

# EAST CORRIDOR

## INSIDER

PEOPLE.

PLACES.

PROJECTS.

INVESTMENTS.

*Understanding the people, places, projects and investments  
shaping Calgary's East Corridor.*

### Project Watch

#### BEACON AI HUB

Could a 946-Acre Data Centre Campus Transform Calgary's  
East Corridor?

Near Indus • Southeast Rocky View County



Rendering courtesy of Beacon AI Centers / Stantec

A proposed AI data centre campus near Indus could introduce an entirely new class of development to Calgary's East Corridor—one measured not only in acres and buildings, but in computing capacity and power demand.

Approved for approximately 946 acres in southeast Rocky View County, Beacon could reshape how the region is viewed by investors, employers and infrastructure planners.

**946 ACRES**

Approved plan area

**1,494 MW**

Proposed generating capacity

**NEAR INDUS**

Southeast Rocky View County

**INSIDE:** What Beacon is, why this location matters—and the opportunities  
and questions surrounding a project of this scale.

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## UNDERSTANDING THE PROJECT

### What Is the Beacon AI Hub?

A proposed artificial-intelligence data centre campus near Indus could introduce an entirely new class of development to the East Corridor—one measured not only in acres and buildings, but in computing capacity and power demand.

The Beacon AI Hub Area Structure Plan covers approximately 946 acres in southeast Rocky View County, about 3.2 kilometres east of Calgary and 2.4 kilometres northwest of Indus.

Rocky View County Council approved the Area Structure Plan and redesignated the property for data-centre development on June 17, 2025. The approved plan provides for a large data centre campus, supporting solar or agrivoltaic development and other complementary uses.

Since that approval, the project's proposed energy strategy has evolved. The developer has applied to the Alberta Utilities Commission to construct an on-site natural-gas-fired power plant capable of supporting the campus.

If developed as envisioned, Beacon would represent more than another industrial project. It would signal that the East Corridor is beginning to attract the infrastructure required by the digital economy.

## THE BIG NUMBERS

**946 ACRES**

Approved plan area

**1,494 MW**

Proposed on-site  
generating capacity

**2.4 KM**

Approximate  
distance northwest  
of Indus

**JUNE 17, 2025**

Area Structure Plan  
approved

## WHO DECIDES WHAT?

### **Rocky View County**

*Controls municipal land use, planning and development permits.*

### **Alberta Utilities Commission**

*Determines whether the proposed natural-gas-fired power plant may proceed and what conditions would apply.*

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## CORRIDOR INTELLIGENCE

### MORE THAN A DATA CENTRE

**The most important story may be the investment ecosystem that develops around it.**

#### CONSTRUCTION AND INFRASTRUCTURE

Developing a major data centre campus could create demand for civil contractors, electricians, engineers, concrete suppliers, mechanical systems, road construction and utility work.

The construction period may produce the project's largest immediate employment impact.

#### INDUSTRIAL AND COMMERCIAL LAND

Beacon could strengthen interest in nearby employment land—particularly sites suited to contractors, energy services, equipment suppliers, technology companies and other businesses serving the campus.

Its location beside the Prairie Economic Gateway also matters. Individually, the projects are significant. Together, they could accelerate the creation of a larger industrial and technology district southeast of Calgary.

#### THE BIGGER SIGNAL

The East Corridor is already shaped by agriculture, transportation, warehousing, construction and residential growth. Beacon introduces another category:

#### DIGITAL INFRASTRUCTURE

That could change how investors, employers and governments view the region—and what additional projects consider locating here.

#### CORRIDOR CONNECTION

- Beacon AI Hub - Technology and power infrastructure
- Prairie Economic Gateway - Rail-served industrial and logistics development
- Regional communities - Workforce, housing and business services

#### WORKFORCE AND SERVICES

Operational data centres are highly automated and do not necessarily employ as many people per acre as conventional industrial developments.

However, the jobs they create tend to be specialized. Potential roles include facility operations, electrical and mechanical maintenance, network services, cybersecurity, security and technical support.

The regional opportunity extends beyond direct employment to the companies that construct, service and supply the campus.

#### MUNICIPAL TAX BASE

Large industrial developments can add substantial non-residential assessment to a municipality. That can help diversify the municipal tax base and reduce reliance on residential and agricultural assessment.

The net benefit will depend on servicing costs, infrastructure requirements and the final form of the development.

*When major investments begin reinforcing one another, a collection of projects starts becoming an economic corridor.*

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## STAY AHEAD

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### ABOUT LORI



Lori Olijnyk is Founder & Publisher of East Corridor Insider and a commercial and residential REALTOR® serving Calgary and the surrounding region. She is the 2025 CREB® REALTOR® of the Year, a CREB® Honorary Life Member, and a former Director of the Calgary Real Estate Board.

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### COMING NEXT WEEK

#### DE HAVILLAND FIELD MOVES FROM VISION TO CONSTRUCTION

Ground has officially broken on a 1,500-acre aerospace manufacturing campus approximately 11 kilometres west of Strathmore.

Next week, East Corridor Insider examines what De Havilland Field could mean for skilled employment, regional suppliers, housing demand and Wheatland County's growing role in Canadian aerospace manufacturing.

### FOUNDING PARTNERS

Founding Partner opportunities are now open for aligned businesses serving Calgary's East Corridor.