

OVERLAND OPEN PARK



March 2025

Overland Open Park What We Heard Report

OVERLAND OPEN PARK

Table of Contents

1.0	Project Introduction	01
2.0	Project Location	02
3.0	Vision	02
4.0	Project Timeline	03
5.0	Engagement Overview	04
6.0	Feedback Summary	06
7.0	Feedback Form	08
8.0	Next Steps	10
A	Appendix A - Information Session Boards	11
B	Appendix B - Feedback Form	13



Project Introduction

Overland Container Transportation Services (OCTS) is planning the development of Overland Open Park, a transportation and logistics distribution facility in the hamlet of Conrich, AB, west of the existing CN Logistics Site. A Conceptual Scheme has been submitted to guide the development, aligning with Rocky View County's Area Structure Plan (ASP) and adheres to the planned realignment of Township Road 250.

The proposed development will segment the subject site into two land use areas: the northern development envisions industrial land use designation while the southern portion will accommodate mixed-use commercial, residential, and institutional development. The initial phase will prioritize a 60-acre logistics facility in the northeast, taking advantage of its proximity to the CN Logistics Park's Intermodal Railway Facility and key transportation networks.

As the project progresses, OCTS is committed to engage with the local community, facilitate two-way communication, and provide regular updates on the development. This report summarizes the feedback gathered from community members during and after the Community Information Session held on February 12, 2025.



Project Location

Overland Open Park development is located in Conrich, Alberta, within Rocky View County. The plan area is bound to the south by Township Road 250, to the west by Range Road 284, and to the east by the CN Logistics Park. To the north, the plan area is bordered by existing agricultural lands.



Vision

Overland Open Park envisions to be a transportation and logistics distribution facility. Its proximity to the existing CN Logistics Park and rail line will drive future development within the industrial area north of Conrich.

Project Timeline



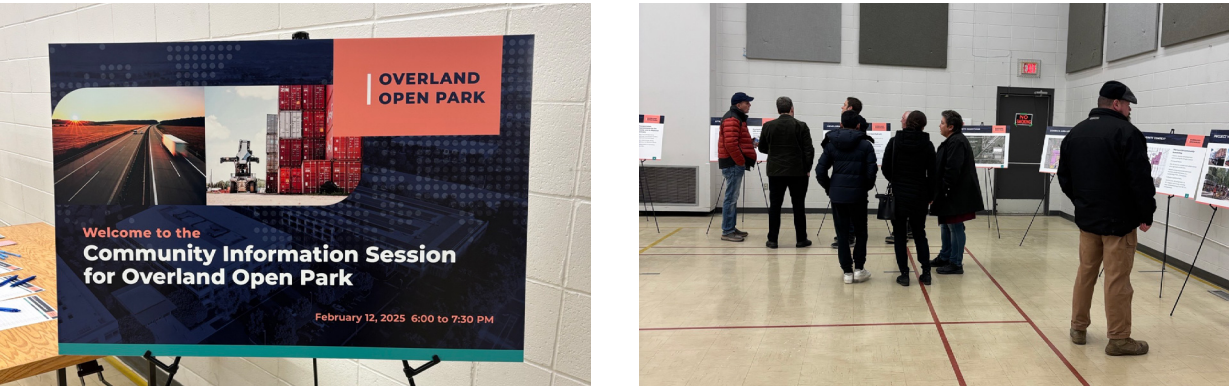
Engagement Overview

On February 12, 2025, the project team for Overland Open Park hosted a Community Information Session at the Delacour Community Hall. The session was designed to provide neighbouring residents with information about the proposed project and its Conceptual Scheme. The goal was to share details about the development, gather feedback, and answer questions from the community.

The session took place from 6:00 to 7:30 p.m. in a drop-in style format, allowing attendees to come and go at their convenience while engaging with members of the project team. A total of 18 people attended, and 10 feedback forms were completed (8 during the event and 2 online). Following the session, 9 individuals opted in to receive future project updates.

The website received 77 unique visits prior to the event, indicating curiosity about the project, although this did not necessarily translate into higher attendance or high volume of feedback submitted. Given the sample size of attendees and respondents, the feedback collected at the information session may not fully reflect the broader perspectives of the community.

Representatives from OCTS, Sedulous Engineering Inc. and B&A Studios Inc. were present to address specific questions and provide detailed insights. Project information boards were set up around the room, covering key topics of the development, and attendees had the opportunity to discuss these with subject matter experts. The same information boards were posted on the project website for digital access following the event. In addition to the in-person session, the project team also encouraged feedback through the project’s website, where attendees could submit questions and comments. The team provided a direct contact method for anyone with further inquiries or concerns.



Event promotions and outreach included:



Invitational Postcards

Invitational postcards were sent on January 29, 2025, to landowners and residents within a 1,600-meter radius of the intersection of Township Road 250 and Range Road 284.



Email Outreach

Email outreach was conducted to target stakeholders, such as businesses, landowners, and community groups in proximity to the subject site, to notify them of the proposed project and share an invitation to the public information session.



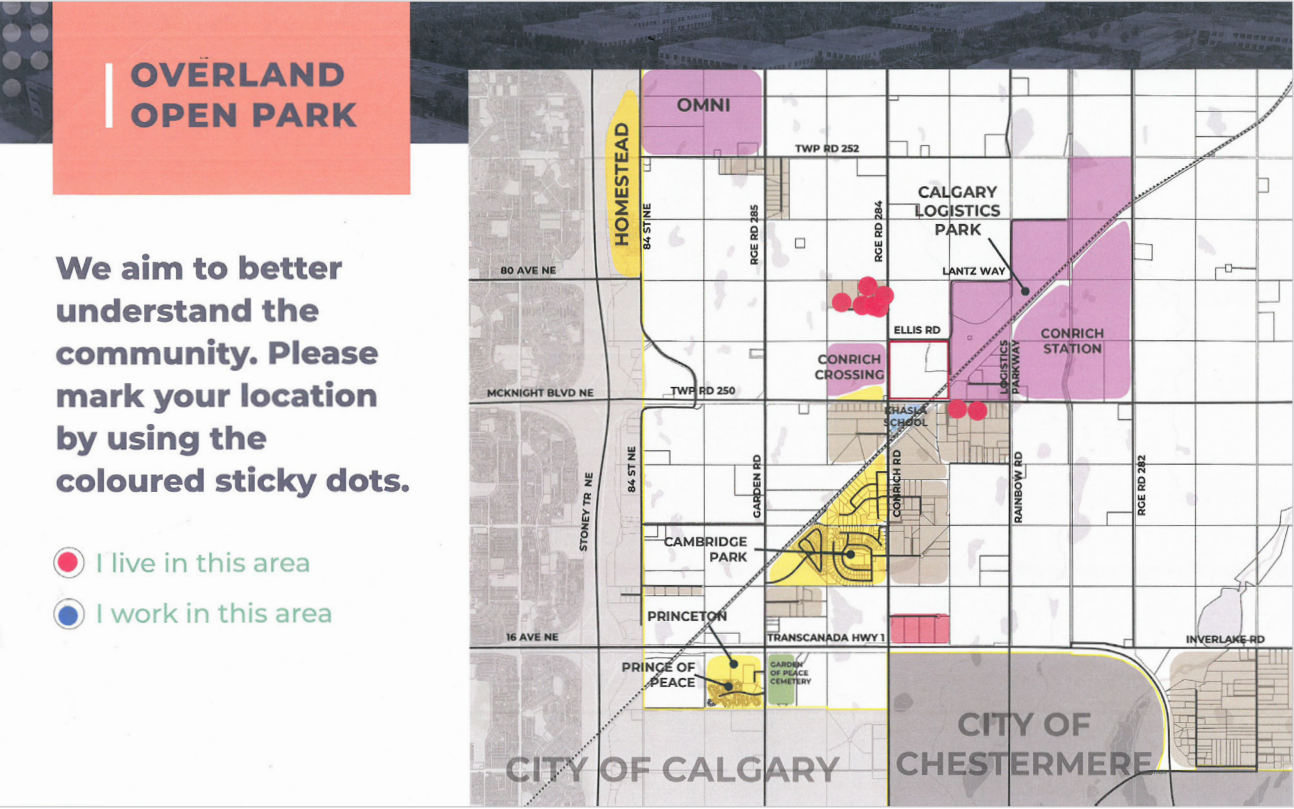
Project Website

The Community Information Session was promoted on the project website at overlandopenpark.com

A website dedicated to Overland Open Park was created and launched as a go-to resource for project updates and information. Launched on Wednesday, January 29, 2025, the site received 77 unique visits prior to the information session and has since garnered 252 views.

Feedback Summary

As attendees entered the event, they were welcomed to indicate on a map whether they lived or worked in proximity to the development site. Coloured dots were provided to specify their relation to the subject site. The intent was to understand feedback collected in consideration of an attendee’s connection to the proposed project. The majority of attendees indicated they lived near the proposed development area, either directly south or northwest.



During the Community Information Session, attendees were invited to complete a feedback form (see Appendix B) to share their thoughts on the proposed development. A total of 10 feedback forms were submitted—eight at the event and two online. Of these, seven participants learned about the session through the promotional postcard, two through word-of-mouth, and one via an email invitation from the Overland Open Park project team.

In terms of the clarity of the information presented at the session, the majority of attendees found it clear, while a few were neutral or felt additional details could have been helpful. Regarding the project team’s responses to questions, most participants were satisfied with the answers provided, though a couple expressed neutral views. Feedback on attendees' understanding of the project process was mixed—some felt they had a clear understanding, while others were neutral or felt the information could have been clearer.

Several attendees also shared their feedback directly with the project team. Common concerns included the potential increase in noise, traffic, and disruptions, particularly regarding safety and quality of life for families. Some expressed concerns about the impact of increased truck traffic, especially for families with young children, while others were concerned about the noise from the nearby CN yard, which could worsen with the development. A few attendees suggested a recreational green space as a preferable alternative, offering a safer and more community-friendly option. Conversely, a couple attendees shared their support for the project, and expressed that the new development would increase their property value.

Additional concerns were raised about the proposed industrial development, with a preference for preserving the current environment due to existing noise and light pollution. Specific safety concerns related to truck routes, including proximity to homes and mailboxes, were also noted. Several attendees mentioned that forklift and worker noise in the area was already noticeable. Themes from these discussions included concerns regarding increased noise and traffic, safety, and the impact on local infrastructure were consistent with the feedback received on the forms.

Overall, the feedback reflects a desire for careful consideration of the existing neighborhood conditions and the broader impacts of the development on the community as the project progresses.

Feedback Form

Open Ended Responses

Out of the 10 feedback forms submitted, 6 participants provided open-ended responses.

Do you have any further questions, ideas or comments about the Overland Open Park development?	
#	Comment
1	As a resident and homeowner, I am concerned about the increased noise, traffic, and disruption this project may cause to my home. I have a young family and intend to raise my children here. The increased truck traffic raises concerns about safety for my family. We already experience noise from the CN yard, and this project will bring it even closer. I would prefer to see a recreational green space that our community can enjoy together.
2	Heavy industrial development should not be placed in this area. We are already dealing with noise and light pollution from the CN yard.
3	As a homeowner in this area, I have concerns about the noise and traffic this project will generate. We have just started a family, and we worry about the safety and well-being of our children, as they are the future. A green space for the community to enjoy would be a welcome alternative.
4	I am completely opposed to the location of this project.
5	I strongly oppose the Overland Open Park for too many reasons to mention.
6	We are completely opposed to the project. It will lead to unsafe traffic volume and further issues with light and noise pollution. We will actively oppose this development.


Email and Website Inquiries Received

In addition to the comments received in person and collected from feedback forms, the project team received inquiries from community members regarding the Overland Open Park development. The following questions were submitted via email and have been included for transparency. The project team has provided responses to these questions to clarify any concerns for residents and stakeholders.


Email and Website Inquiries Received	
Question or Comment	Project Team Response
I am wondering with the shunting of the cars, Joe, you mentioned you would get services once a week. How many cars/ containers will that equate to?	The development of the fully built-out OCTS facility will be built in phases. Of Overland's 60 acre total lot, 20 acres is scheduled for stripping & grading initially. To start, there will be no rail spur as far as we know today. It could be a number of years before it's built, but our goal is to secure the business that sees the unloading & loading of railcars. Again, once in place, the rail service will start very slowly. If it's the same as our Edmonton facility, many weeks will see zero switches, but OCTS hopes to gain consistency and build that to one per week. If demand warranted, that could increase in time to two per week, but that's probably 5+ years away. When switches happen, they will be anywhere from one car to seven or eight at a time.
I failed to ask, with regards to the container storage yard, how many containers do you anticipate that are on the south end of the phase 1 development will that hold?	The size of the new yard can accommodate up to 2000 containers. However, OCTS' Edmonton facility holds more containers on average than our Calgary location. For instance, today, Edmonton has 625 containers and Calgary has 350. To date, Calgary's all-time container count high was 1100.
What time of day do you anticipate these cars will be unloaded? Will this activity happen on the weekend? Early Sunday mornings?	OCTS anticipates operating between 7am - 7pm, five days a week. OCTS' services are driven by supply and demand, which occasionally requires work during a weekend. The unloading and loading of railcars is a low-noise process. However, OCTS recognizes that the forklift operations to move product/pallets within the facility does create some level of noise as they are equipped with audible warning devices - this is a federal safety requirement set by Occupational Health and Safety. OCTS will use back up alarms on its forklifts that are less shrill and do not carry as far.
Do you have to follow any noise bylaws as set out by the county?	OCTS will willingly comply with all guidelines set by the County. We want to be good neighbors!

Next Steps

The Overland Open Park application will be resubmitted to Rocky View County for review, along with the What We Heard report. Following the review, the application will proceed to a Public Hearing. The project team will continue to provide updates on the Overland Open Park website as the application progresses.



For the latest information, please visit OverlandOpenPark.com



To subscribe to the project mailing list or for any inquiries, please contact Leah Thomson at lthomson@bastudios.ca

Appendix A - Information Session Boards

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

OVERLAND OPEN PARK



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 world's most prominent steamship lines and freight companies.
- Presently operating 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

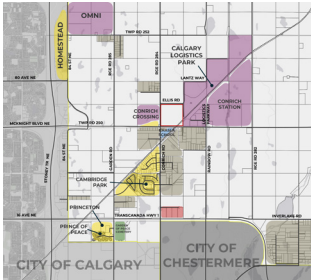


Overland Open Park envisions to be a transportation and logistics distribution facility, directly adjacent to the Calgary Logistics Park. The project will drive ongoing business development within the Conrich community's north industrial area.

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

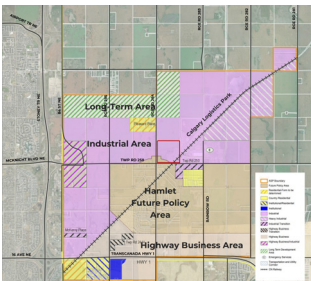


The Conrich Community is evolving:

- 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

OVERLAND OPEN PARK



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

OVERLAND OPEN PARK



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.

UTILITY SERVICING

OVERLAND OPEN PARK

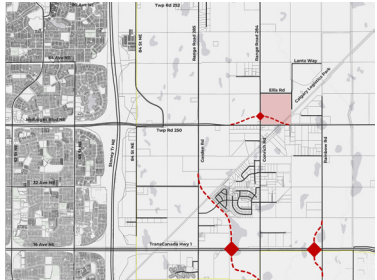


Overland Open Park will be a fully-serviced development:

- 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

OVERLAND OPEN PARK



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.

ACCESS

OVERLAND OPEN PARK




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

OVERLAND OPEN PARK



Appendix B - Feedback Form

Overland Open Park Information Session

Feedback Form

OVERLAND
OPEN PARK

Thank you for attending the Overland Open Park Information Session. We value your input and would appreciate your feedback on the session and the information shared.

The responses collected will be reviewed by the project team and will help guide the next steps in the planning process for Overland Open Park. Your feedback will be shared in an engagement summary, which will be provided on the project website. All personal information will remain confidential.

Contact Information

Name _____

Phone _____

Email _____

Would you like to receive email updates? ☐ Yes ☐ No

Feedback

Please confirm your participation in the February 12th Information Session:

☐ I attended the Information Session in person

☐ I reviewed the information shared online

☐ I did not attend the session or review the materials

How did you hear about the Information Session?

☐ Email invitation from Overland Open Park project team

☐ Postcard

☐ Word of mouth

☐ Other (please specify) _____

Do you live, work, or both in Conrich?

☐ I live in Conrich

☐ I work in Conrich

☐ I both live and work in Conrich

☐ I neither live nor work in Conrich

☐ I prefer not to say

OVERLAND
OPEN PARK

What is your proximity to the Overland Open Park site?

☐ I live/work within 1 km of the site

☐ I live/work within 5 km of the site

☐ I live/work within 10 km of the site



☐ I live/work more than 10 km away

☐ I prefer not to say

	AGREE	NEUTRAL	SOMEWHAT DISAGREE	DISAGREE
The information presented at the information session was clear and helped me understand the Overland Open Park development plans:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The project team answered my questions and provided relevant information:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I understand the project process and next steps for Overland Open Park:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please share if you have any further questions, ideas or comments about the Overland Open Park development.

Thank you for your feedback. Please drop your form in the comment form box before leaving. For future questions, ideas or comments, get in touch with our Communications and Engagement Specialist:

 Contact Leah Thomson lthomson@bastudios.ca  OverlandOpenPark.com



Overland Open Park What We Heard Report