

**SPRING 2025 UPDATE**



**SHEPARD**

LOGISTICS CENTRE



**CPKC** Site Ready Program

Located in Prairie Economic Gateway

**Area structure plan approved  
by Rocky View County**

**IDP/MDP amendments approved  
by City of Calgary/Rocky View County**

Routed in history, carrying industry forward.



THE FUTURE HOME OF

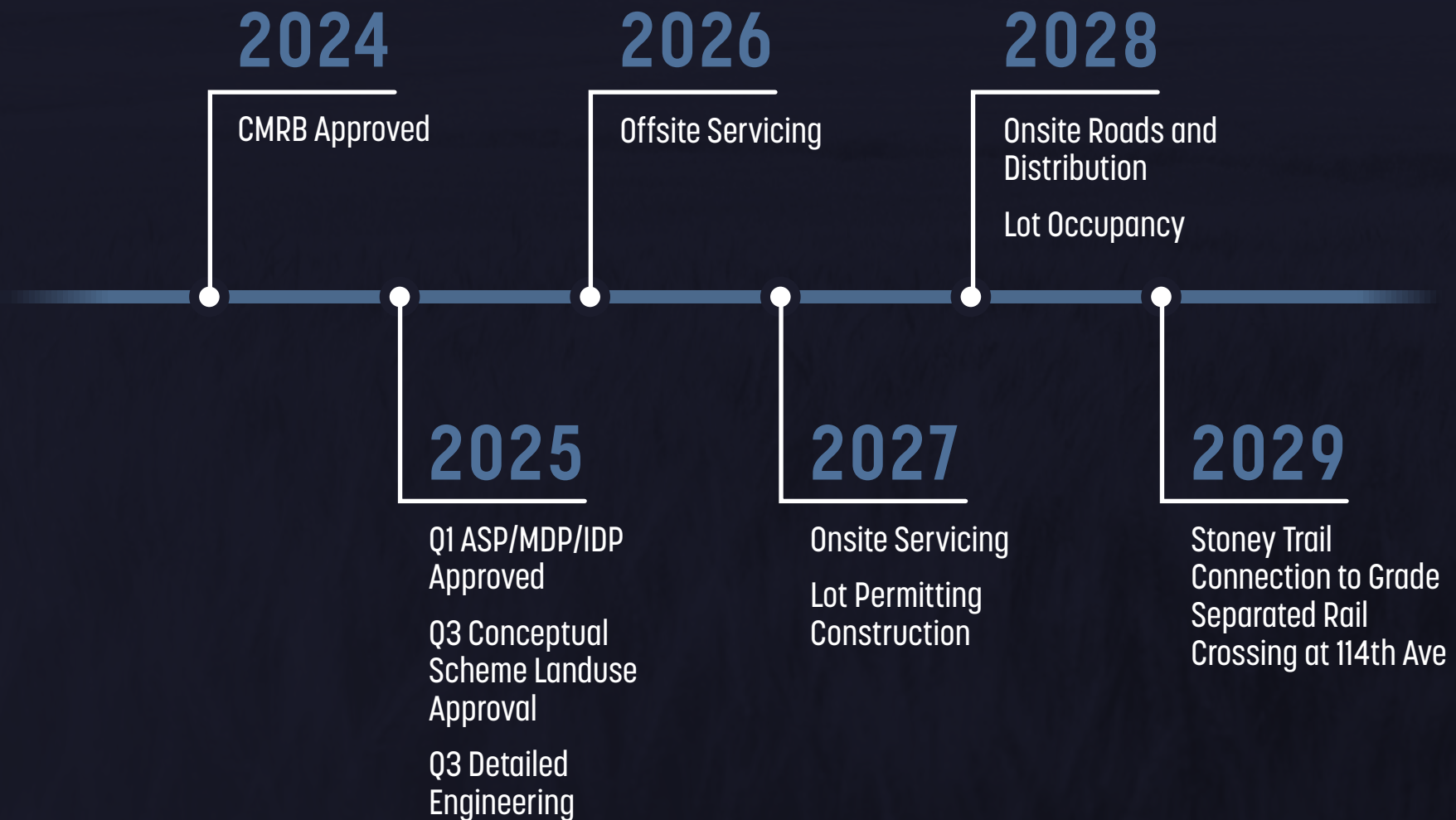
# WESTERN CANADA'S LARGEST INDUSTRIAL DISTRIBUTION AND LOGISTICS CENTRE.



◀ 3D AERIAL VIDEO

Positioned at the crossroads of the CANAMEX Corridor, TransCanada Highway, and the Canadian Pacific Kansas City (CPKC) main line, Shepard Logistics Centre is set to become a pivotal force in the logistics landscape. This premier location offers unparalleled access to key transportation routes, making it an ideal base for businesses looking to expand their reach across North America and beyond. With direct rail connectivity and cutting-edge infrastructure, Shepard Logistics Centre provides a sustainable, efficient, and cost-effective solution for moving goods. Here, the future of industrial development meets the demands of a global market.

# ANTICIPATED KEY MILESTONES





# STUDIES COMPLETED

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Supporting technical studies to date.

## ASP STUDIES

	DESCRIPTION	TIMING
MDP	Master Drainage Plan	Approved
Sanitary & Water Servicing	Determination of Demand Flows	Approved
ES	Environmental Screening Desktop Study	Approved
TIA	Transportation Impact Assessment	Approved
HRO	Historical Resources Overview	Approved
Phase I ESA	Environmental Site Assessment	Approved
Class D Preliminary Budget	Opinion of Probable Costs Onsite Servicing	Complete

## LANDUSE CONCEPT SCHEME STUDIES

	DESCRIPTION	TIMING
Phase 2 ESA	Environmental Site Assessment (Field Work)	Complete*
Geotechnical	Geotechnical Investigation (Field Work)	Complete*
Topo Survey	Comprehensive Topography Survey	Complete*
Hydrogeological Study	Ground Water Monitoring (Field Work)	Complete*
Percolation Testing	Field Work	Complete*
WPA	Waterbody Permanence Assessment	Complete*
BIA	Biophysical Impact Assessment	Complete*
SCMDP	Sub-Catchment Master Drainage Plan	Complete*
AEPA Public Lands Approval	Water Act Approval Package	Complete*

\*Anticipated approval at the July 8th, 2025 RVC Council Meeting.



# GOLD TIER STATUS

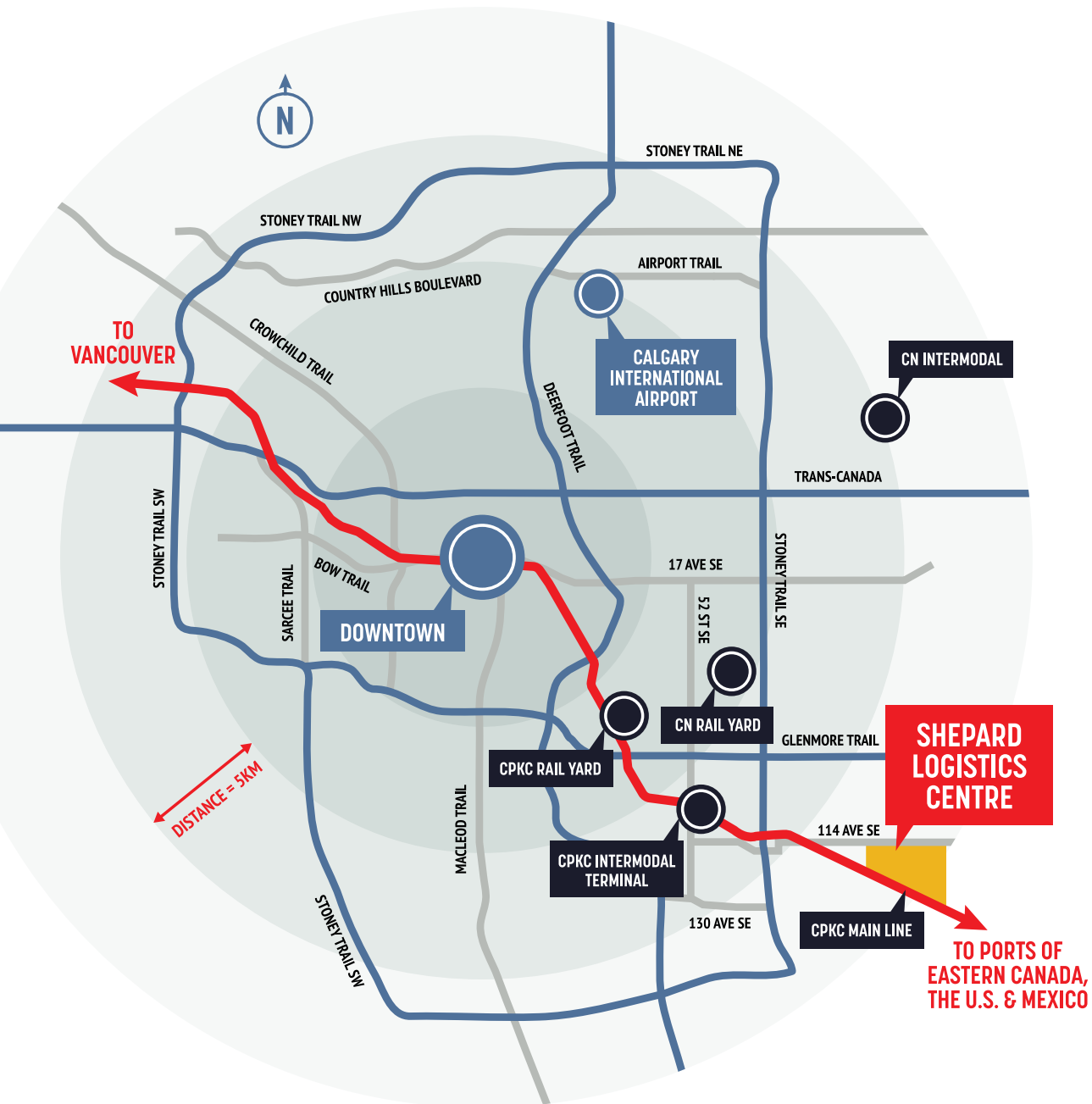
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Shepard Logistics Centre was selected by CPKC for inclusion in their North American site selection program. These projects are located in Mexico, the US and Canada. The site selection program rates projects on a 3 tier status: Gold, Silver and Bronze. They rate the projects based on speed to market and regional opportunity. The tiering status is used to match CPKC client opportunities to projects located on their main line. After meeting with CPKC, and Burns & McDonnell in mid-August we were informed that Shepard Logistics Centre is considered to be a Gold Tier Status.







**DIRECT RAIL ACCESS**

**Connected to the CPKC network for efficient intermodal transport.**

**REGIONAL ACCESS**

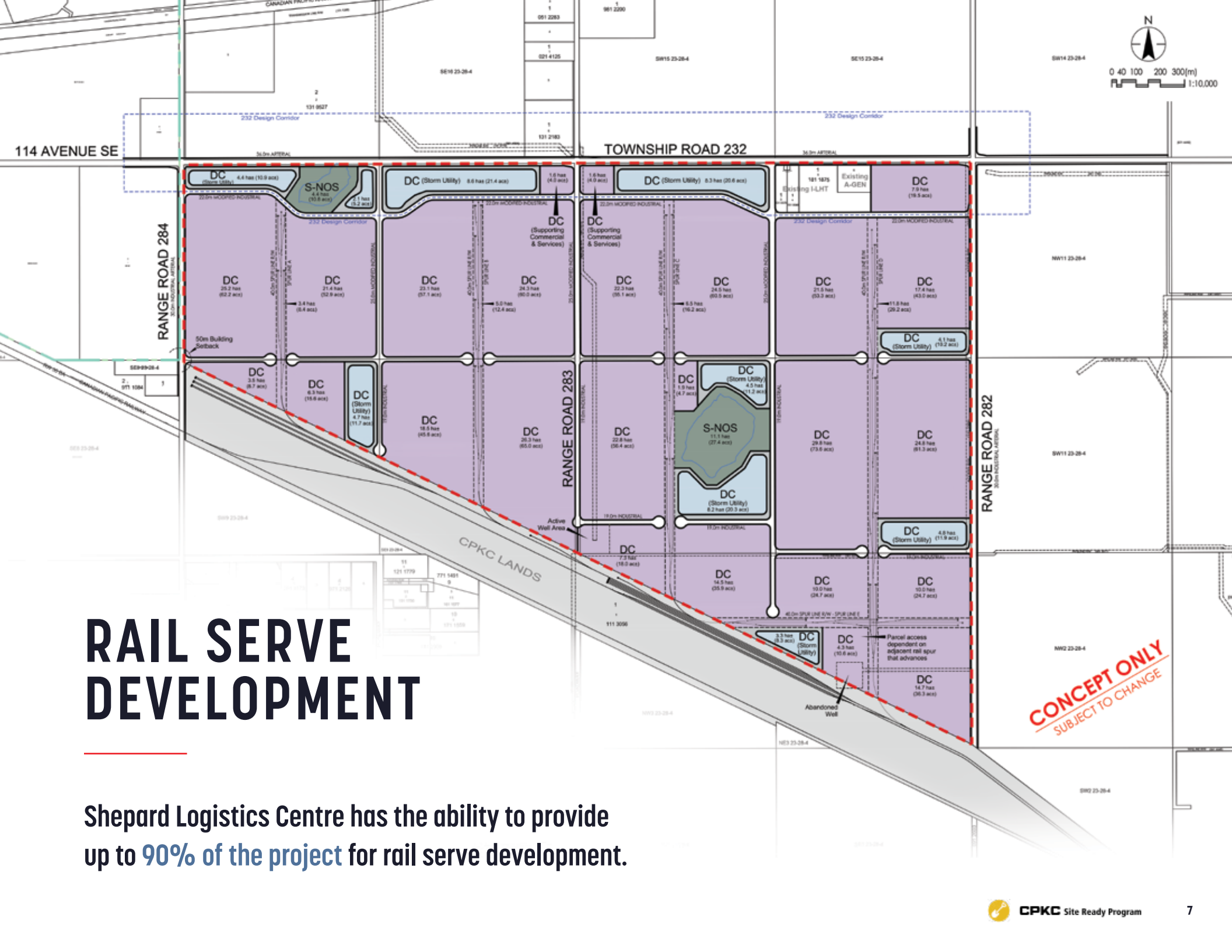
**7.8 km (4.8 miles)**  
to CPKC's intermodal ramp.

**15.5 km (9.6 miles)**  
to CPKC Calgary rail yard.

**25.8 km (16 miles)**  
to CN's intermodal ramp.

**3.2 km (2 miles)**  
from Calgary's Ring Road, offering rapid local distribution access.





# RAIL SERVE DEVELOPMENT

Shepard Logistics Centre has the ability to provide up to **90%** of the project for rail serve development.

**CONCEPT ONLY**  
SUBJECT TO CHANGE



# TARGETED USERS

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Shepard Logistics Centre will target Distributors, Transload Customers, Food Processing, Cold Storage and Manufacturing who depend on rail. Below are users that we are in active discussions with:

<b>GROUP</b>	<b>BLDG SIZE (FT<sup>2</sup>)</b>	<b>LOT SIZE (AC)</b>	<b>CARLOADS/YR</b>	<b>POWER (MW)</b>
Plastics	150k	20	1,500	2
Cold Storage	1.5M	150	TBD	6-10
Food Processing	150k	20	150	Conventional
Aggregate	TBD	80	5000-6000	Conventional
Manufacturing	700k	80	TBD	4
Manufacturing (W)	2.5M	320	TBD	400
Logistics/Distribution	14.3M	630	TBD	100
<b>TOTAL</b>	<b>20M</b>	<b>1300</b>	<b>7,650</b>	<b>520</b>



# SITE SERVICING SUMMARY

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**Large lot capabilities – with 1300 acres of raw land that can accommodate mega projects requiring more than 100 acres for a single user.**

The Shepard Logistic Centre development is a jointly planned area between Rocky View County and the City of Calgary which will provide the benefits of low tax rates with City of Calgary services, whereas the City of Calgary will provide servicing to Rocky View County at the County's cost and whereas Rocky View County will overtime recover capital costs for Calgary services through utility rates charged to the individual; end user for water and sanity sewer.

## SERVICING

- ▶ Design of servicing is anticipated to begin in 2025
- ▶ Commencement of (offsite) servicing is anticipated to begin in 2026
- ▶ Onsite Servicing for the first phase is anticipated to begin in 2027s

## LOTS AVAILABLE

- ▶ LOT permitting can begin in 2026 -2027
- ▶ Occupancy in 2028

## POWER TO SITE

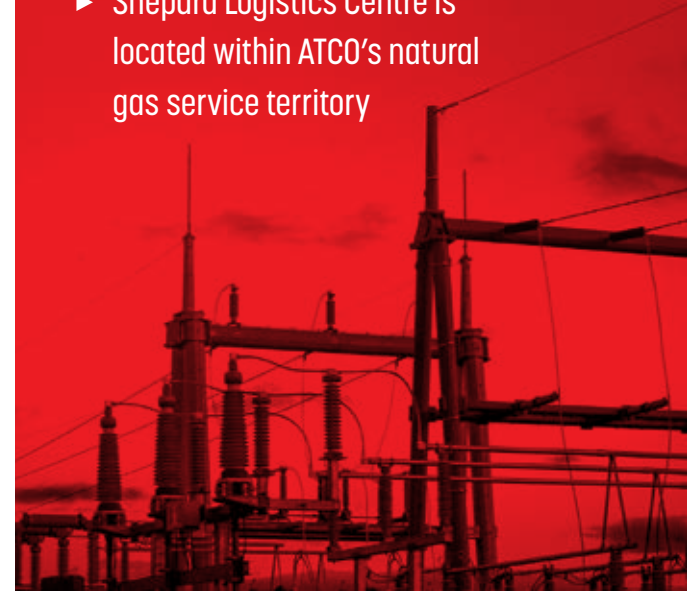
- ▶ Shepard Logistics Centre is located within AltaLink's transmission territory and FortisAlberta distribution territory
- ▶ A Pre-SASR has been completed by AltaLink confirming ability to provide up to 600MW
- ▶ Non-traditional/Behind the Fence Opportunities are available

## COMMUNICATIONS TO SITE

- ▶ Telus and Rogers are the local communication providers

## NATURAL GAS TO SITE

- ▶ Shepard Logistics Centre is located within ATCO's natural gas service territory





“Three years ago, I envisioned a bold new future for Calgary, where our city could be home to the strongest inland port in North America. Today, I am proud to say we are turning that vision into reality. Prairie Economic Gateway is not just a project. It is a promise of prosperity, productivity and opportunity that will transform our region for future generations.”

**- JYOTI GONDEK**

Calgary Mayor



The Prairie Economic Gateway is a great example of the amazing work that can be done when municipalities work together. The collaboration between the City of Calgary and Rocky View County will create jobs, drive investment and spur economic growth in the region. This shared vision between the two councils will create stronger and more resilient communities now and well into the future.”

**- RIC MCIVER**

Minister of Municipal Affairs



“The Prairie Economic Gateway exemplifies strong inter-municipal collaboration, focused on working together toward an economic vision. This deal has the potential to create tens-of-thousands of jobs and unlock untapped potential for Alberta’s industries. By enabling greater access to supply chain services, this initiative supports growth across multiple sectors of the Alberta economy and positions the region as a more competitive destination for further job-creating investment.”

**- MATT JONES**

Minister of Jobs, Economy and Trade



“The Prairie Economic Gateway is a game-changer for Alberta’s transportation network and economic corridors. This agreement strengthens our province’s role as a key logistics and distribution hub, ensuring businesses have the infrastructure they need to move goods efficiently across Canada and to global markets. By investing in critical transportation links, we are driving economic growth, creating thousands of jobs, and strengthening Alberta’s economy.”

**- DEVIN DREESHEN**

Minister of Transportation and Economic Corridors





# THE BENEFITS OF RAIL-SERVED

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## Sustainability and Efficiency

Rail transport offers an environmentally responsible alternative to trucking, helping businesses achieve sustainability goals and reduce their carbon footprint within their supply chain.

## Cost and Reliability

Rail shipping is a safe, reliable, and cost-effective method, providing global competitiveness with fewer fluctuations in capacity and rates compared to trucking alone.

## Enhanced Capacity and Flexibility

Rail access ensures reliable shipping with increased efficiency and capacity, making it an attractive solution for shippers seeking alternatives beyond trucking.





**TOTAL LAND AREA**

**Over 1,300 unencumbered acres of greenfield development, under single ownership.**



**NEGOTIATIONS**

**Private Rail operator negotiations underway. Phase 1 capacity over 5,000 car per year.**



**DEVELOPMENT SCOPE**

**Up to 20 million square feet of future industrial development in multiple phases.**



**RAIL CAPABILITIES**

**200 rail-to-truck transload spots, offering significant on-site flexibility.**






The Shepard Logistics Centre is poised to become a key logistics and warehousing hub, capitalizing on its prime location, expansive development potential, and integrated rail connectivity. By offering businesses an efficient and sustainable transportation solution, it stands ready to redefine logistics in the Western Canadian market.



The proposed Shepard Logistics Centre has the potential of adding 20M SF of new Industrial rail serve development.



Prairie Gateway will connect businesses to new markets in North America and the World, feature industrial development with direct rail access, providing businesses with efficient and cost-effective ways to transport goods.



The Shepard Logistics Centre will build a stronger economy, attract infrastructure investments, create jobs, boost the Calgary regions economic output and generate tax revenue, support modern industrial activity and streamline trade.



Business & Industrial U.S. Division  
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 Calgary, AB T2P 2P7  
 Tel: 403.963.1244  
 www.cushmanwakefield.com

August 26, 2024

Rocky View County  
 262075 Rocky View Point  
 Rocky View County, Alberta  
 T4A 0G2

City of Calgary  
 100 Macleod Trail SE  
 Calgary, Alberta  
 T2C 0M0

Attention: Administration and Council Members of Rocky View County and City of Calgary

Re: **Cushman & Wakefield (U.S. Company) (CWU) - Letter of Support for Prairie Gateway Area Structure Plan (ASP) in relation to Route 1-260-2024-1284-002**

On behalf of CWU, it is with great enthusiasm that we submit our unwavering support for the Prairie Gateway Area Structure Plan. The ASP presents a distinctive opportunity within the Greater Calgary/Rocky View region that is unparalleled not only in the local market but also across North America from a real estate offering perspective. We firmly believe that this project will drive regional economic growth on a grand scale beyond the Greater Calgary/Rocky View region.

In recent years, a major spotlight has been on the Calgary/Rocky View industrial market as an economically viable location for accommodating large-scale enterprises, offering competitive rental rates, featuring a healthy workforce, and providing sustainability. As we look to the future, we anticipate that the ASP will be an on-track or ahead-of-schedule project and commercial corridor comparable to the achievements witnessed in Calgary, specifically in relation to the Prairie Gateway market over the past 10 years. With its strategic location and access to key transportation routes, the ASP presents a promising opportunity for businesses looking to capitalize on the growing demand for industrial space in the area, especially as other jurisdictions continue to become more developed and generally more expensive. As the market continues to evolve and expand, the Prairie Gateway Area is positioned to become the most desirable for industrial development, offering a prime location for businesses looking to grow and thrive in the region.

ANIBT is a vital economy, enabling employment opportunities, a flourishing enterprise, and a business-friendly environment. The Greater Calgary/Rocky View region stands out as the premier industrial in 2024 and beyond. Calgary is a world-class, the industrial market has exhibited resilience, with low demand on the low end and sustained growth in real value during the second quarter of 2024, indicating a sustained interest in industrial-focused developments in the Greater Calgary/Rocky View region.

As the Greater Calgary/Rocky View region grows substantial international attention from major corporations, we believe the following factors contribute to why clients and customers of CWU would view the Area Structure Plan (ASP) positively, leading to an enterprise significant capital investment in the region:

1. The ASP's strategic location is at the heart of Western Canada, coupled with its extensive network of transportation infrastructure and services, provides it as a pivotal industrial hub for businesses seeking seamless access to both domestic and international markets.
2. Its proximity to the CANAMEX corridor is a vital high-value highway trade route connecting Canada to Mexico through the US border enhances its appeal as a strategic business location.
3. Calgary's top-tier, well-integrated transportation and logistics infrastructure, which is linked to Western Canada's primary rail network and a designated Foreign Trade Zone.

We firmly believe that the implementation of the ASP will further bolster confidence in the Greater Calgary/Rocky View region, especially those who access this only on-ramp transportation as integral part of their operations. The Canadian real estate market



“The proposed rail-served industrial development will be a regional asset that will benefit our two municipalities and the broader region.”

- MAYOR JYOTI GONDEK

City of Calgary



August 26, 2024

Rocky View County  
 262075 Rocky View Point  
 Rocky View County, AB  
 T4A 0G2

City of Calgary  
 100 Macleod Trail SE  
 Calgary, AB  
 T2C 0M0

Attention: Administration and Council Members

Re: **Prairie Gateway Area Structure Plan (ASP)  
 Bylaw C-0862-2024-1014-002**

I am writing to express my strong support for the Prairie Gateway Area Structure Plan, a development that stands to offer substantial economic benefits to both the City of Calgary and Rocky View County. This initiative represents a forward-thinking approach to regional growth, leveraging key geographical and economic advantages that will benefit the broader community for years to come.

Calgary's strategic location on the CANAMEX corridor is a critical factor that enhances the economic viability of the Prairie Gateway project. The CPKC rail line is the **ONLY** rail transportation route that connects Canada, the United States, and Mexico, the CANAMEX corridor positions Calgary as a key logistics hub for North America. The Prairie Gateway development will capitalize on this by enhancing the city's ability to serve as a vital link in the continental supply chain. This will attract investment from companies looking to optimize their distribution networks, thereby increasing the flow of goods through Calgary and supporting local businesses. Companies want transportation options, they want rail to truck and truck to rail and this project provides those options.

In my substantial experience in the logistics industry, I have seen how the development of large intermodal rail parks has consistently proven to be an economic catalyst in other



“the implementation of the ASP will further bolster confidence in the Greater Calgary/ Rocky View region, especially those end-users that rely on rail transportation as integral part of their operations. The Canadian real estate market lacks an abundance of rail-served properties, especially when compared to the United States and Mexico”

- MICHAEL FLYNN

Senior Director,  
 Rail Advisory Group



September 10, 2024

Mayor Jyoti Gondek  
 Rocky View County  
 262075 Rocky View Point  
 Rocky View County, AB, T4A 0G2

Prairie Gateway Area Structure Plan (ASP)

Dear Mayor Gondek,

We want to thank Rocky View County for the collaborative approach taken on the Prairie Gateway Area Structure Plan (ASP). The proposed rail-served industrial development will be a regional asset that will benefit our two municipalities and the broader region.

I am pleased to report that on September 10, 2024, Calgary City Council gave the Best-in-Class recommendation to the City of Calgary Municipal Development Plan and the newly adopted Rocky View County City of Calgary Inter-municipal Development Plan. Both proposed amendments are intended to support our joint work on the Prairie Gateway Area Structure Plan. Calgary City Council also approved a motion to request, in principle, the Prairie Gateway Area Structure Plan that Rocky View County Council will consider on September 11, 2024.

On behalf of Calgary City Council, I am pleased to provide this letter of support of the Prairie Gateway Area Structure Plan and the proposed amendments to the Rocky View County - City of Calgary Inter-municipal Development Plan.

We look forward to our continued collaboration on this initiative, including considering the inter-municipal and agreement between Calgary and Rocky View County, which is anticipated over the next few months.

Steve Pastor

VP  
 Steve Pastor, Chief Operating Officer  
 1000 Bowdoin, General Manager, Planning and Development Division  
 Maritime, Middlefield, Services, City and Regional Planning  
 1000 Bowdoin, Program Manager, Prairie Gateway Gateway

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 www.calgary.ca



“Calgary’s strategic location on the CANAMEX corridor is a critical factor that enhances the economic viability of the Prairie Gateway project. The CPKC rail line is the **ONLY** rail transportation route that connects Canada, the United States, and Mexico”

- STEVE PASTOR

Vice President, Global Supply Chain & Ports/Rail Logistics/Consultant  
 NAI Global Industrial Chairperson for the Americas



“The Prairie Gateway ASP is advantageously located next to CPKC’s mainline, providing access to dependable, safe, and efficient freight transportation. We have listed the Shepard Logistics Park development located inside the Prairie Gateway ASP on our business development website.”

- MIKE LOVECCHIO

Director Indigenous Relations and Government Affairs  
Canadian Pacific Kansas City



“This project leverages the CMR’s [Calgary Metropolitan Region] location at the intersection of major railways, highways, and air routes, improving global trade logistics and giving businesses in the region faster and cheaper access to markets across Canada, U.S., and beyond.”

- BRAD PARRY

President & CEO Calgary Economic Development  
CEO, Opportunity Calgary Investment Fund



“The Prairie Economic Gateway Agreement aligns with Invest Alberta’s mandate to drive high-impact investment that fosters economic diversification and innovation. The region’s enhanced rail, land, and air transport infrastructure will provide an essential foundation for industries such as advanced manufacturing, logistics, agribusiness, and cleantech – sectors that are central to Alberta’s long-term economic strategy.”

- RICK CHRISTIAANSE

Chief Executive Officer  
Invest Alberta Corporation





# CALGARY'S TAX ADVANTAGE

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- ▶ **No** provincial sales tax
- ▶ **No** payroll tax
- ▶ **No** health care premiums
- ▶ **No** land transfer tax
- ▶ **No** machine & equipment tax
- ▶ **Lowest corporate income tax rate in Canada (Alberta is set at 8%)**

## Invest Alberta - Incentives

[Alberta Tax Benefits & Corporate Tax Incentives - Invest in Alberta](https://investalberta.ca/taxes-incentives)  
(investalberta.ca/taxes-incentives)

## Calgary Economic Development - Why Calgary

[Invest | Why Calgary? | Calgary Economic](https://calgaryeconomicdevelopment.com/invest)  
(calgaryeconomicdevelopment.com/invest)

## OCIF – Opportunity Calgary Investment Fund

[Finding, Fueling & Fostering Calgary's Future | Opportunity Calgary](https://opportunitycalgary.com)  
(opportunitycalgary.com)

## **CANA GROUP & SHEPARD**

The CANA Group of Companies has been a respected and trusted service provider in Alberta for 80+ years. Over those years, we have developed a reputation for delivering projects safely, on budget, and on schedule. We provide quality design and construction strategies and solutions to our clients using a think-straight, talk-straight, do-it-right-once approach with no surprises.

Shepard Development Corporation was established as part of the CANA Group in the early 1990's and is a tier 1 Calgary region developer with 30+ years of experience that includes office, retail, and industrial facilities.





**SHEPARD**  
LOGISTICS CENTRE

**FOR INFORMATION, CONTACT**

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*Ryan Riddell, VP of Shepard Development Corporation*

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