

Welcome

OMNI Area Structure Plan Public Open House

Landowners are preparing an amendment to the OMNI Area Structure Plan for Rocky View County's review.

Thank you for being here to learn more and share your thoughts.

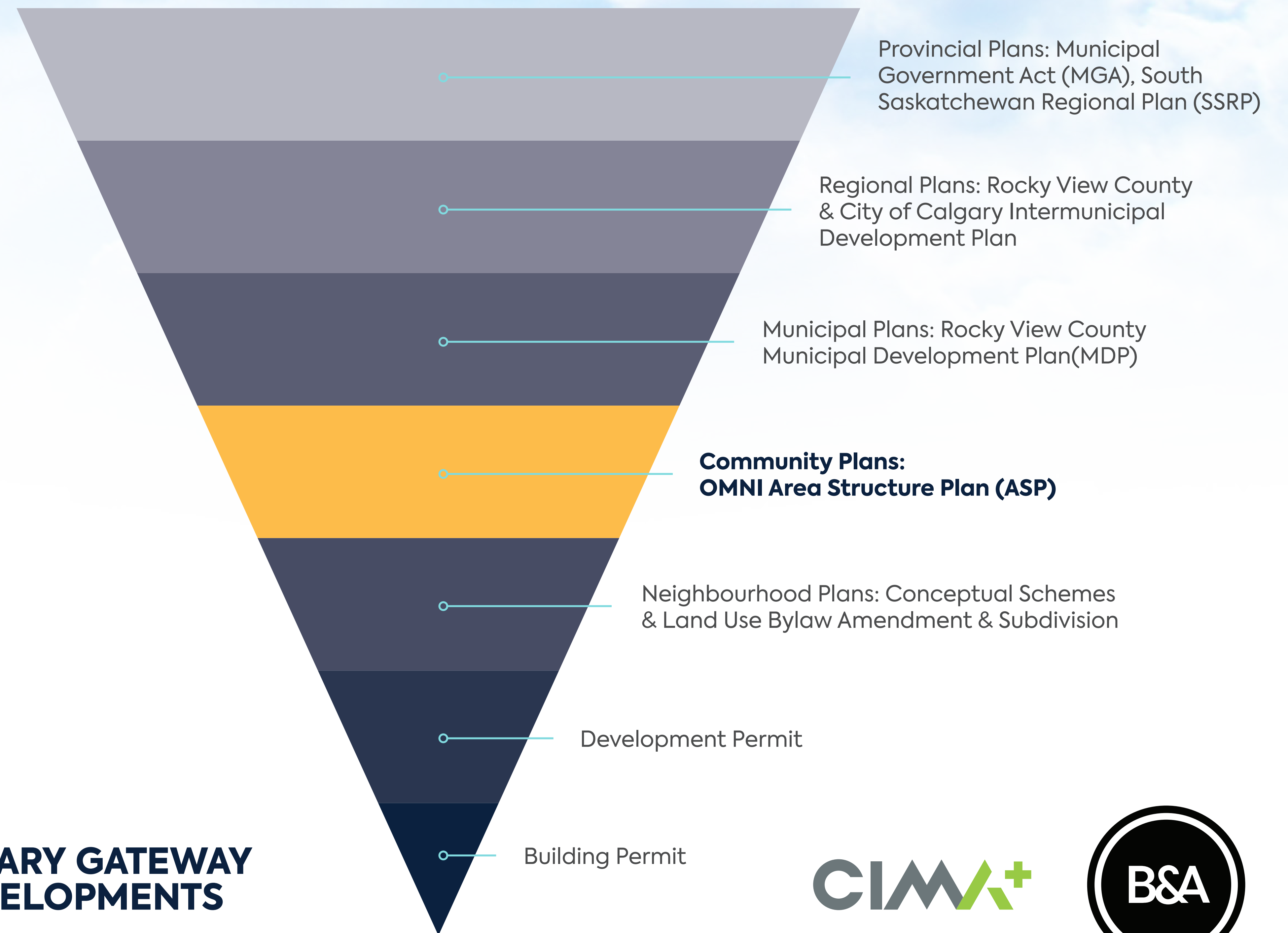
About the Area Structure Plan

What is an ASP?

An Area Structure Plan (ASP) is a long range planning document and is the first step in obtaining planning approval for a new development.

An ASP outlines policy direction for more detailed planning such as Land Use Amendment and Subdivision applications.

Planning Hierarchy



Project Team



OMNI ASP Timeline History

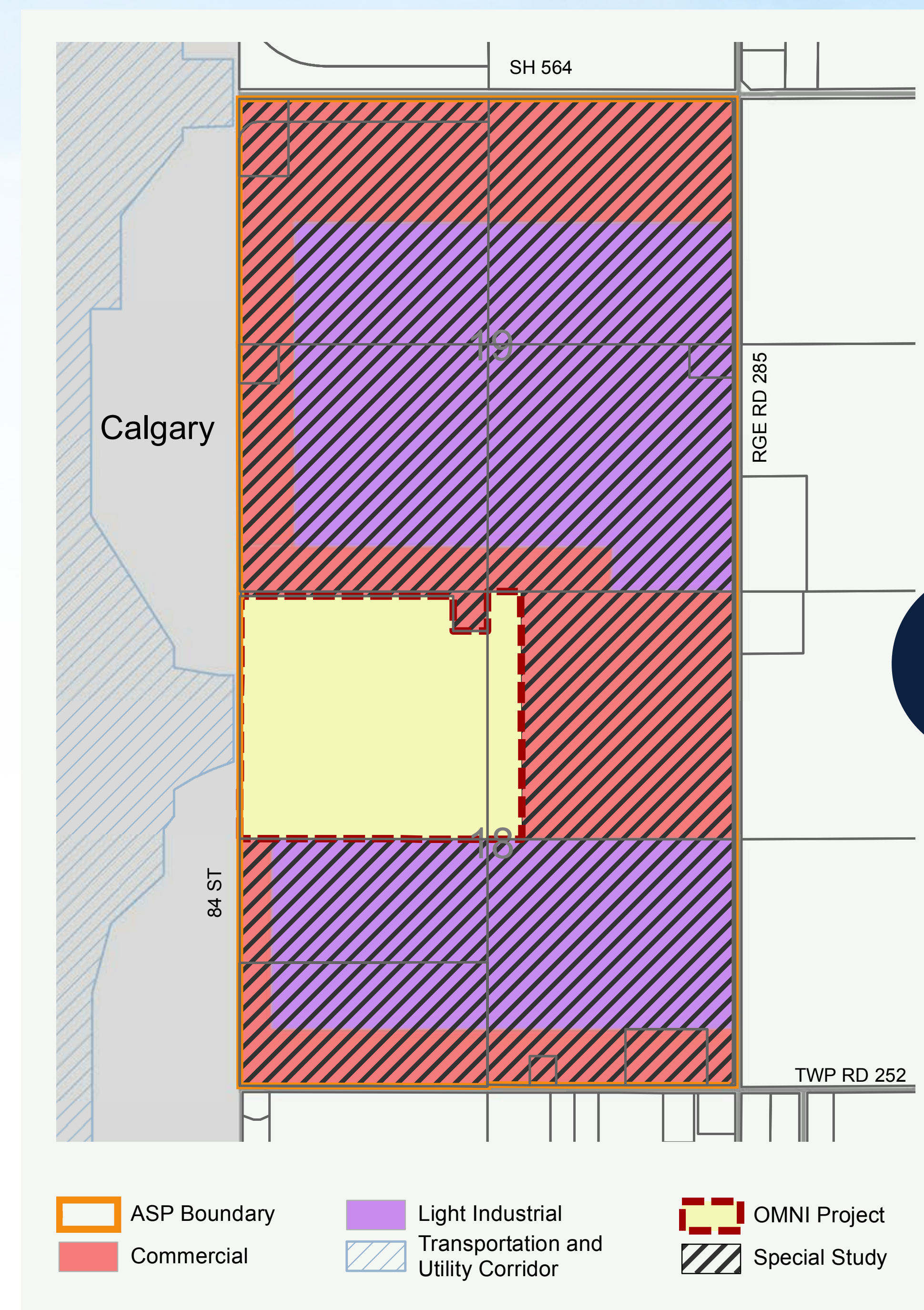
Past approvals and anticipated ASP process:



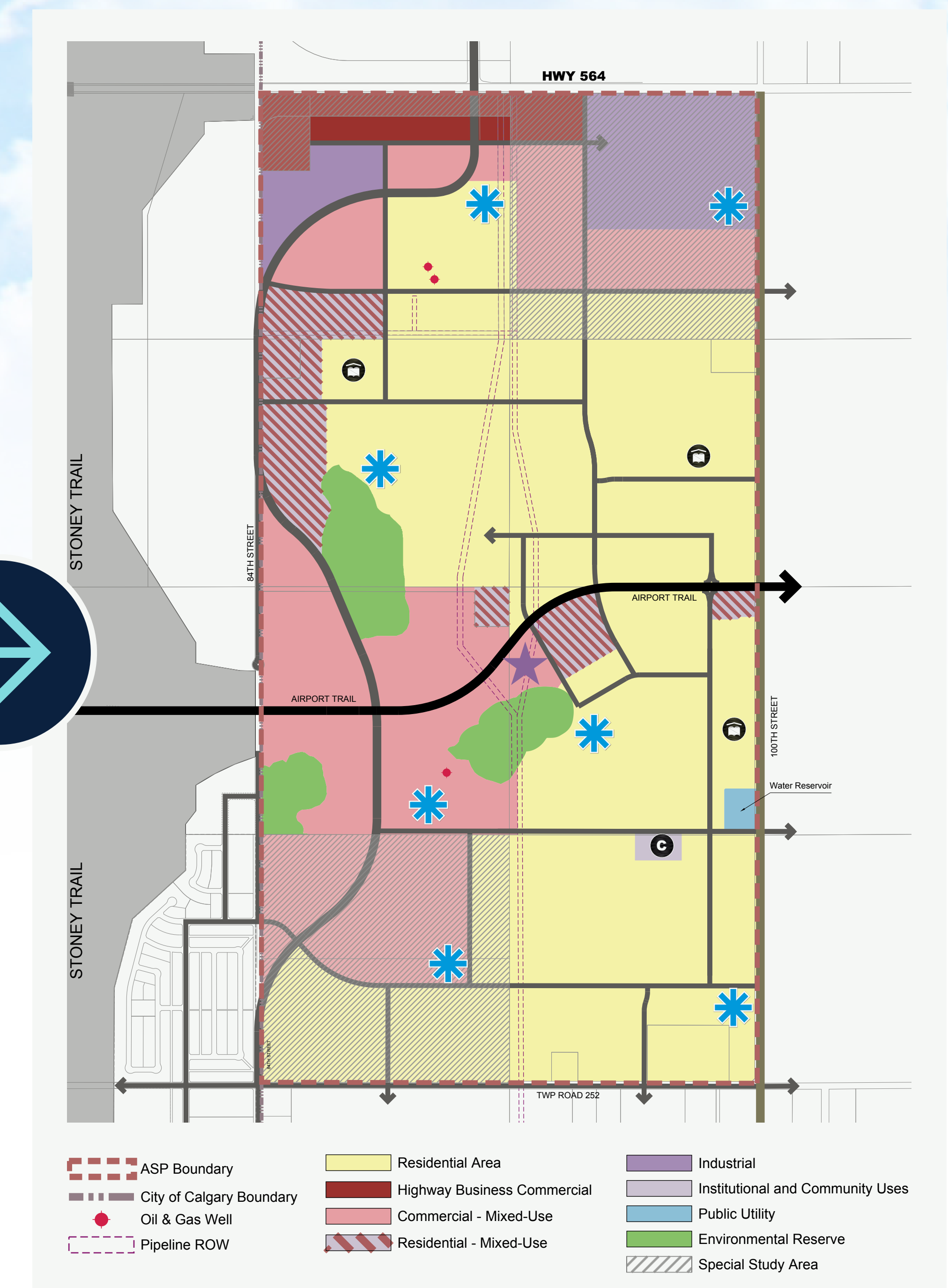
Proposed Changes

The **OMNI ASP** extends over eight quarter sections with a total land area of 518 hectares (1,280 acres) and was first envisioned as a commercial/industrial highway business centre.

A group of landowners are exploring new land use options that would create a master planned mixed-use community, including homes, shops, and other compatible uses. The changes also remove the special study overlay. The proposed amendments see a reduction in commercial and an increase in residential areas.



2017 OMNI ASP Concept



2025 OMNI ASP Concept

OMNI ASP Amendment

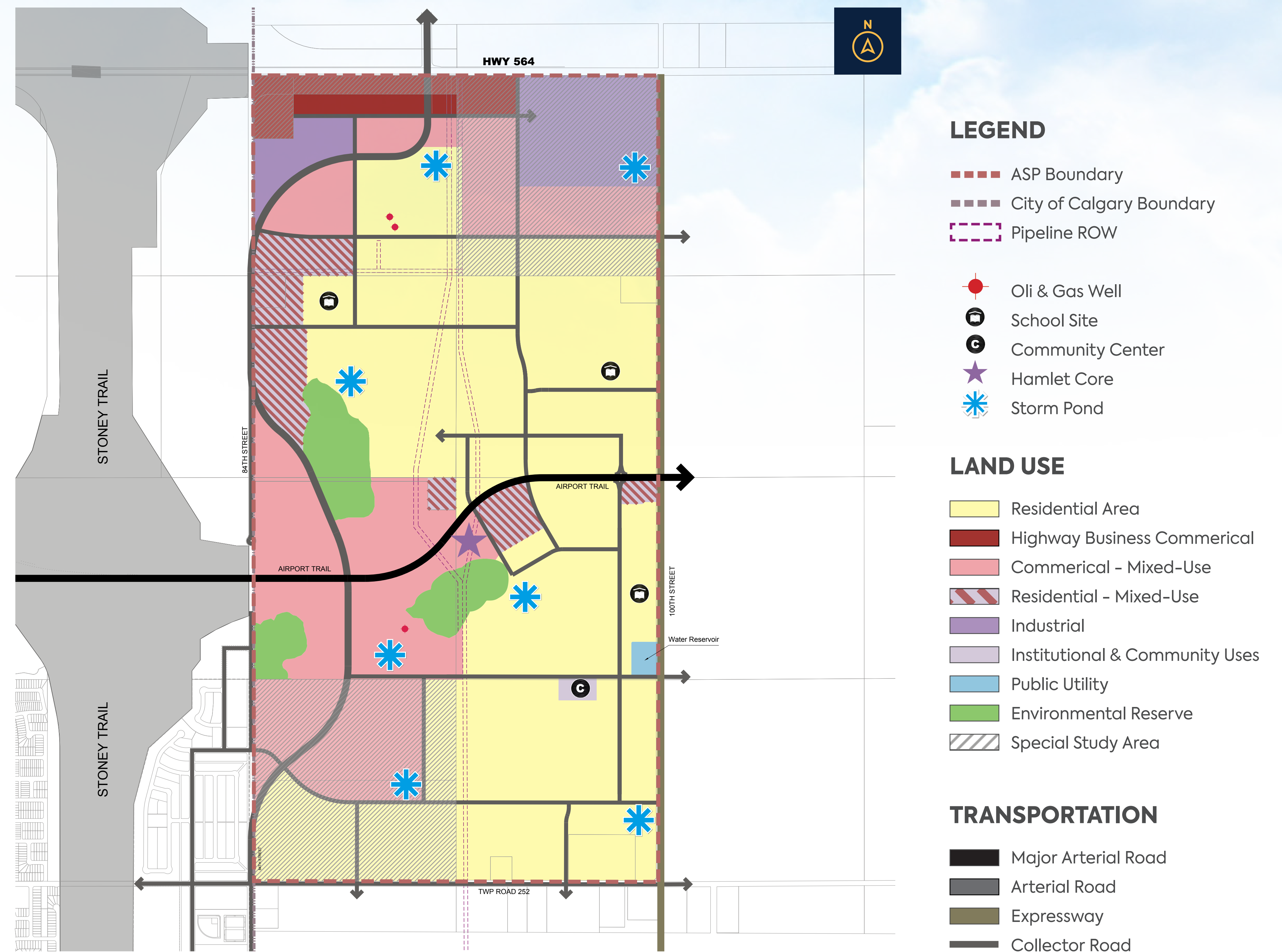
The developers will continue to work with Rocky View County and other stakeholders to refine the ASP concept. The ASP will undergo further technical review, technical and public circulation to collect feedback.

Commercial Mixed Use: Predominantly commercial with support residential, recreational, and institutional uses.

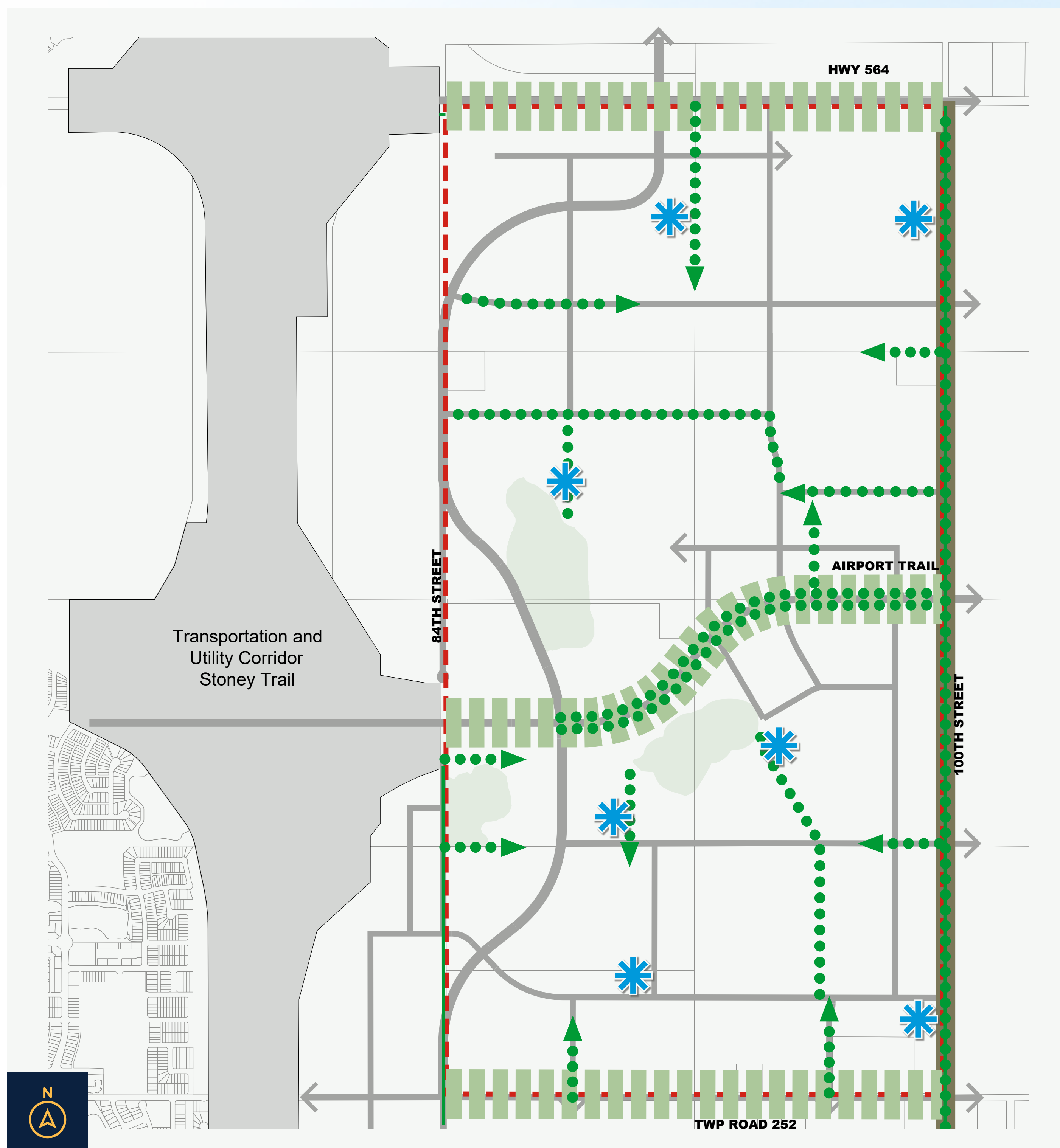
- + Development is intended to serve a regional and local community.
- + Vehicle-oriented uses will be included, yet designed to enhance and prioritize a pedestrian-friendly network.

Residential Mixed Use: Medium density multi-dwelling residential with support commercial and/or office uses.

- + The pedestrian network is prioritized.
- + The intended built form may be vertical or horizontal.



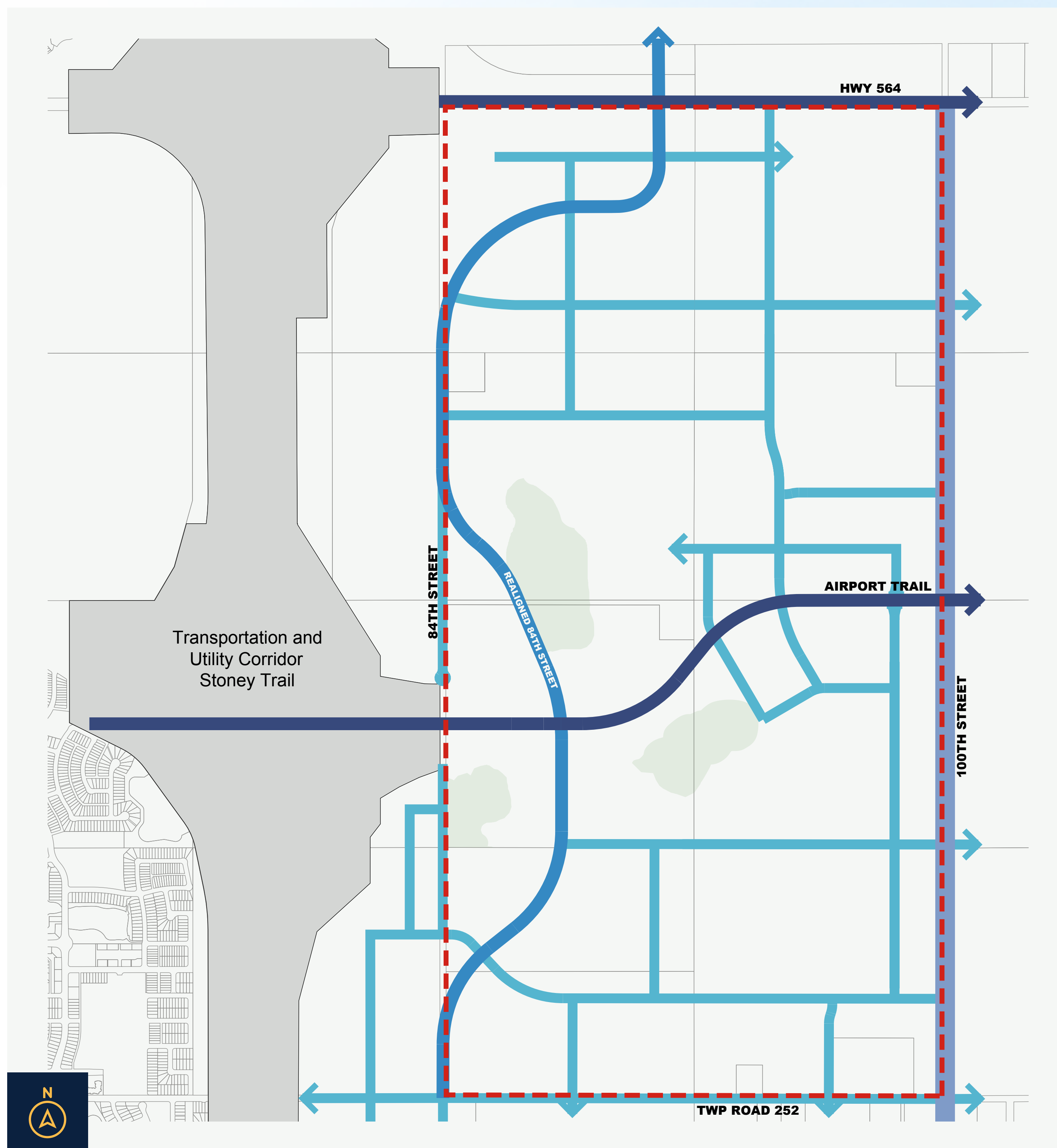
Open Space + Pathways



The ASP concept shows the potential open space areas such as retained wetlands and connections to the regional pathway systems.



- ASP Boundary
- Pathways
- Gateways
- Stormpond



A Transportation Impact Assessment (TIA) is under development and will be submitted to the County for review and acceptance.

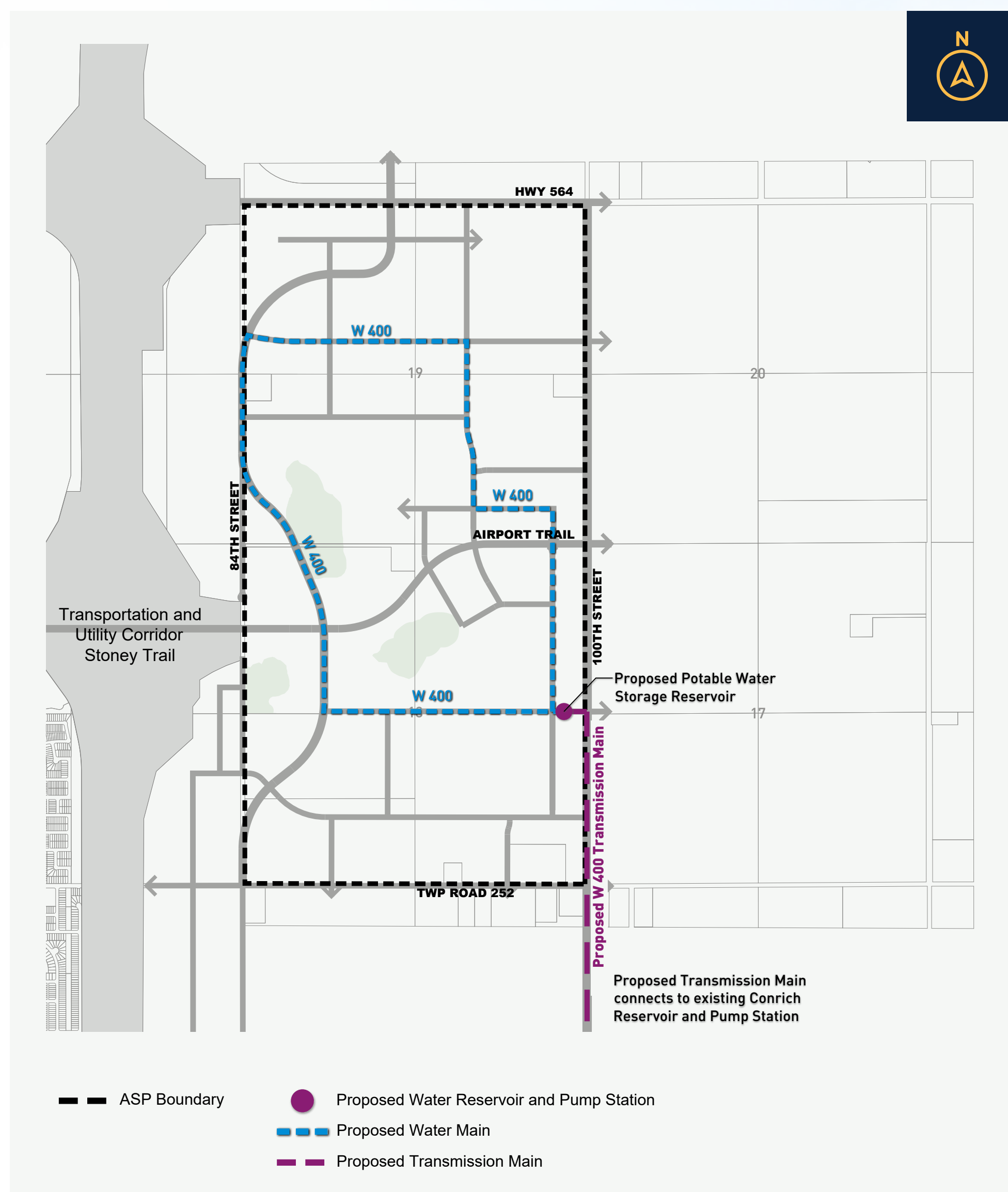
The TIA will provide confirmation on the proposed transportation network and the road classifications needed to support the traffic generated from the new development.

The OMNI ASP amendments will not change regional road connections such as the extension of Airport Trail across Stoney Trail to 100th St / Range Road 285 or the future realignment of 84th St.

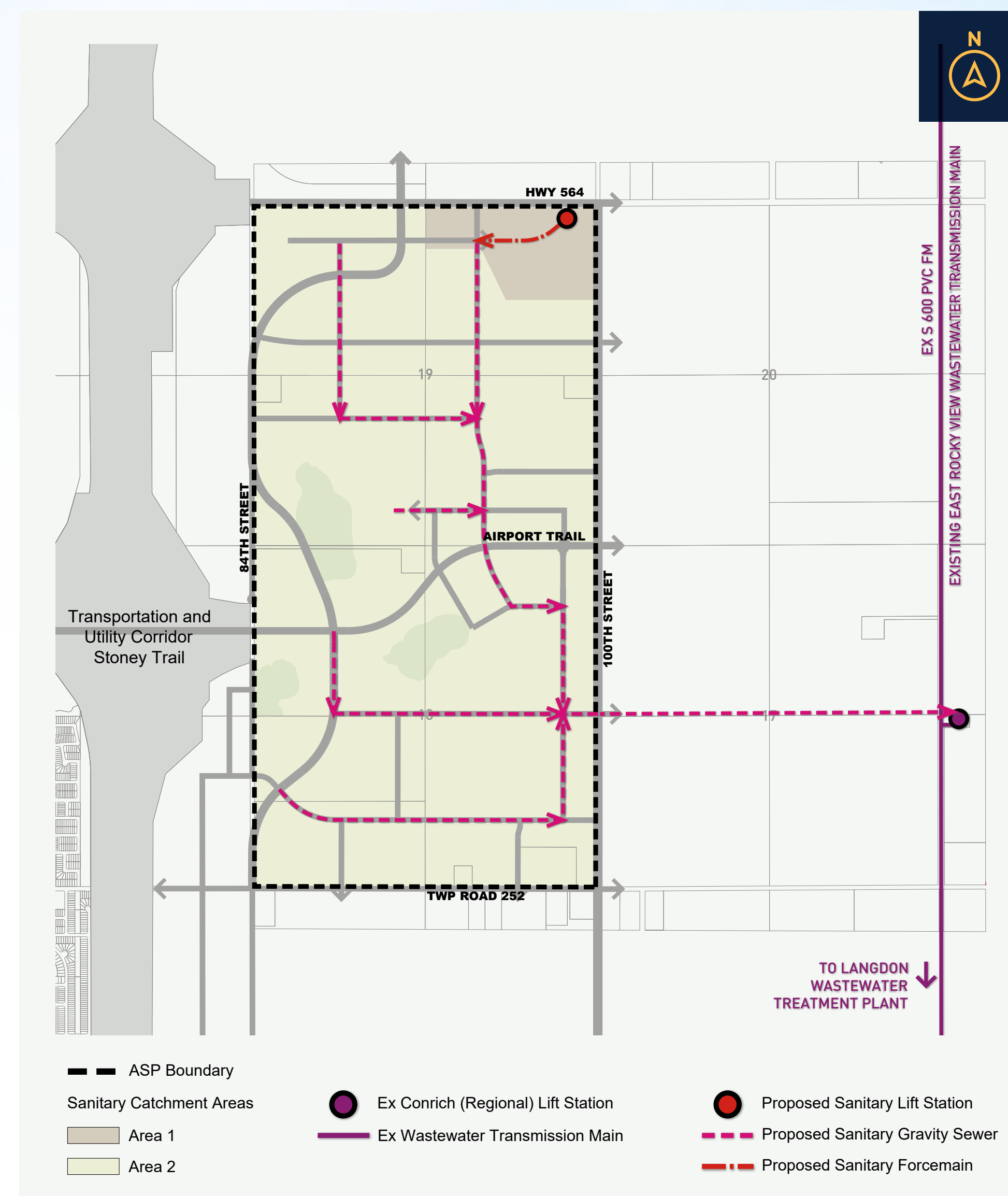
- ASP Boundary
- Major Arterial Road
- Arterial Road
- Expressway
- Collector Road

Servicing Strategy

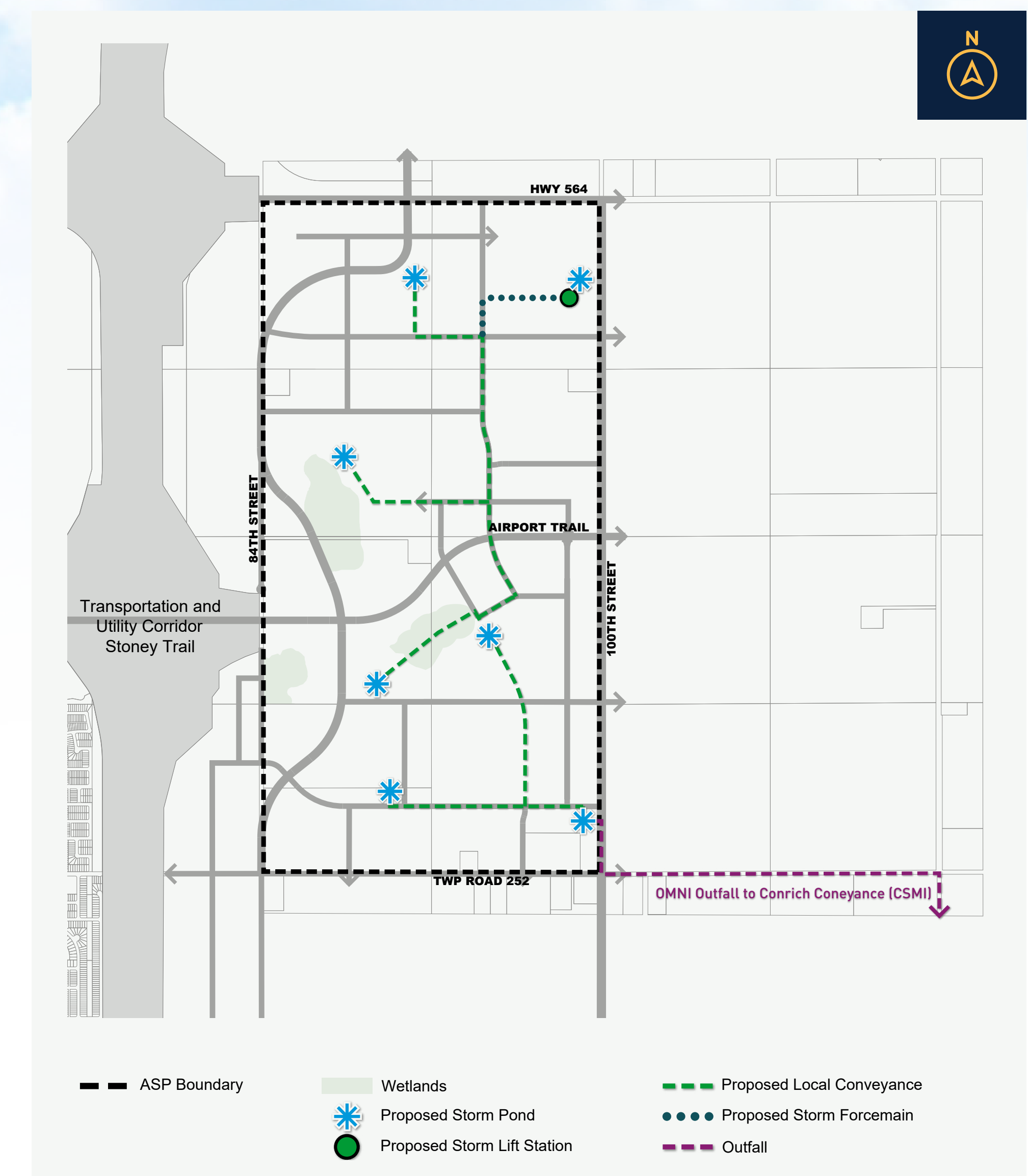
Water, wastewater and stormwater management strategies are consistent with the 2017 ASP and will follow the County's Servicing Standards, informing capacities at full-build out. The studies are being prepared and will be submitted with the ASP amendment for technical review.



WATER
Servicing Concept



WASTEWATER
Servicing Concept



STORMWATER
Servicing Concept

Next Steps




Thank you for participating!

For questions and comments, please reach out to:

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Scan to visit RVC website to learn more 

