland Container Transportation Services (OCTS) was founded in 1989 with the goal of providing safe and reliable container transportation services in addition to container repair, storage, warehousing and transloading. OCTS is:**

- Authorized to operate from both Canadian National (CN) and Canadian Pacific / Kansas City (CPKC) terminals in Calgary and Edmonton, as well as other centers across western and northern Canada.
- One of the largest container drayage providers in Alberta and is proud to be the last mile for some of the worlds most prominent steamship lines and freight companies.
- Presently operateng from three (3) sites in the City of Calgary and is excited with this potential opportunity to relocate to Rocky View County's Conrich community.



# PROJECT VISION

## OVERLAND OPEN PARK



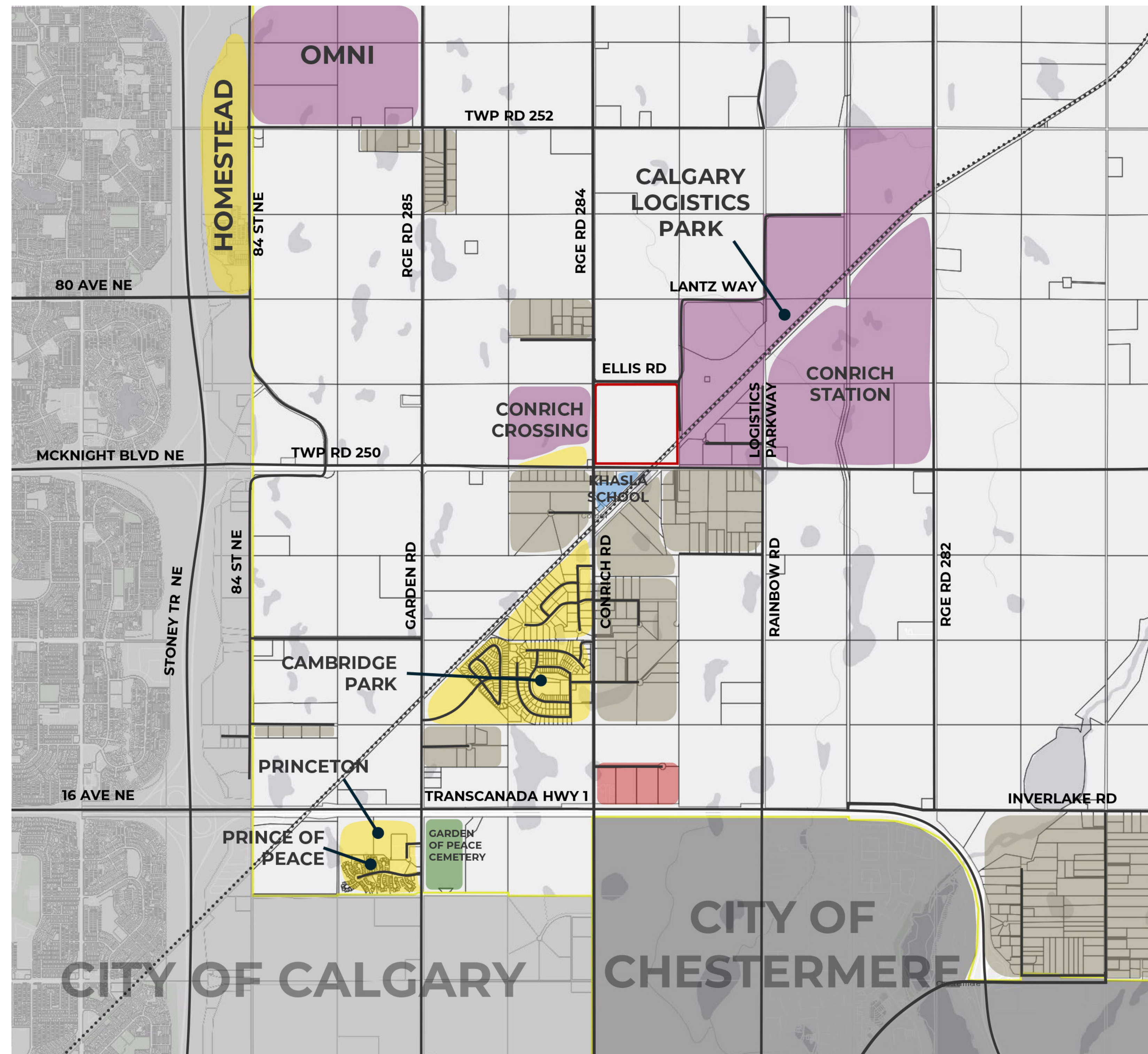
**Overland Open Park** envisions to be a transportation and logistics distribution facility, directly adjacent to the Calgary Logistics Park. The project will drive ongoing business development within the Conrich community's north industrial area.

**Overland Open Park** also includes a portion of the future Hamlet Community Core and is expected to be developed with a variety of mixed-use developments including commercial, residential, and institutional uses.



# COMMUNITY CONTEXT

## OVERLAND OPEN PARK



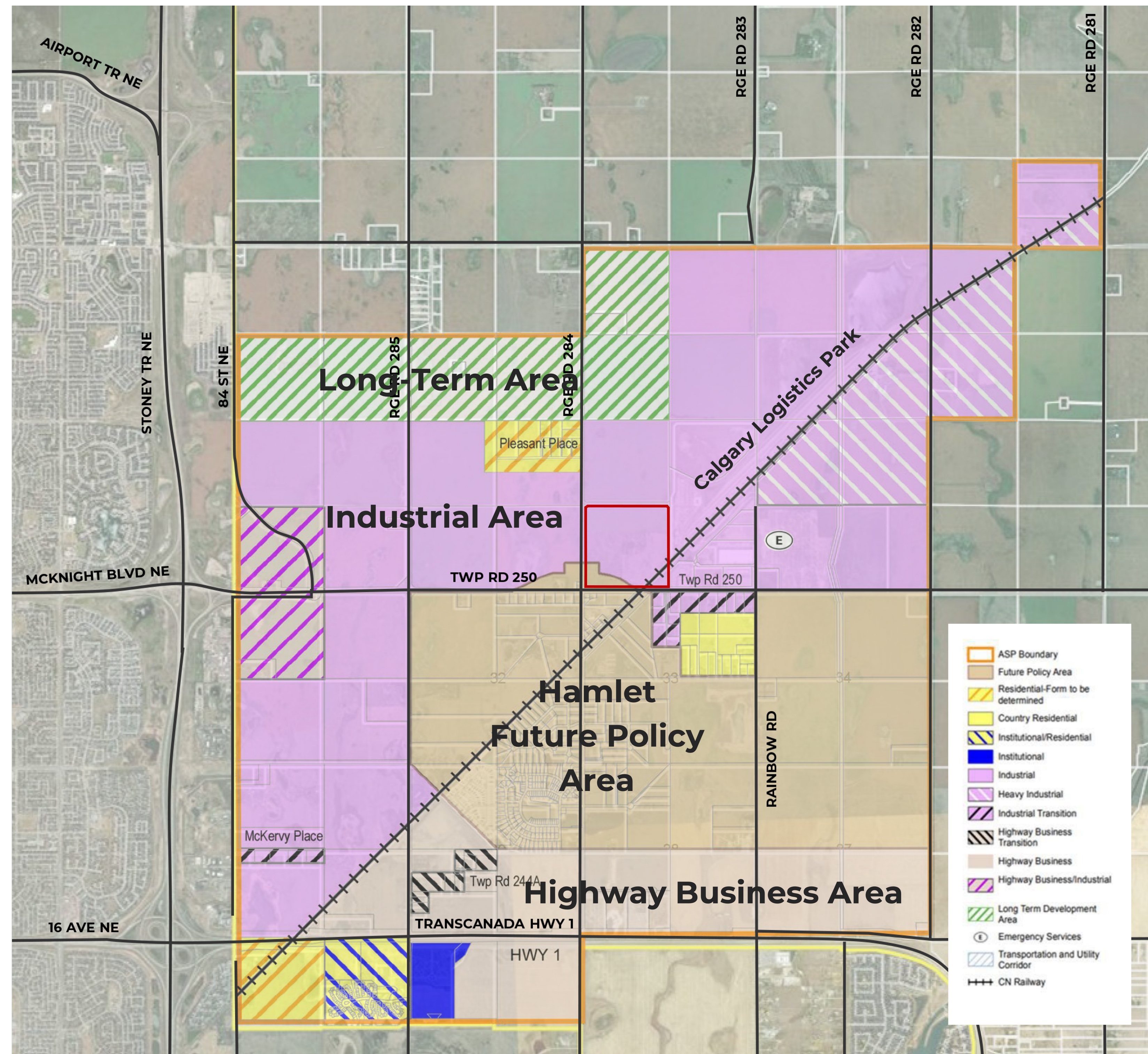
## The Conrich Community is evolving:

- Historic hamlet development surrounding the Khasla School.
- Prince of Peace.
- Mix of country residential subdivisions and agricultural parcels.
- Newer comprehensively planned Hamlet residential areas (i.e., Cambridge Park, Princeton).
- Calgary Logistics Park.
- Community development in NE Calgary continues and has now crossed Stoney Trail NE (i.e., Homestead).



# CONRICH AREA STRUCTURE PLAN

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## The Conrich Area Structure Plan (ASP) was adopted by the County in 2017:

- The ASP establishes a future land use strategy contemplating a mix of industrial, commercial, and residential development.
- Most of the Overland Open Park is proposed to include industrial development – with the southwest corner of the site to be developed as part of Hamlet Future Policy Area.



# EXISTING SITE CONDITIONS

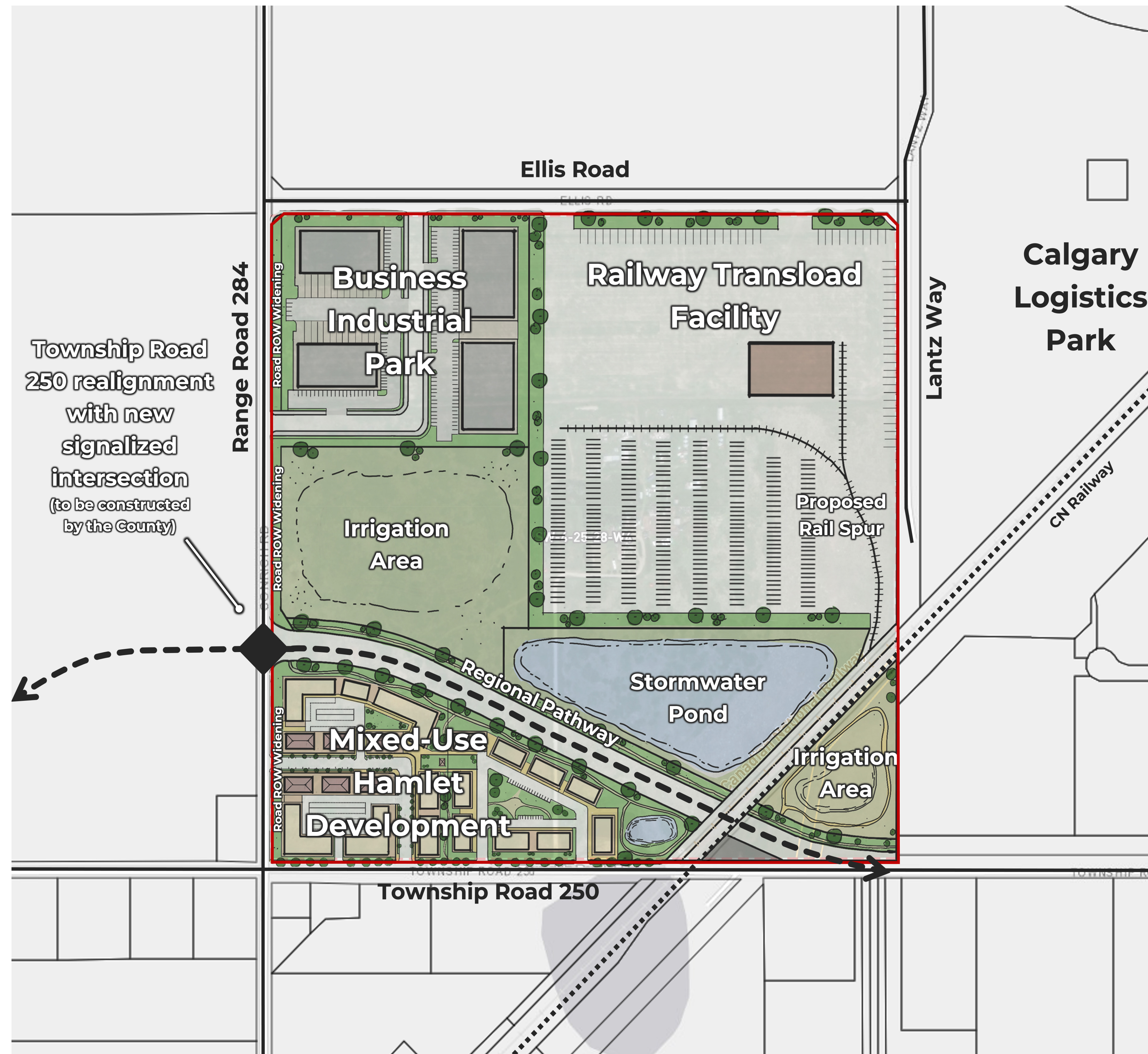
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# DEVELOPMENT CONCEPT

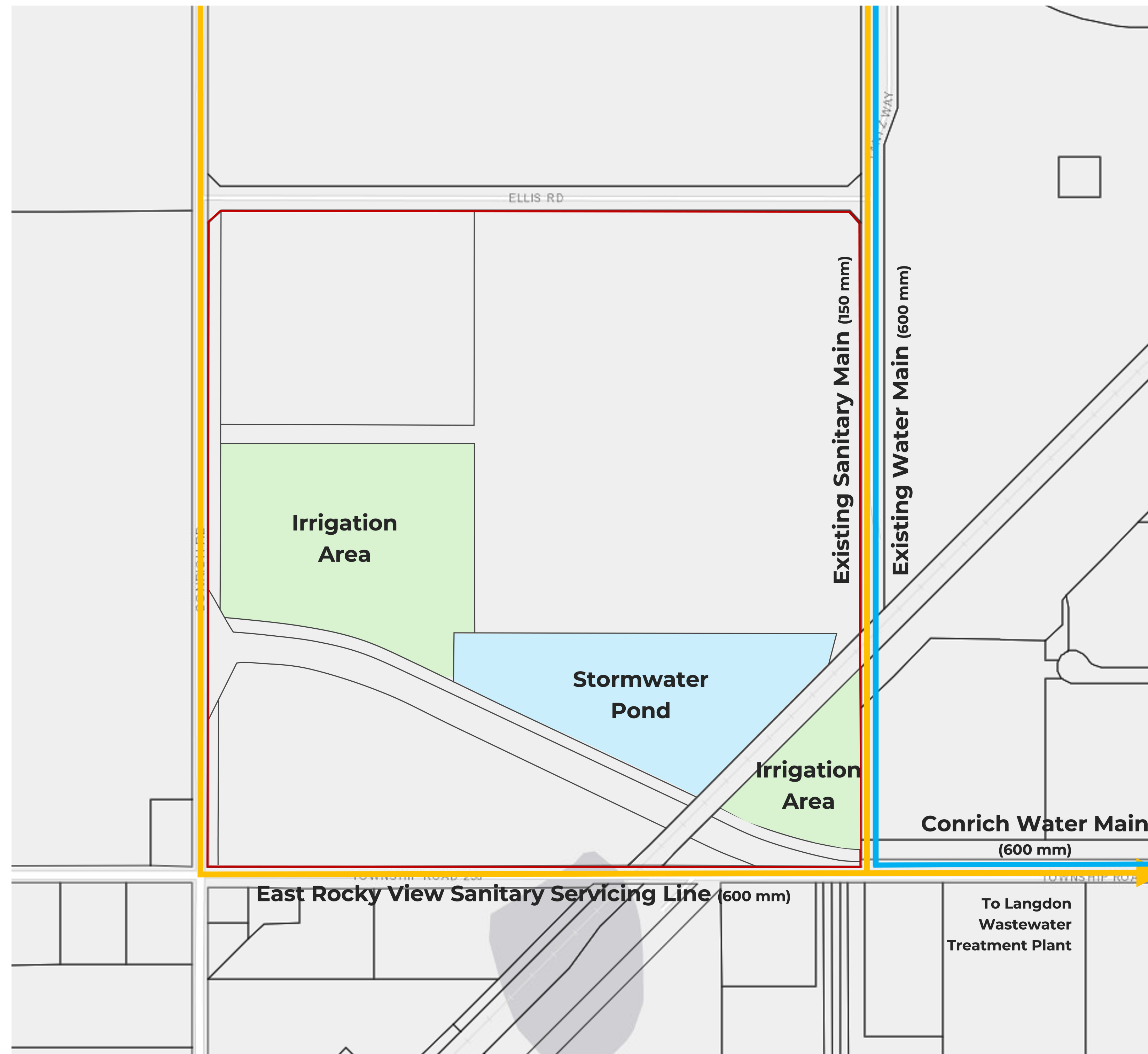
## OVERLAND OPEN PARK



### Overland Open Park will include:

- Railway Transload Facility with a proposed Rail Spur.
- Business / Industrial Park.
- Mixed-Use Hamlet Development (commercial, residential, and institutional).
- Township Road 250 Realignment and new signalized intersection (to be constructed by the County).
- Regional Pathway.
- Stormwater Management Pond & Irrigation Areas.





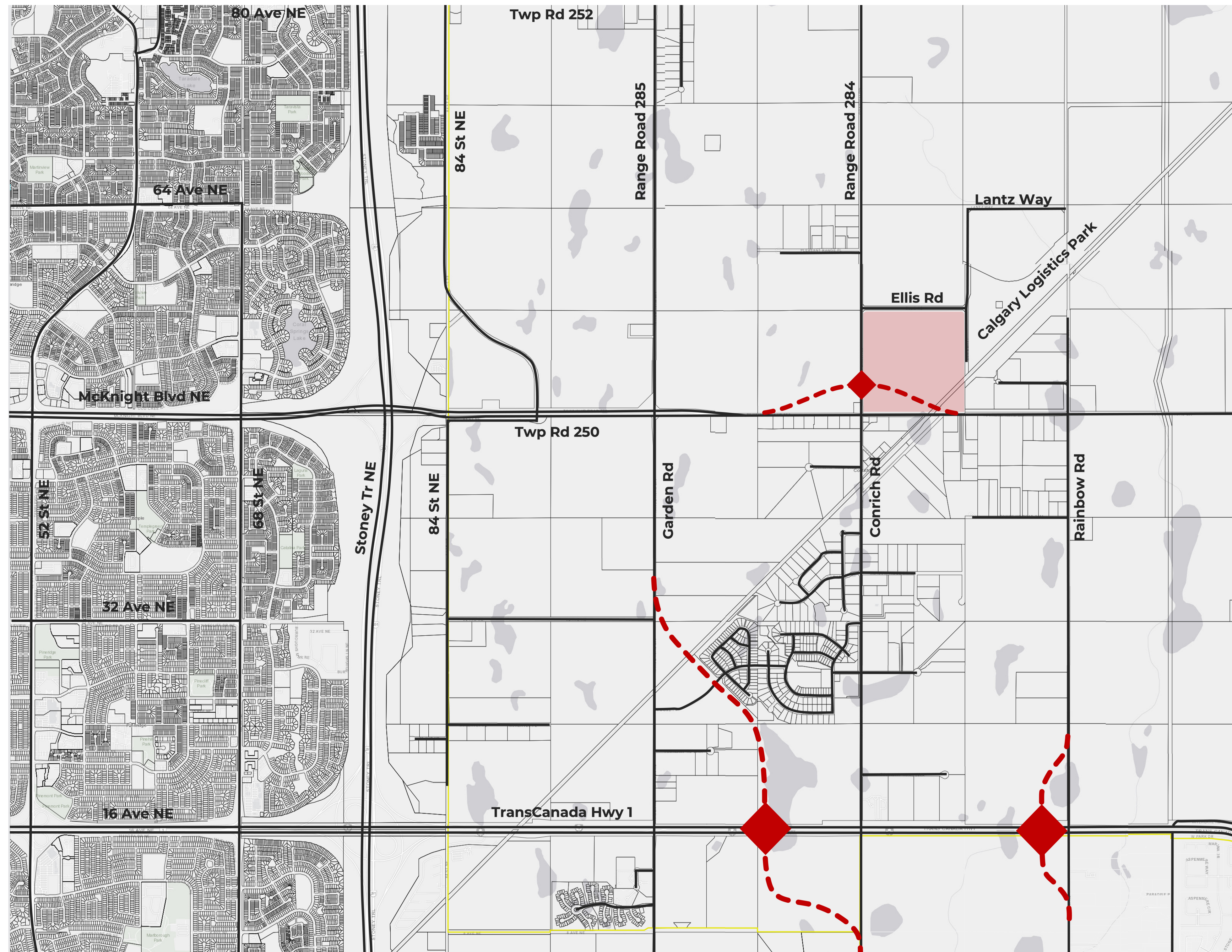
### Overland Open Park will be a fully-serviced development:

- Sanitary Sewer by connection with the existing East Rocky View Sanitary Servicing Line.
- Potable Water by connection with the existing Conrich Water System.
- Stormwater Management by a storm pond. Water in the pond will be used to irrigate two (2) Irrigation Lots.



# TRANSPORTATION UPGRADES

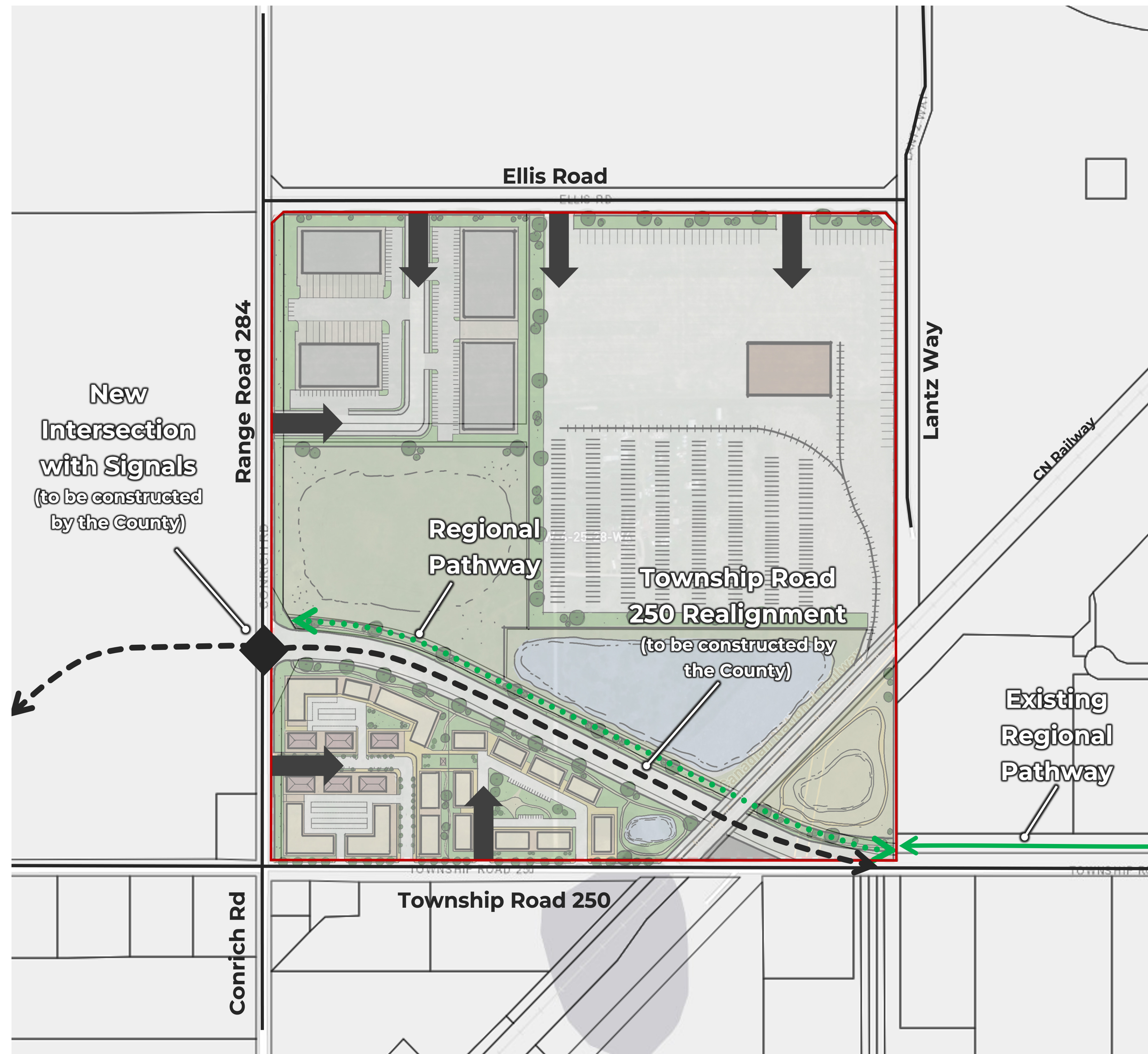
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## Transportation improvements by the County and its Regional Partners:

- New interchange along Highway 1 to connect Garden Road and Conrich Road.
- New interchange along Highway 1 at Rainbow Road.
- Realignment of Township Road 250.





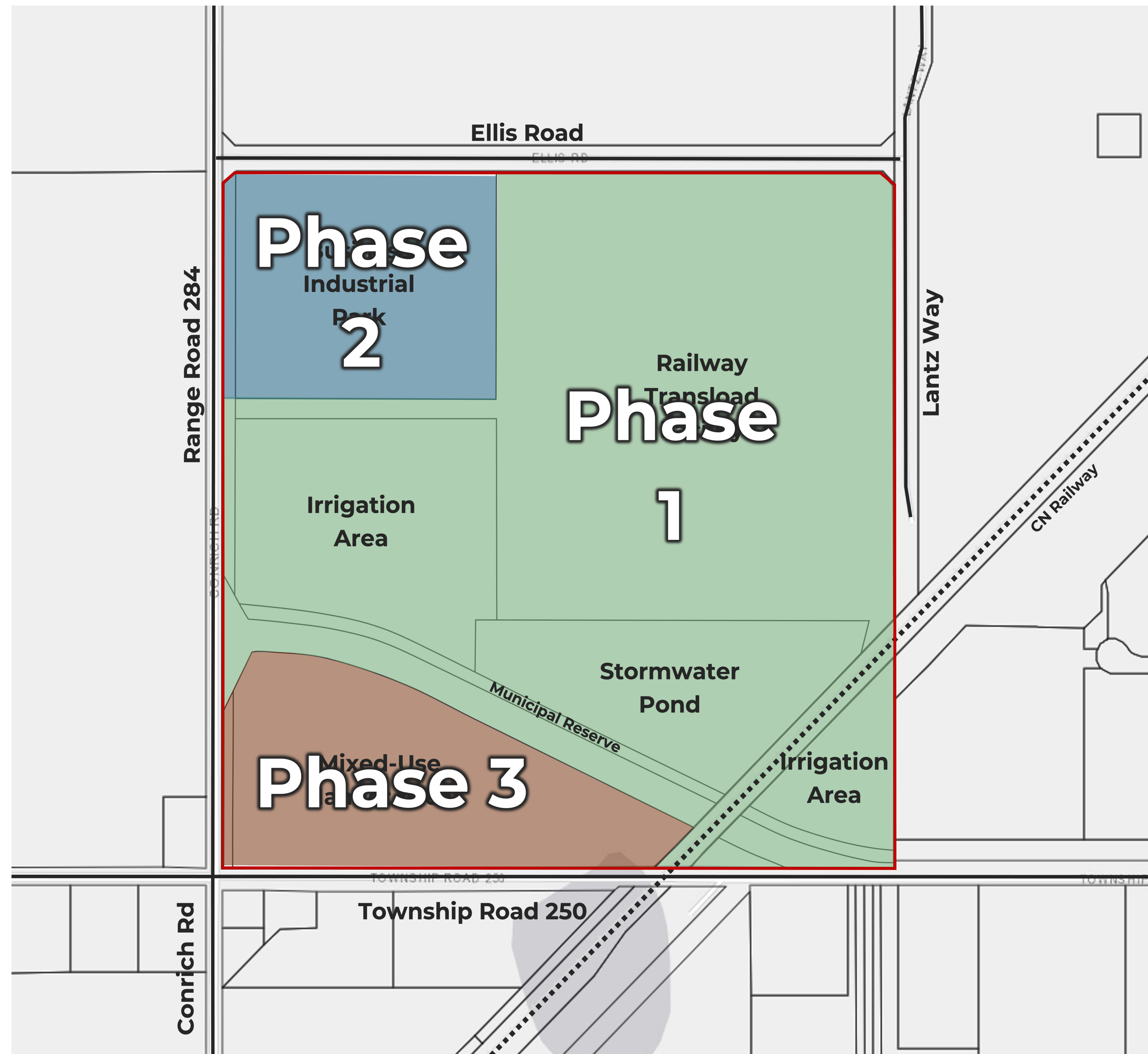
### Overland Open Park will be accessed by:

- Ellis Road from the north.
- Range Road 284 and Conrich Road from the west.
- Township Road 250 from the south.
- A Regional Pathway will be constructed north of the Township Road 250 realignment.
- Township Road 250 will be realigned by the County through the southern portion of the project area.



# PROJECT PHASING

## OVERLAND OPEN PARK



### Overland Open Park will be developed in phases:

#### PHASE 1 WILL INCLUDE:

- Construction of the stormwater pond & associated irrigation areas.
- Dedication of Road Right-of-Way (ROW) required for the Township Road 250 realignment.
- Dedication of Road ROW widening along Range Road 284 and the Municipal Reserve.

#### PHASE 2 WILL INCLUDE:

- The Business Industrial Park in the NW corner of the site.

#### PHASE 3 WILL INCLUDE:

- The Mixed-Use Hamlet Area.
- This area may only be developed after the County amends the Conrich ASP.
- A Master Site Development Plan (MSDP will be required).



# NEXT STEPS & TIMELINE

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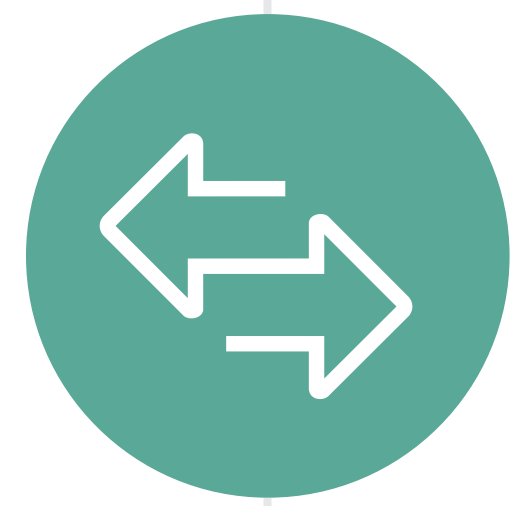
## Pre-Application Meeting

May 2024



## Application to RVC

June 2024



## Circulation Period (RVC Review)

September 27, 2024 to October 29, 2024



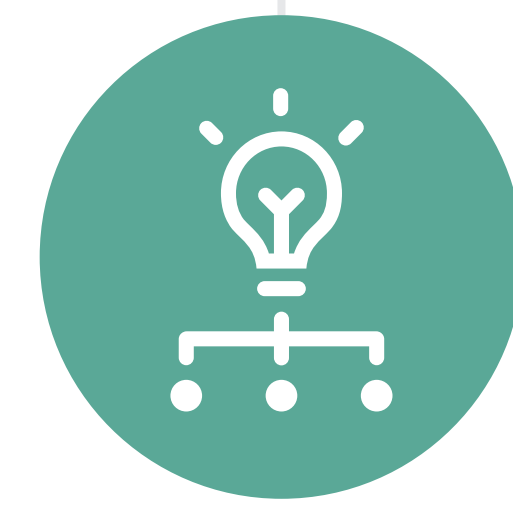
## Public Information Session

February 12, 2025 **We are Here**



## Anticipated Public Hearing

April 2025 (subject to RVC timelines)



## Subdivision & Development Process

May 2025



**THANK YOU**

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## **Overland Container Transportation Services appreciates you sharing your time with us this evening.**

Share your thoughts of the proposed development of Overland Open Park by completing a feedback form in-person, or online by scanning the QR code.



Stay up to date by visiting  
**OverlandOpenPark.com**



Reach out to Leah Thomson  
**lthomson@bastudios.ca**

