



OMNI Area Structure Plan Terms of Reference

Terms of Reference

TOR #1014-381

Executive Summary

Direction

- On November 26, 2024 Council directed that a Terms of Reference be prepared for a project to review the OMNI Area Structure Plan.

Schedule and Deliverables

Phase 1 – Project Initiation

Q1 2025

- Project workplan (County)
- Prepare Background Summary Report (Proponent)
- Prepare Public Engagement Strategy (County)
- Commence technical studies (Proponent)

Phase 2 – ASP Preparation

Q1 2025

- Prepare Draft ASP (Proponent)
- Release for public review (County)

Phase 3 – Public Engagement

Q2 2025

- Conduct Public Engagement (County/Proponent)
- Engagement Summary (Proponent)
- Complete Technical Studies (Proponent)

Phase 4 – Refinement and Approval

Q3 2025

- Final ASP draft
- Council public hearing
- Council adoption

Project Focus

The ASP will outline a land use strategy and servicing plan for a master-planned development that measures 425 acres. Key considerations include:

- Provision of water and wastewater servicing.
- Intermunicipal concerns from the City of Calgary.

Project Budget

The project is to be wholly funded by the developer (Genesis Development Corporation). Administration is proposing that a budget of \$50,000 is allocated by the County to complete the project, which will account for County's staff time devoted key tasks on the project. This cost will be recovered from the developer through a cost contribution agreement.

Principal Risks

- There may be unforeseen delays in completing technical studies, leading to project deadlines not being met.
- Approval of the new Municipal Development Plan may create timing complexities with respect to aligning with higher order County policies.
- Collaboration with the City of Calgary may reveal impacts that take time to address.



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Direction

- 1 Alberta's *Municipal Government Act (MGA)* Section 633 provides that a council may adopt an area structure plan (ASP) for the purpose of providing a framework for subsequent subdivision and development of an area of land.
- 2 The current Omni ASP was approved on September 26, 2017 by way of Bylaw C-7700-2017.
- 3 This ASP review focuses on the 425-acre site within the ASP boundary owned by Genesis Development Corporation.
 - (1) This site was originally supported for light industrial and commercial development under the existing ASP; however, Genesis Development Corporation is now seeking to transition towards an alternative land use strategy. This involves a mixed-use masterplanned development concept for the site that includes residential use.
- 4 The revised ASP will outline a plan for the land use and servicing provisions for a mixed-use masterplan to be implemented for the site.
- 5 This Terms of Reference will guide the creation of amendments for the Omni ASP. Under the *MGA* s.633(2)(a), an ASP must describe:
 - (1) The sequence of development proposed for the area;
 - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (3) The density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (4) The general location of major transportation routes and public utilities
 - (5) Any other matters that Council considers necessary.
- 6 In undertaking the Omni ASP review project, considerations will include (but not be limited to):
 - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
 - (2) Alignment with Council's Strategic Plan objectives.
 - (3) Community input – to ensure the planning framework aligns with residents' vision;
 - (4) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (5) Growth projections and land;
 - (6) Servicing – to ensure that development is serviced sufficiently and efficiently;
 - (7) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;



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- (8) Fiscal impacts on the County's services and tax assessment ratio.

Omni ASP Area

- 7 The Omni ASP encompasses approximately 518 hectares (1,280 acres), or two sections of land. The Plan area is bound by Highway 564 to the north, Township Road 252 to the south, 84th street and the city of Calgary to the west, and Range Road 285 to the east.
- 8 The subject site, which is the focus of this review, measures 172 hectares (425 acres) in area and is legally described as SE-19-25-28-W04M, SE-19-25-28-W04M, NE-18-25-28-W04M, SE-18-25-28-W04M, SE-18-25-28-W04M, SE-18-25-28-W04M. Refer to Figure 1 below for further details.

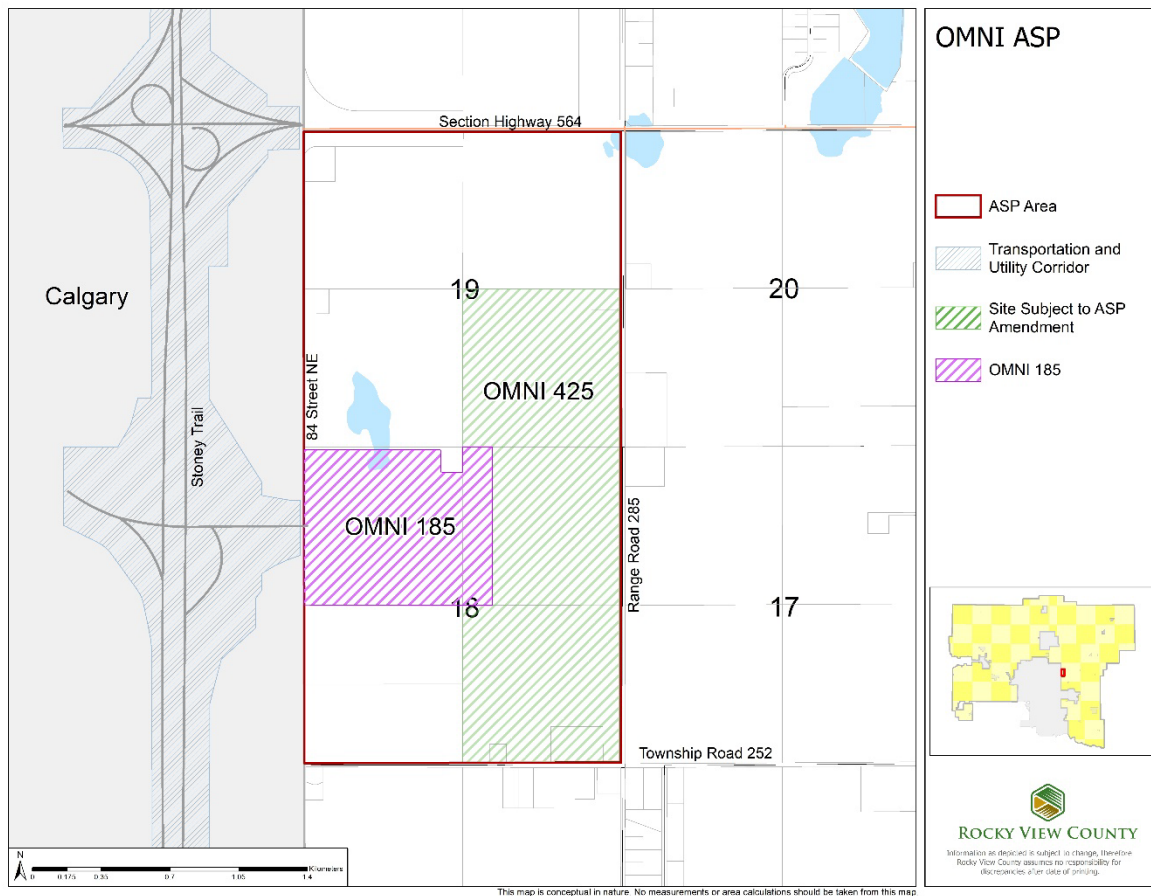


Figure 1: Omni Area Structure Plan – Site.



Background

Context

- 9 The ASP area abuts the city of Calgary on its western boundary along 84th Street. The entirety of the ASP area is included in the policy area of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Accordingly, the IDP's policies have been incorporated into the existing Area Structure Plan, most notably, Section 22 Intermunicipal Coordination.
- 10 The ASP site is identified as a Highway Business Area by both The Rocky View County Municipal Development Plan (County Plan) and the existing ASP.
- 11 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 Agriculture, General (A-GEN), except for approximately 37 hectares (92 acres) towards its southern boundary that is zoned Agriculture, Small (A-SML).
- 12 Surrounding lands contain a variety of uses. Lands to the east and north are agricultural. To the northeast is a country residential subdivision. To the south is a mix of country residential uses and agricultural uses. Further to the south and south east are lands within the Conrich Area Structure Plan. To the west is the city of Calgary, where the East Stoney Area Structure Plan contemplates residential uses and a transportation utility corridor which contains Stoney Trail.
- 13 Genesis Development Corporation (Genesis) has undertaken recent planning work, including:
 - (1) Since 2018, Genesis has worked with the Province of Alberta and Rocky View County to facilitate a funding agreement for a major upgrade to the existing Stoney Trail NE/Airport Trail NE interchange. This improvement will establish a regional linkage that will enhance mobility between the OMNI ASP area and its surrounds.
 - (2) In the last few years, Genesis prepared a master-planned development concept for the 425-acre area, which forms the focus for this ASP review. The mixed-use master plan includes various elements, including residential, commercial regional recreational areas.
- 14 On October 1, 2024, B&A Studios submitted a written request for a developer-led amendment to the OMNI ASP to be considered by the County (in accordance with Policy C-322).
- 15 On November 26, 2024, Council directed Administration to prepare terms of reference and budget request for a review of the OMNI Area Structure Plan.

OMNI ASP

- 16 The current Omni ASP was approved on September 26, 2017 by Bylaw C-7700-2017.
 - (1) However, certain areas of the ASP could not be resolved through negotiation, and the City of Calgary appealed the plan to the Province's Municipal Government Board (MGB) on the grounds of its impact to the city.



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- (2) The MGB released a decision on the appeal on December 18, 2018, ruling that 75 hectares (185 acres) of commercial development could proceed as detailed in the ASP. The remaining development phases in the ASP were to be designated as a Special Study Area, with further work to be done to achieve compliance with the Growth Plan.
- 17 Clause 21.16 of the ASP stipulates that Phase 2 lands may proceed with development subject to the policies of this Area Structure Plan when an amendment to remove the Special Study Area has occurred.
- (1) The ASP will be amended to remove the “Special Study Area” overlay on the subject site, which measures 172 hectares (425 acres) in area.

Municipal Development Plan

- 18 The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of August 2025. The existing County Plan (C-7280-2013 as amended) is in force and therefore the applicable Municipal Development Plan.
- 19 The Municipal Development Plan currently does not support residential development in the subject site. An MDP amendment may be required based on the outcome of this project.

Project Vision

- 20 This project will review the existing ASP for the subject site in order to facilitate a masterplanned development.
- 21 The masterplanned development will encompass various elements, including mixed-use, residential, transit-oriented development, and recreation. The masterplan is intended to complement the land use of the 185-acre regional commercial site approved under the existing ASP.
- 22 The project will also focus on the planning of servicing, stormwater, and transportation infrastructure.

Project Objectives

- 23 The ASP will aim to achieve the following objectives:

Land Use

- 24 This project will review the existing ASP for the subject site in order to facilitate a masterplanned development consisting of mixed-use, residential, transit-oriented development, and recreation.

Servicing

- 25 To identify feasible and efficient water and wastewater servicing options that will appropriately support the proposed development and land uses for the site;
- 26 To identify feasible stormwater management options that adequately support the scale and intensity of development.



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- 27** To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated development;
- 28** To identify other required physical services to support the development.

Fiscal Considerations

- 29** Strive to ensure that the overall development has a positive fiscal impact on the County, balancing assessment growth with service provision.

Natural Environment

- 30** To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of development on the natural environment.

Statutory Plan Alignment

- 31** The OMNI ASP will be drafted to align with the following statutory plans as guided by the Municipal Government Act:
- South Saskatchewan Regional Plan
 - Rocky View County Municipal Development Plan

Schedule and Deliverables

- 32** The project is anticipated to occur in five phases, described in Table 1.

Table 1 – Project Schedule



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Phase	Deliverables	Timing
1. Project Initiation		
Draft the Background Summary Report	Background Summary Report	March 2025
Prepare the Public Engagement Strategy	Public Engagement Strategy	March 2025
Draft the Project Workplan	Project Workplan	March 2025
2. Technical Studies		
Commence Technical Studies	Check-in meetings with County as necessary	March 2025
Complete technical studies for County review	Initial Draft technical studies	April 2025
3. Public Engagement		
Conduct public engagement according to the Engagement Strategy	Public Engagement Initiatives, Engagement Summary	Q4 2025
Land Use Strategy	Land Use Strategy	Q4 2025
Complete technical studies as applicable	Completion of technical studies	Q4 2025
4. Refinement and Approval		
Final ASP	Final ASP document	TBD on outcome of Municipal Development Plan
Finalize Draft for Council first reading and public hearing	Public Hearing Report	TBD on outcome of Municipal Development Plan
Council third reading and adoption	Council Report	TBD on outcome of Municipal Development Plan

Roles and Responsibilities

33 The principal project tasks shall generally be divided between the County and Proponent as follows:

County-led	County and Proponent	Proponent-led
Intergovernmental collaboration	<ul style="list-style-type: none"> Communication and Engagement Plan Drafting 	<ul style="list-style-type: none"> Technical Studies Background Report

Costs

34 Costs relating to the completion of this developer-led ASP project shall be borne entirely by the developer group.

35 The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.



Communication and Engagement

- 36** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.

Communication and Engagement Principles

- 37** The project will be underpinned by a thorough engagement process with the communities, identified stakeholder groups, and intergovernmental organizations that:
- (1) Raises the awareness of the planning process and encourages participation;
 - (2) Shapes the content of the Plan through a blend of research and stakeholder input;
 - (3) Responds constructively to the interests of various audiences; and
 - (4) Ensures broad support for the resulting policies.

Intergovernmental Engagement

- 38** The City of Calgary will be involved as per the Rocky View County/City of Calgary Intermunicipal Development Plan.
- 39** Appropriate consultation will be conducted with relevant provincial agencies, including the Ministry of Transportation and Economic Corridors, and Alberta Environment.

Principal Project Risks

Risk	Mitigation Strategy(ies)
<ul style="list-style-type: none"> There may be unforeseen delays in completing technical studies, leading to project deadlines not being met. 	<ul style="list-style-type: none"> Clearly scope technical studies and ensure that all internal departments and external agencies are engaged early on in the project.
<ul style="list-style-type: none"> Approval of the new Municipal Development Plan may create timing complexities with respect to aligning with higher order County policies. 	<ul style="list-style-type: none"> Ensure continued engagement with MDP project team to ensure that the development is accommodated within the new growth strategy established by the Plan and to align timing of project approvals.
<ul style="list-style-type: none"> Collaboration with the City of Calgary may reveal impacts that take time to address. 	<ul style="list-style-type: none"> Encourage early collaboration with The City to identify principal areas of concern and potential solutions.

Variance



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40 Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.



Approval Date	<ul style="list-style-type: none">n/a
Replaces	<ul style="list-style-type: none">n/a
Lead Role	<ul style="list-style-type: none">Chief Administrative Officer
Committee Classification	<ul style="list-style-type: none">n/a
Last Review Date	<ul style="list-style-type: none">March 25, 2025
Next Review Date	<ul style="list-style-type: none">n/a