

## OMNI Area Structure Plan Amendment Terms of Reference

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Electoral Division: 5

File: 1014-381

Date:	March 25, 2025
Presenter:	Dalia Wang, Planner 2
Department:	Planning

### REPORT SUMMARY

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The purpose of this report is to present a Terms of Reference (TOR) to amend the OMNI Area Structure Plan (ASP) for Council's consideration. The objective of these amendments is to review the existing ASP and outline the land use and servicing for a 425-acre site as a master-planned development of primarily residential uses.

While the current ASP was approved in September 2017, only 75 hectares (185 acres) of commercial development can currently proceed due to a decision by the Municipal Government Board (MGB). The remaining phases in the ASP were designated as a "Special Study Area", requiring further planning work and intermunicipal discussions to be undertaken.

In October 2023, Genesis Land presented its new vision for the 425-acre portion of its lands to the County's Public Presentation Committee. A year later, B&A Studios submitted a written request to amend the ASP in accordance with Council Policy C-322 (Planning Project Prioritization). On November 26, 2024, Council directed Administration to prepare a TOR and budget request for a review of the OMNI ASP. The TOR for the ASP has been prepared in accordance with this direction.

As a developer-led project, the developer will be responsible to cover all costs of the project. County staff resources will be required to support the progress of the project, and this staff time is estimated to be valued at \$50,000. The expenditure of these staff resources has already been accounted for within the Planning department's existing budget, and the amount would be recovered from the developer.

### ADMINISTRATION'S RECOMMENDATION

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THAT Council approves the OMNI Area Structure Plan Terms of Reference as presented in Attachment A.

THAT Council approves a budget adjustment of \$50,000 for the OMNI Area Structure Plan project as presented in Attachment B.

### BACKGROUND

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#### OMNI ASP

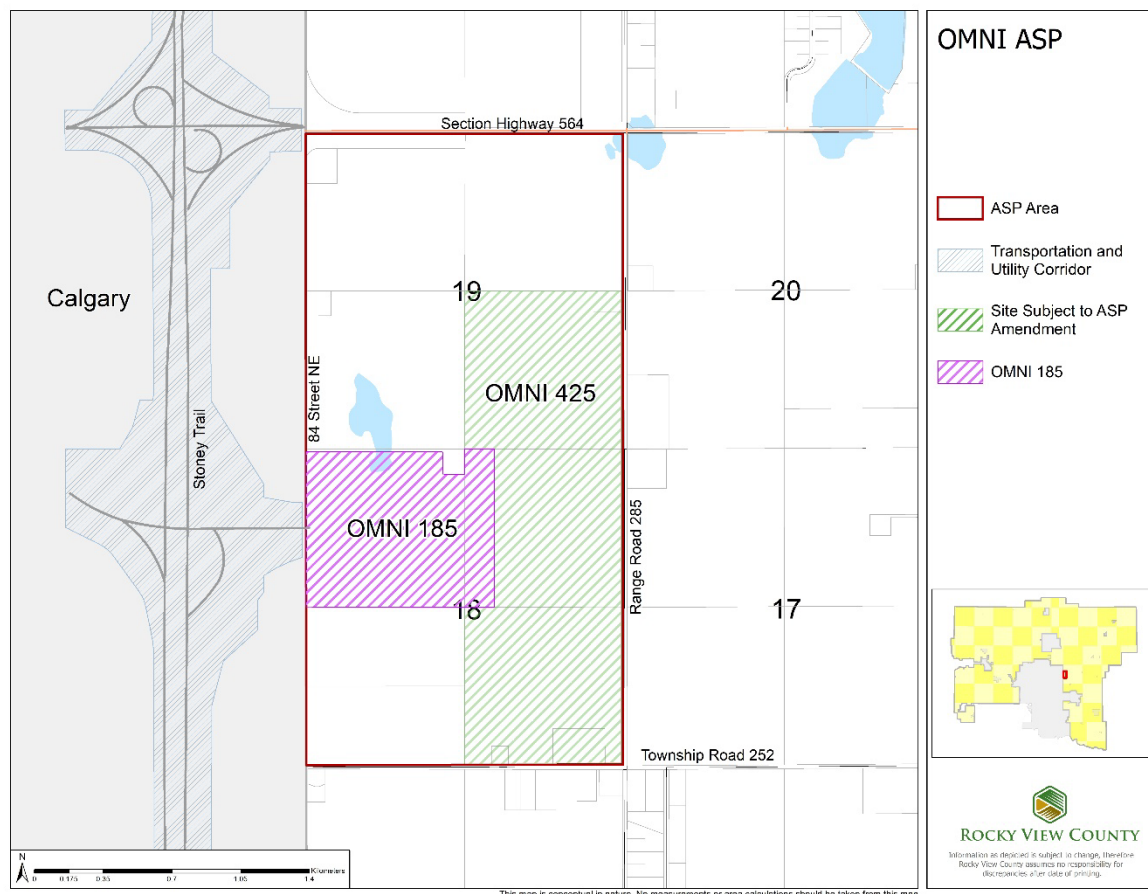
The entirety of the ASP area is included in the policy area of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The current ASP was approved in September 2017 with the majority of the ASP land designated as a "special study area" requiring further planning work. This special study area was imposed by an MGB Board Order following an appeal by the City of Calgary against the adoption of the original ASP.

The approved ASP provides for industrial and commercial land uses and does not contemplate residential development. It is noteworthy that the "special study area" overlay does not negate these land use policies. Genesis Development has prepared a master-planned development concept for the 425-acre area, which forms the focus for this ASP review. As such, the residential development proposed would be a departure from the industrial and commercial land uses approved under the current ASP.

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### Location (see Figure 1)

The OMNI ASP area encompasses approximately 518 hectares (1,280 acres), or two sections. The subject site, which is the focus of this review, measures 172 hectares (425 acres) in area. The ASP area is bound by Highway 564 to the north, Township Road 252 to the south, 84th street to the west, and Range Road 285 to the east. The city of Calgary adjoins the western ASP boundary and the southern plan boundary is located approximately 2 miles north of the hamlet of Conrich.



**Figure 1 – OMNI ASP Site**

### Land Use

Currently, the predominant land use in the Plan area is agricultural, with much of the land being used for crop production. The majority of the ASP site is zoned as Agriculture, General (A-GEN) except for approximately 37 hectares (92 acres) towards its southern boundary, which is zoned as Agriculture, Small (A-SML). Surrounding lands contain a variety of uses, including agriculture and country residential. The site currently does not benefit from any water, wastewater, or stormwater servicing.

## ANALYSIS

### Planning Framework

Under the current *Municipal Development Plan* (County Plan), residential growth in the OMNI ASP area is not supported as the ASP area is identified as a Highway Business Area. The land use strategy approved under the ASP currently support light industrial and commercial uses. As the County Plan is currently undergoing revision, there may be opportunities to review the land use direction for the ASP area to include residential uses.

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### Planning Objectives

This TOR will guide the land use and servicing strategy for the three quarter-sections (OMNI 425) owned by Genesis Development Corporation. Specifically, it will guide the creation of amendments for the OMNI ASP to facilitate the mixed-use masterplan to be implemented for the Genesis site. Technical studies and engagement endeavors are planned to be completed by mid-April. The final ASP is expected to be completed by the end of June, with Council third reading adoption to take place in early September.

### COMMUNICATIONS / ENGAGEMENT

A Public Engagement Strategy will be prepared in Phase 1 (Q1 of 2025) of the project. The proponent would be responsible for developing and implementing an engagement strategy to support engagement efforts. The strategy will outline the engagement objectives and methods to be undertaken with the community/general public. A project objective under the TOR is to conduct effective, inclusive, and transparent community engagement.

### IMPLICATIONS

#### Financial

As a developer-led project, the developer will be responsible to cover all costs of the project. County staff resources will be required to support the progress of the project, and this staff time is estimated to be valued at \$50,000. The expenditure of these staff resources has already been accounted for within the Planning department's existing budgeted staff, and the amount would be recovered by the developer, so that the project is net-zero-cost to the County. The developer will contribute a lump sum deposit at the commencement of the project, to be drawn upon by the County throughout the project.

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The proposed ASP will be prepared in alignment with statutory policies and Council priorities.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Land use approvals that are supported/aligned with the Regional Growth Plan & MDP	As above.

### ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

### ATTACHMENTS

Attachment A: OMNI Area Structure Plan Terms of Reference  
Attachment B: Budget Adjustment Request Form

OMNI Area Structure Plan Amendment Terms of Reference

APPROVALS

Manager:	Dominic Kazmierczak
Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough