

A photograph of a young child standing in a field of tall, golden-brown grass. The child is holding a colorful kite above their head with both hands. The kite has sections of red, yellow, green, and blue. The background is a soft, hazy landscape under a clear sky. The overall tone is warm and natural.

Ridgemont

Neighbourhood Area Structure Plan (NASP)

Virtual Information Session

SEPTEMBER 27, 2023

Welcome and thank you for joining us today.



**SCOTT
LAMONT**

LAMONT LAND



**BILL
MACDONALD**

LAMONT LAND



**KAYLA
MCCARTHY**

B&A



**BRUCE
NELLIGAN**

WATT



**SEAN
POPPLEWELL**

CIMA+



**ANTON
SKOROBOGATOV**

MAGNA



**MACEY
RITTER**

BASSETT



LAMONT
RESPECTING LAND & PEOPLE

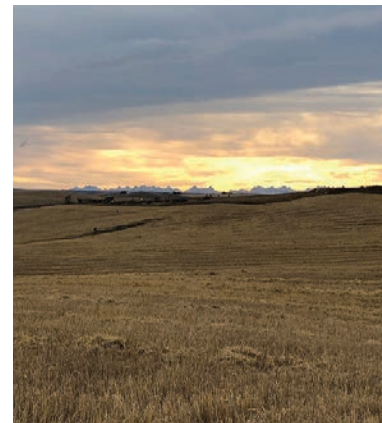


The preparation of the Ridgemont NASP is being sponsored and led by Lamont Land.

Lamont Land LP is a land developer with a well-earned reputation for doing things differently. Since 1991, Lamont has been committed to innovative planning solutions, responsible land development and creating the best new communities for homebuyers of varying lifestyles and budgets.



LAMONT
RESPECTING LAND & PEOPLE



Agenda

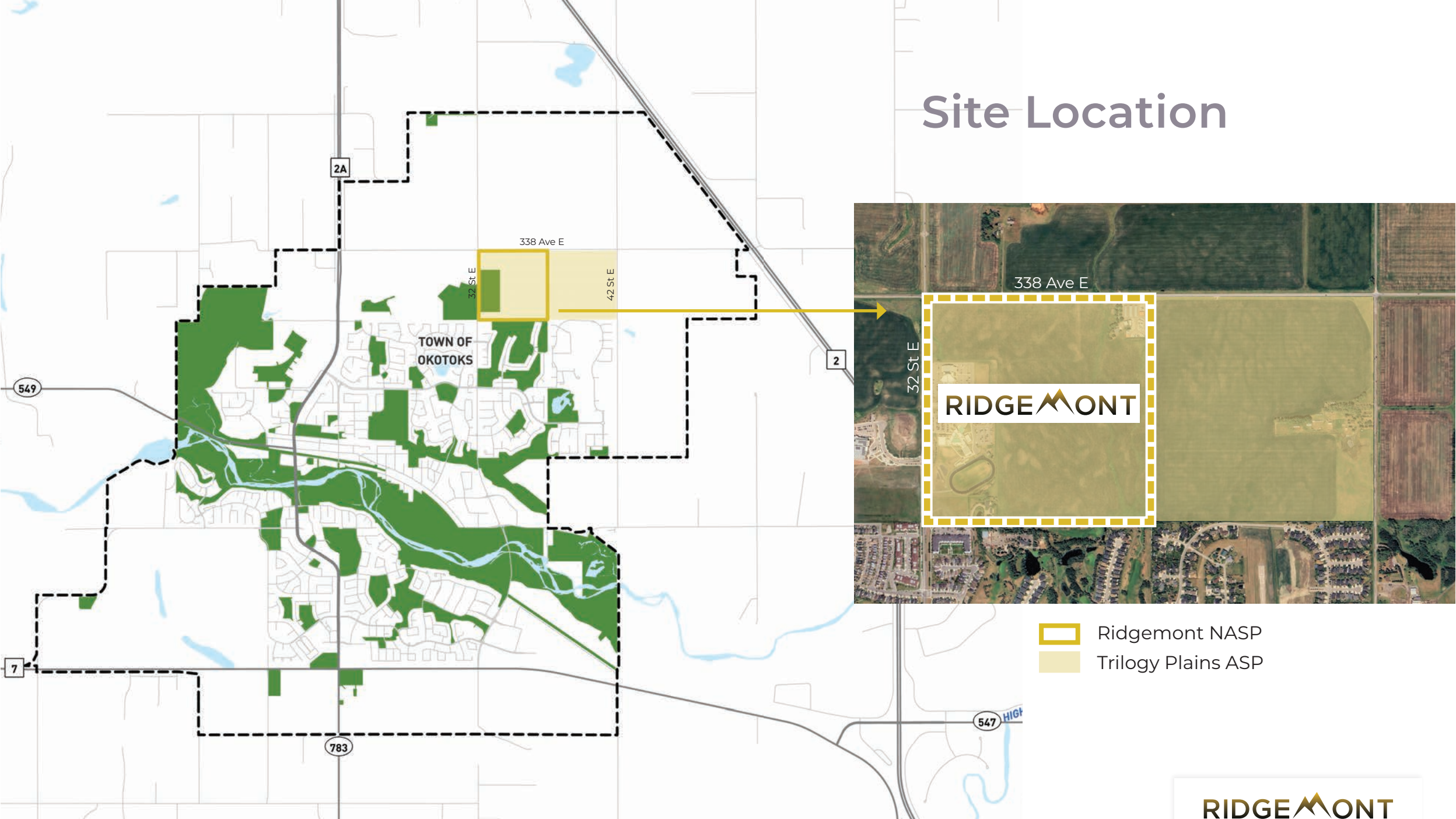
- Project Overview
- Policy Context
- Ridgemont Vision
- Transportation
- Site Servicing & Technical Studies
- Next Steps
- Questions?



Project Overview



Site Location



-  Ridgemont NASP
-  Trilogy Plains ASP

Existing Land Ownership & Use

The Ridgemont NASP plan area consists of six parcels of land, south of 338 Avenue E and east of 32 Street E in Northern Okotoks. The plan area includes the existing St. James Church and Holy Trinity Academy, Storage Mart (a private storage facility), and one private residence.

All lands have been included within the NASP plan area, but will be developed at the discretion of the respective landowners.



Project Timeline



June 26, 2023

Approval of the
Trilogy Plains ASP at
Council



July 2023

Ridgemont NASP
Project Kick-off



July – August 2023

Preliminary Site
Analysis and Land Use
Concept Visioning



September 2023

Public Event #1
We Are Here



**September -
October 2023**

Drafting of NASP and
Technical Studies



October 2023

NASP and Technical
Study Submission to
Town of Okotoks



November 2023

Town, Stakeholder
and Public
Circulation of NASP



April 2024

Updates to NASP
and Technical
Studies



April 2024

Public Event #2



April – June 2024

Updates to NASP
and Technical
Studies



June 2024

Submission of NASP
and Technical Studies to
the Town of Okotoks



June –

September 2024

NASP Approvals
Process



Policy Context



Policy Context

The Government of Alberta Municipal Government Act (MGA) provides the framework for planning in Alberta.

Plans exist in a hierarchy where additional detail is provided at each stage of planning to guide growth and development. Lower order plans must generally be in alignment with the direction provided in higher order plans.














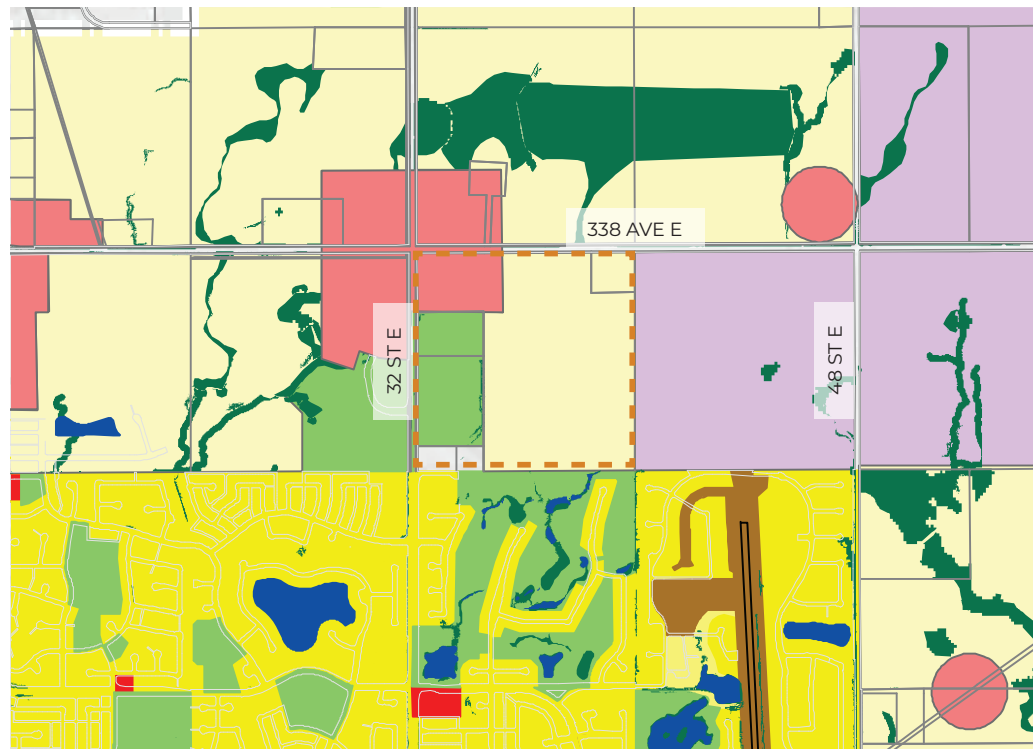
Planning Hierarchy



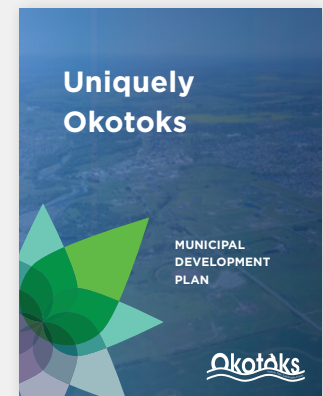
Okotoks Municipal Development Plan

The site is identified in the MDP primarily as a “future residential” area, with a “future commercial / mixed use” area in the northwest corner and the existing St. James Church and Holy Trinity Academy sites as “open space / public service”.

-  Rigdemont NASP
-  Residential
-  Commercial/
Mixed Use
-  Downtown
-  Industrial
-  Future Residential
-  Future Commercial/
Mixed Use
-  Future Employment
Lands
-  Airport
-  Defensive Areas
-  Open Space/
Public Service

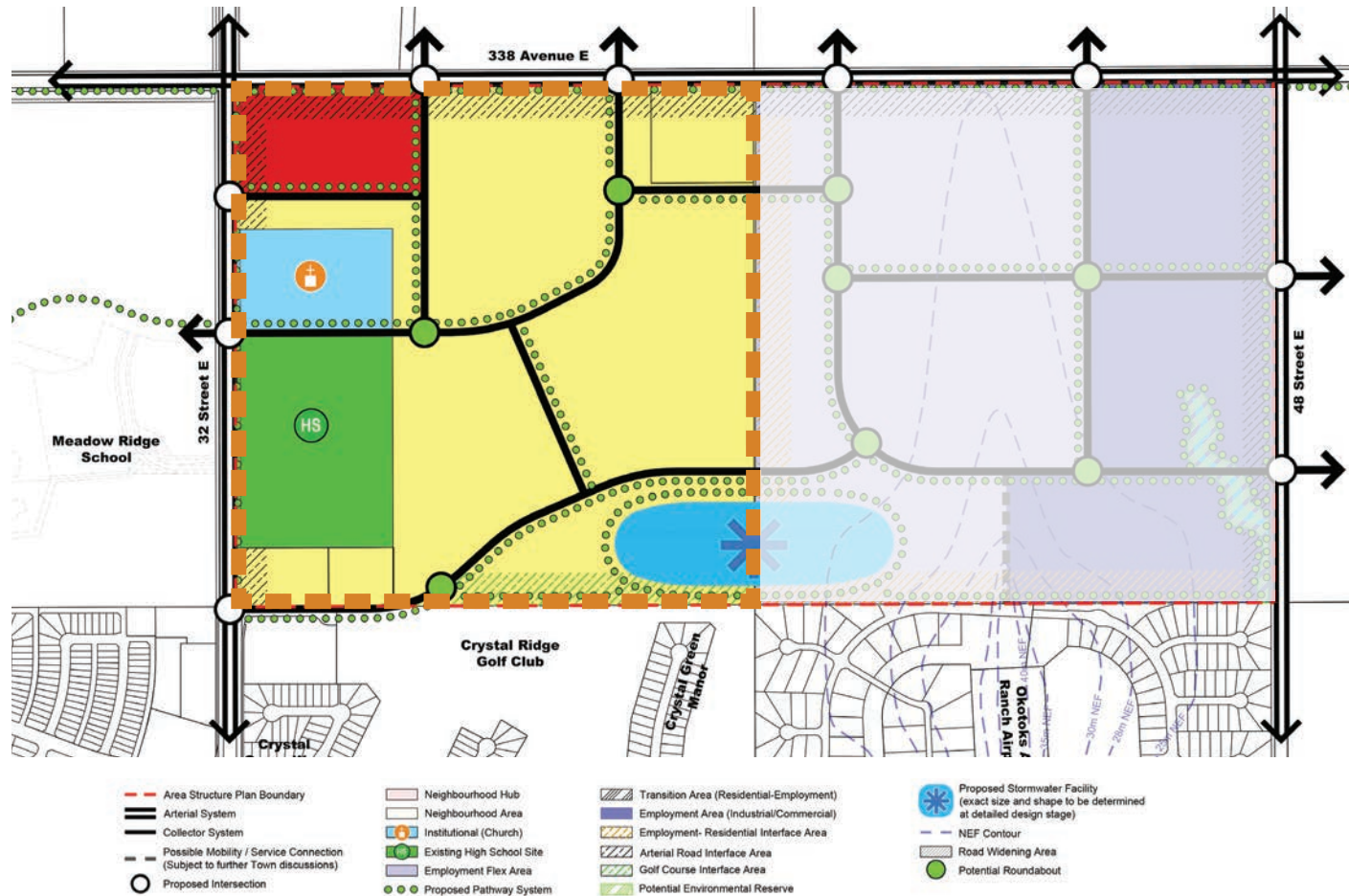


Planning Hierarchy

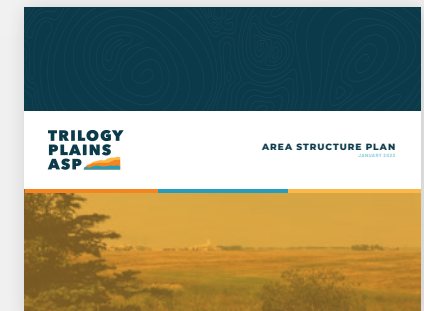
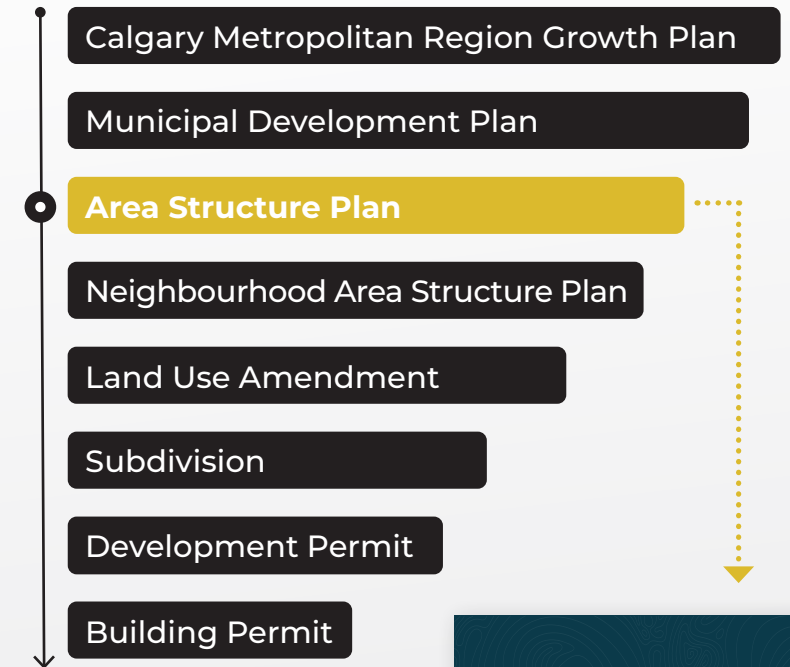


Trilogy Plains Area Structure Plan (ASP)

The Trilogy Plains ASP was approved by Okotoks Council on June 26, 2023 as Bylaw 08-23 and provides guidance for the future development of Ridgemont.



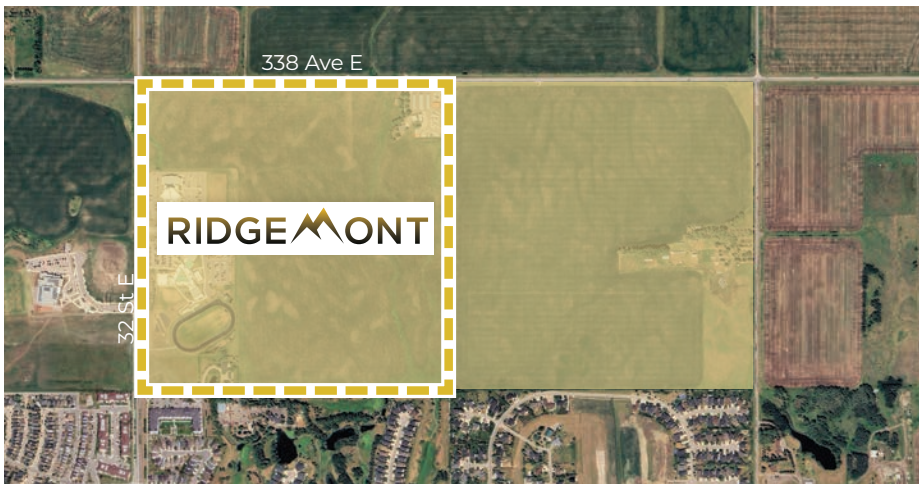
Planning Hierarchy




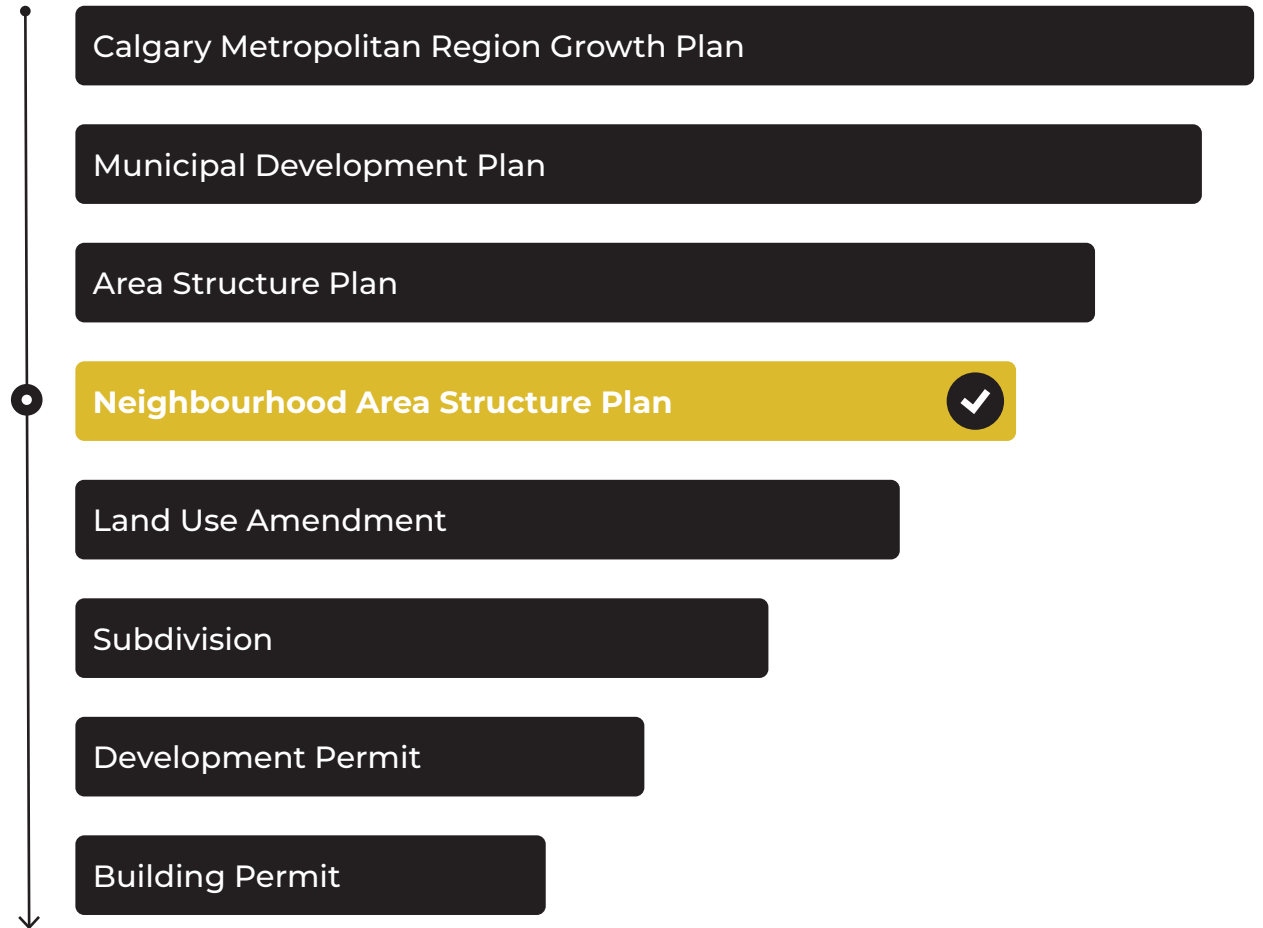
Neighbourhood Area Structure Plan

A Neighbourhood Area Structure Plan (NASP) is a required land use concept plan that must be prepared prior to the development of any large undeveloped parcel of land; it is a statutory plan requiring Council approval.

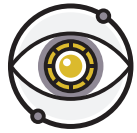
NASP requirements are outlined in Appendix E of the Okotoks Municipal Development Plan.



 Ridgemont NASP  Trilogy Plains ASP



What is a Neighbourhood Area Structure Plan?



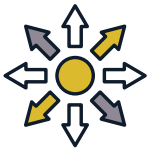
Community vision and guiding principles;



Policy and regulatory framework;



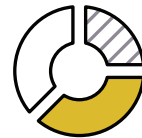
Plan area conditions, opportunities and constraints;



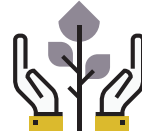
Surrounding area conditions, opportunities and constraints;



Residential land uses, density and projected population;



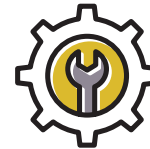
Non-residential land uses, employment density and projected jobs;



Open space network and conceptual programming;



Pedestrian and vehicular circulation;



Water, Sanitary and Stormwater utility servicing systems; and,

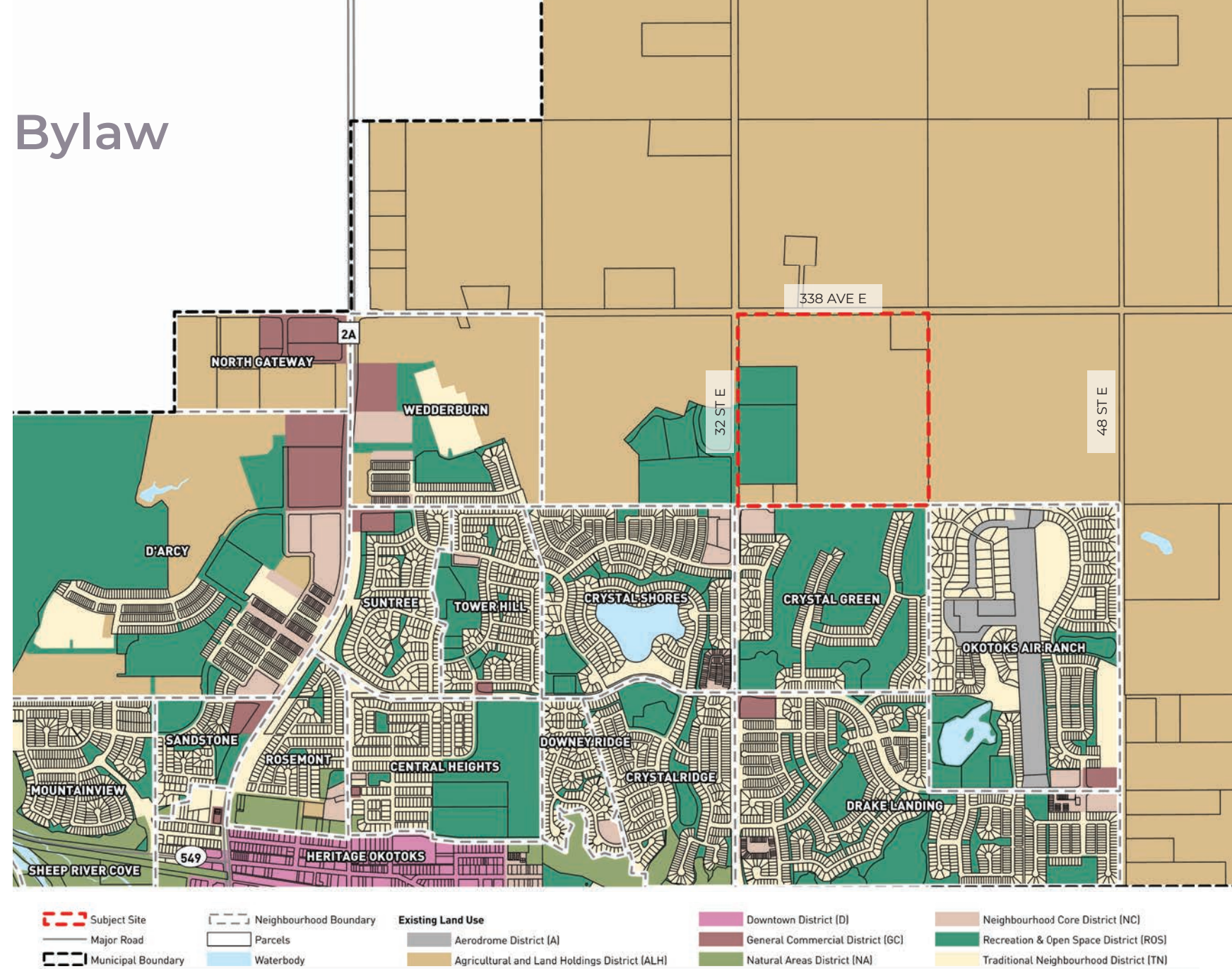


Phasing of development within plan area.

Okotoks Land Use Bylaw

The current land use of the plan area is “Recreation Open Space District (ROS)” for the existing church and school sites and “Agricultural and Land Holdings District (ALH)” for the remainder.

Phased land use amendments will be applied for concurrently or following approval of the NASP for all the ALH lands that are owned by Lamont Land.



The logo for Ridgemont, featuring the word "RIDGE" in a bold, sans-serif font, followed by a stylized mountain peak icon with a yellow triangle at its apex, and the word "MONT" in the same font style.

RIDGEMONT

A photograph of a wooden arch bridge crossing a stream. Two children are walking across the bridge. The scene is set in a residential area with houses and trees in the background, and tall grasses in the foreground. The lighting suggests late afternoon or early morning.

Ridgemont Vision

Vision & Guiding Principles

Ridgemont will be a unique neighbourhood that consists of a mix of housing options and a range of employment opportunities, appropriately integrated to promote a diverse and vibrant community.



Diverse & Healthy Neighbourhood



Connected Transportation Networks















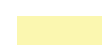
Economic Opportunities

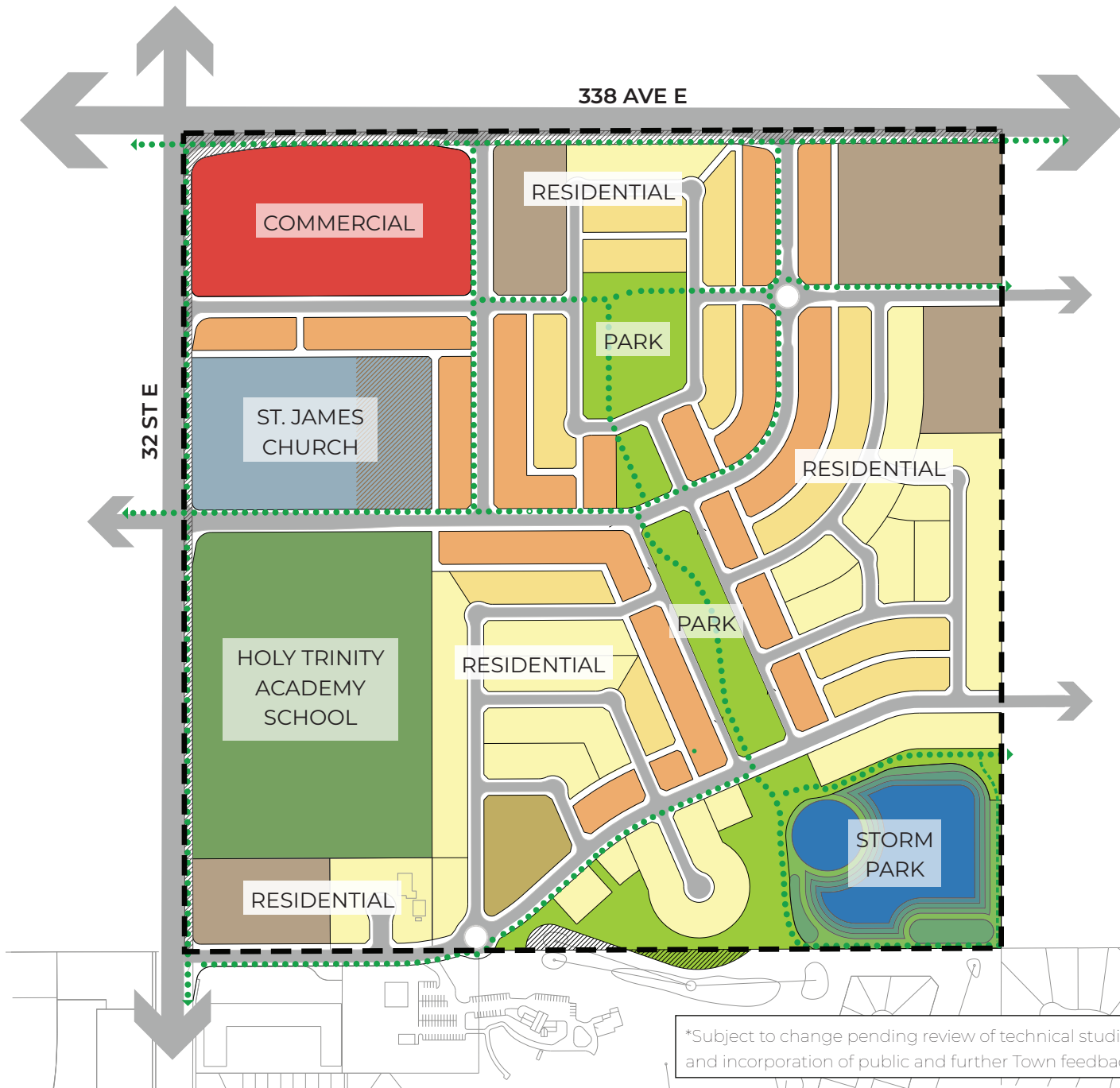


Integration with Existing Uses & Communities



Land Use Concept

-  Subject Lands
-  Regional Pathway
-  St. James Church
-  Holy Trinity Academy School
-  Parks & Open Space
-  Storm Park
-  Commercial
-  Potential High Density Residential Site
-  High Density Residential
-  Medium - High Density Residential
-  Medium Density Residential
-  Low Density Residential – Laned
-  Low Density Residential - Laneless



*Subject to change pending review of technical studies and incorporation of public and further Town feedback

Neighbourhood Hub

MDP Definition: An area around a central point in a neighbourhood that represents a mix of uses.

The Ridgemont neighbourhood hub consists of the commercial area with complementary adjacent medium- and high-density residential and connection to the parks and open space network.



Mix of retail and commercial amenities



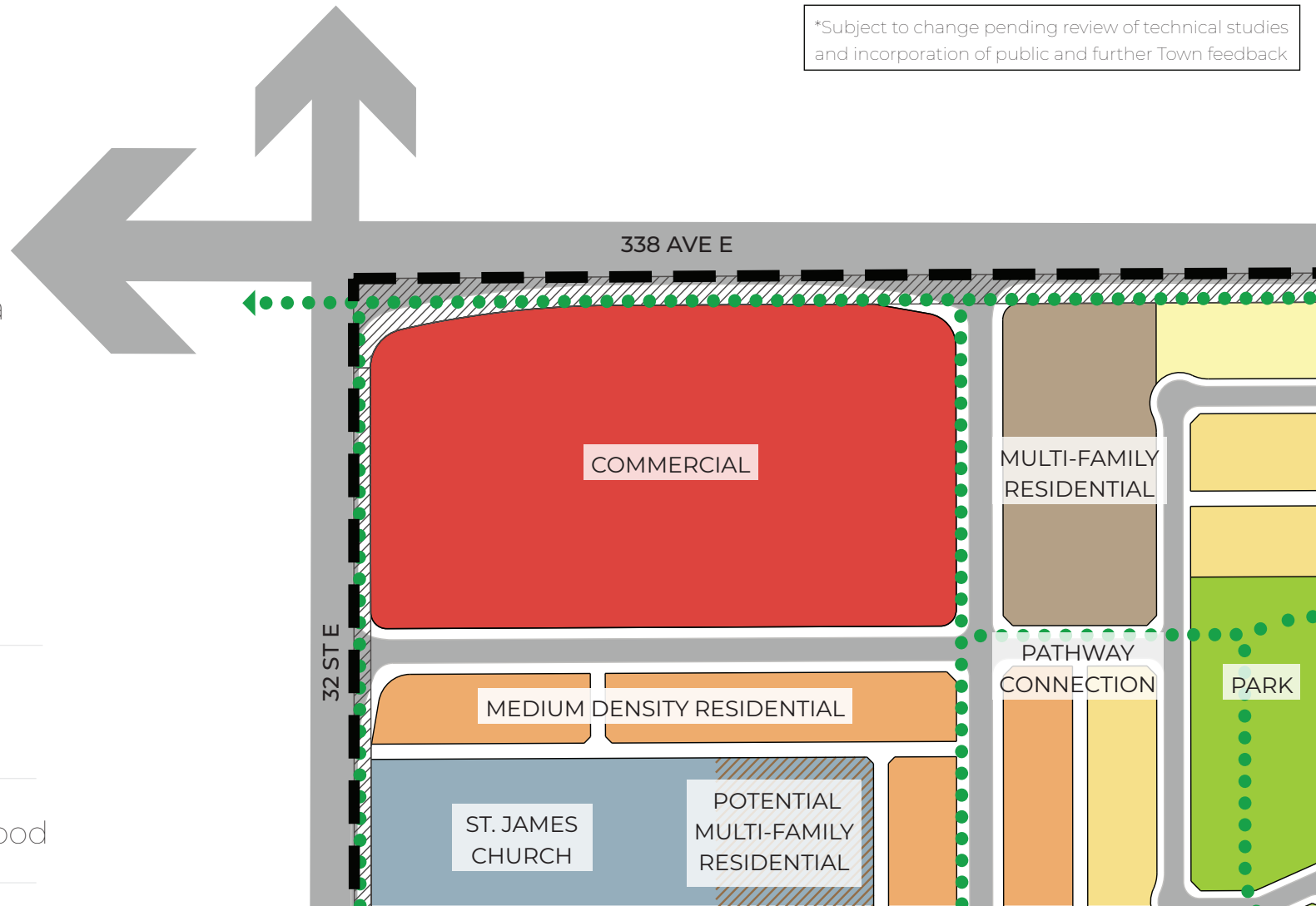
Highly visible gateway into neighbourhood



Connection to parks and open space network



Adjacent medium and high density residential



Residential

Rigdemont will be a primarily residential neighbourhood with a mix of low, medium and high-density housing types including:

- Single Detached and/or Semi-Detached Laneless
- Single Detached and/or Semi-Detached Laned
- Semi-Detached and/or Rowhouse
- Comprehensive Rowhouse
- Multi-Family (Rowhouse and/or multi-story)

Rigdemont will also include unique park fronting housing and the opportunity for secondary suites in accordance with the land use bylaw.

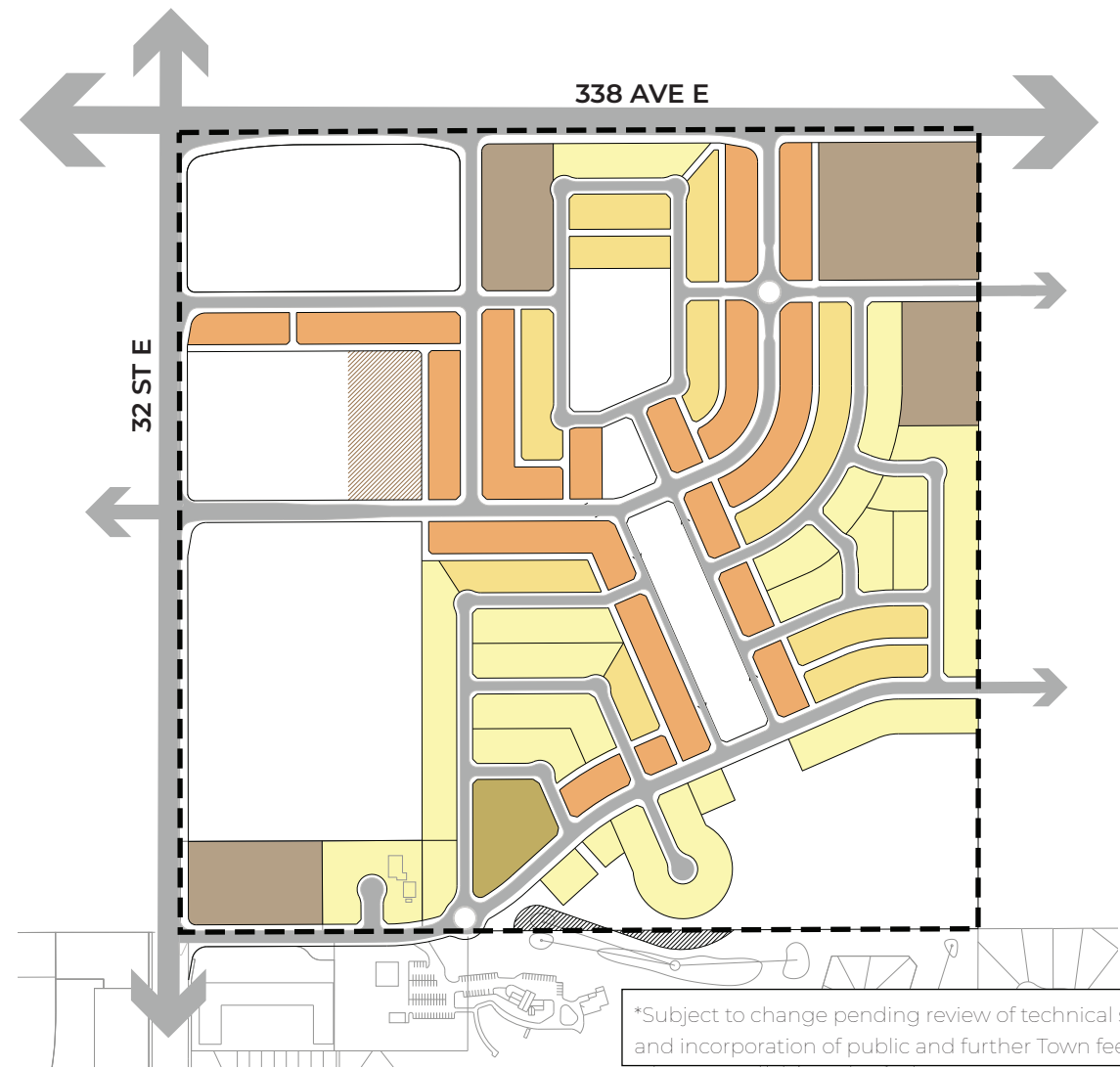


Estimated
**1,400 to
1,700 units**
at full build out



Estimated population of
**4,060 to
4,930 people**
at full build out

*Assuming 2.9 people / unit



*Subject to change pending review of technical studies and incorporation of public and further Town feedback

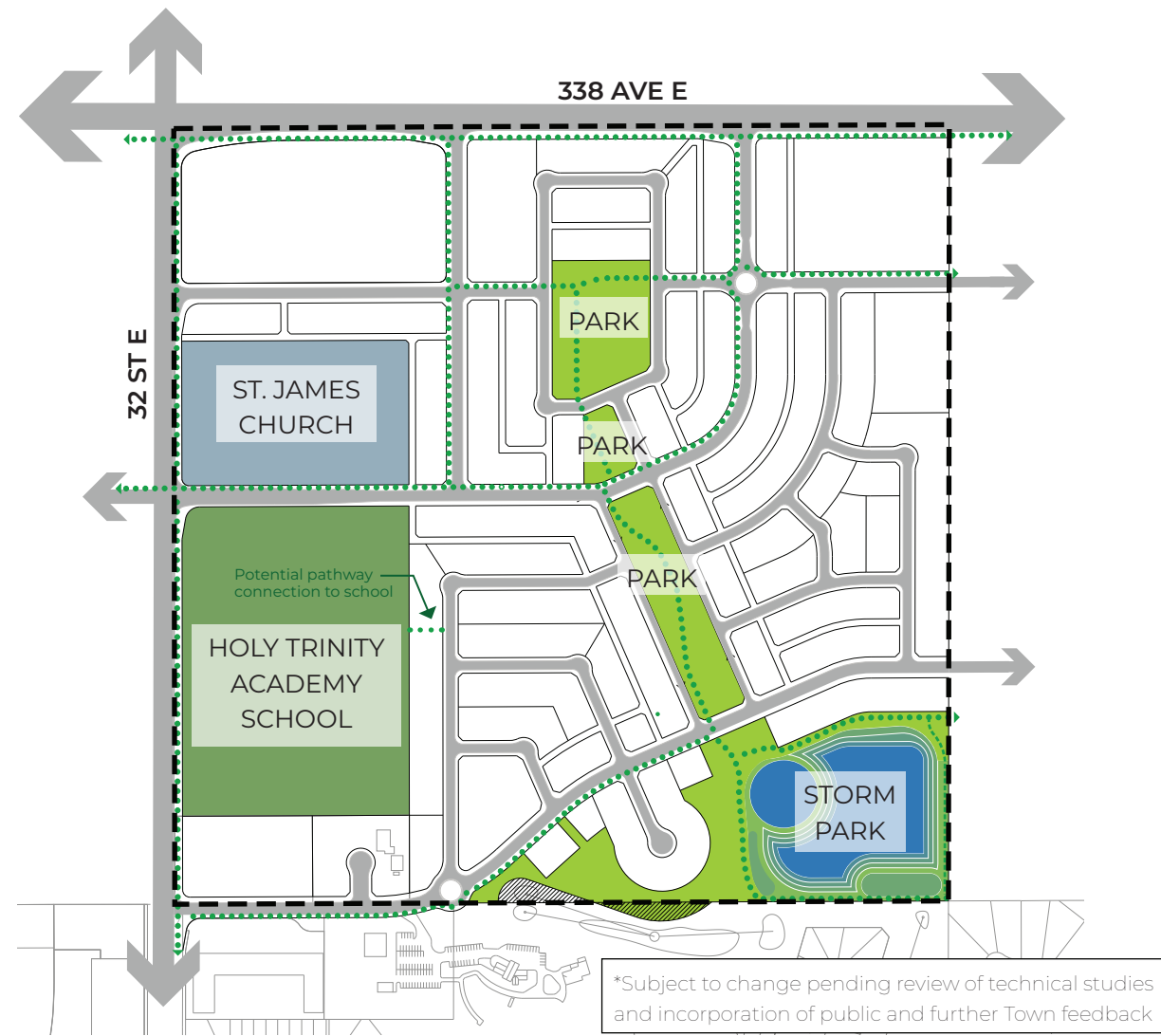


Parks & Open Space

The Ridgemont parks and open space network consists of four distinct but connected park spaces through the centre of the neighbourhood.

All parks and open spaces will be within walking distance (~400m) of all Ridgemont residents and connected to the regional pathway network.

- • • Regional Pathway
- St. James Church
- Holy Trinity Academy School
- Parks & Open Space
- Storm Park



Approximately
5.2 ha / 12.9 ac
 of parks and open space



Parks Programming

Preliminary parks programming under consideration include:

- Community Playground & Basketball Court
- Toboggan hill
- Dog social area
- Community Garden
- Natural play areas
- Storm park





RIDGE MONT

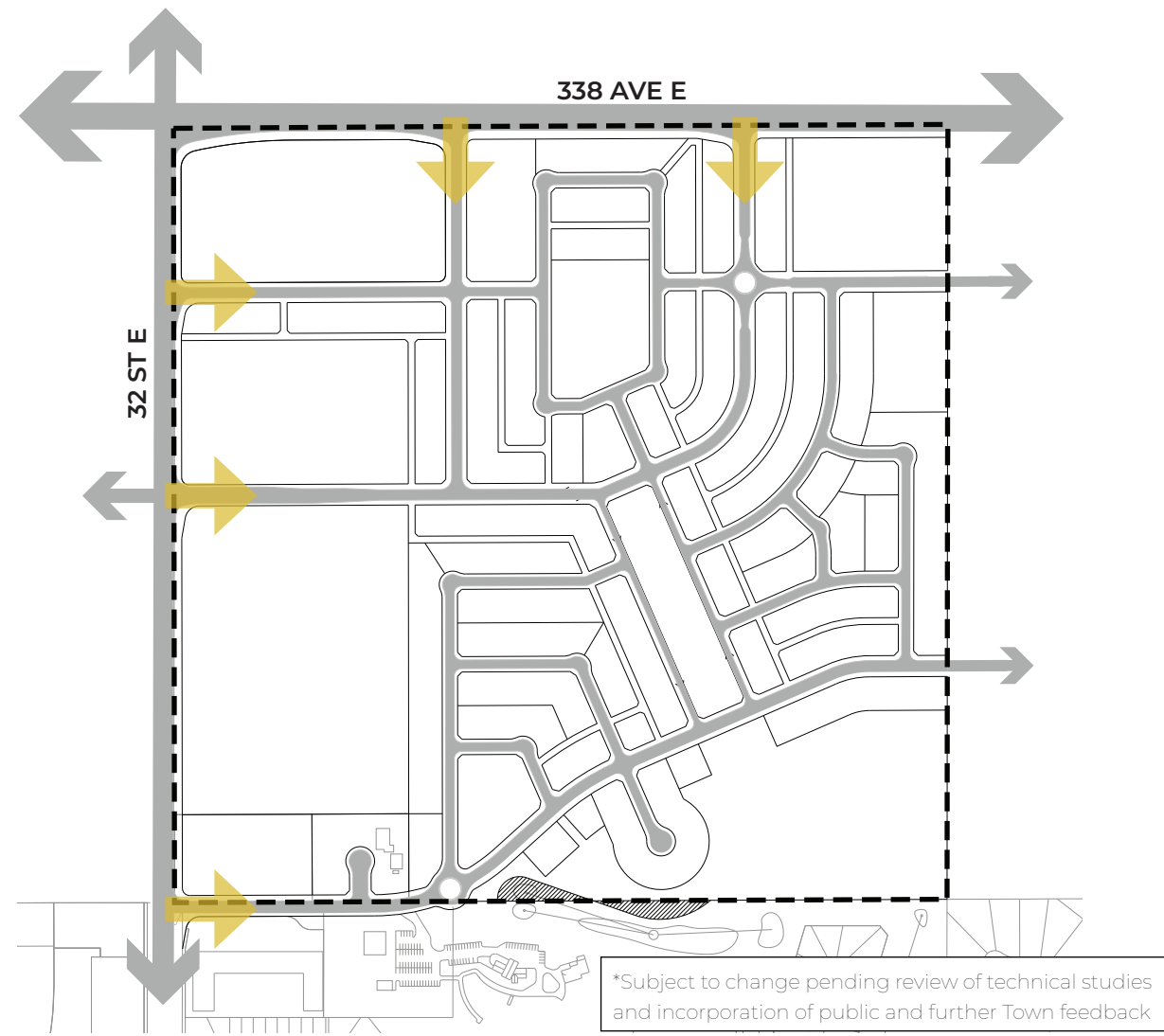
Transportation

Road Network

The road network has been designed to create an efficient and walkable network with many connections, and facilitate a mix of laned and laneless housing forms.

Future connections to the east have been identified in alignment with the Trilogy Plains ASP.

Specific road sections will be identified in the NASP and Transportation Impact Assessment (TIA).

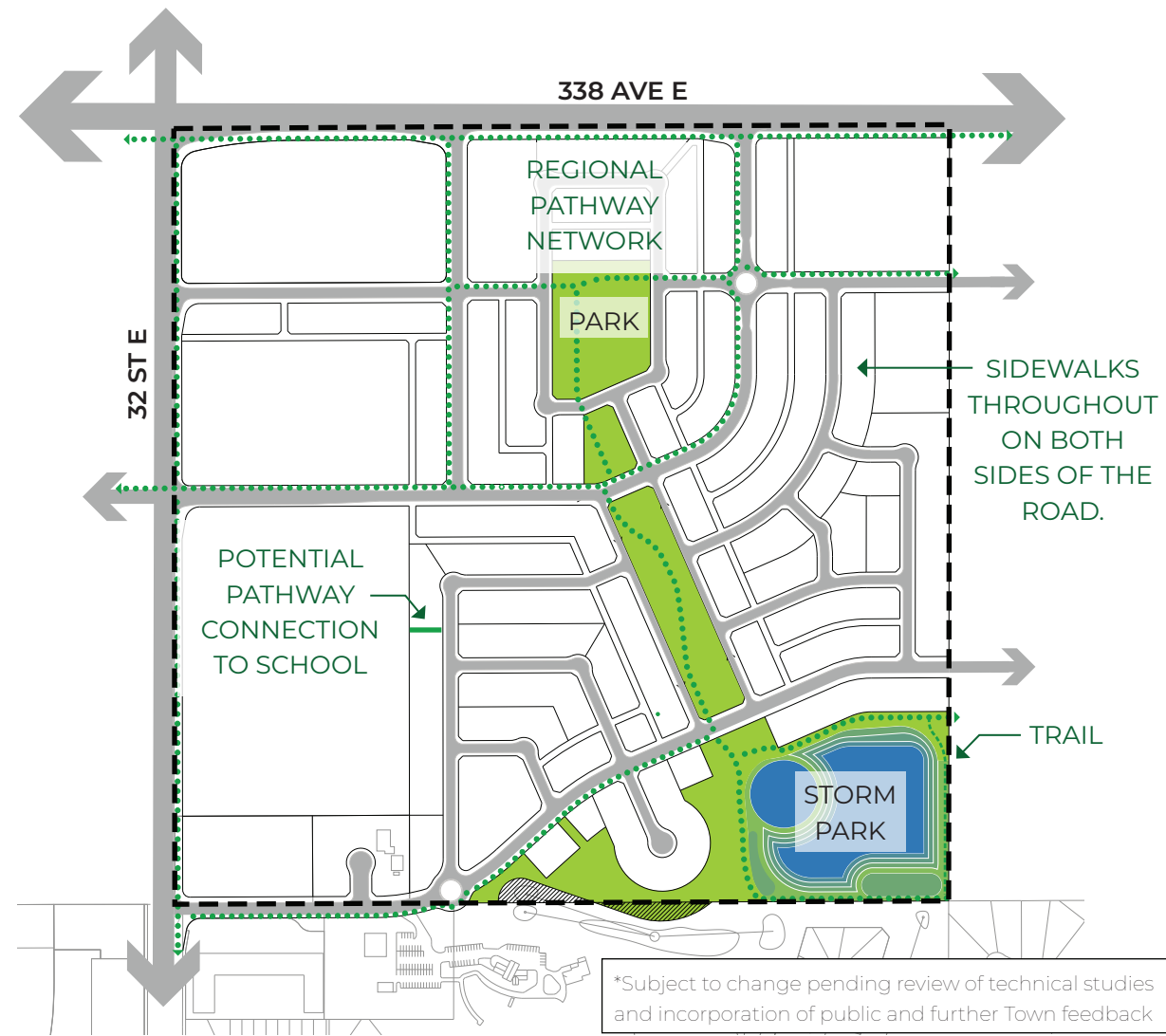


Pathway Network

An on- and off-street pathway network will be included within Ridgemont to provide ample opportunities for active transportation by a variety of modes.

- Regional Pathway
- Trail
- Connector Path

In addition to the Regional Pathway network, all streets will also include sidewalks.



Approximately
4.85 km
of regional pathways



A large, white, sans-serif text overlay on a landscape background. The text reads "Site Servicing & Technical Studies". The background shows a wide, flat field of dry, yellowish-brown grass under a grey, overcast sky. In the distance, there are several white industrial buildings. The foreground is filled with tall, green grass and some dark, leafy bushes. The text is centered horizontally and vertically on the left side of the image.

Site Servicing
& Technical Studies

Background & Technical Studies

Additional technical studies will be completed as a part of the Neighbourhood Area Structure Plan process including:

- Transportation Impact Assessment
- Water & Sanitary Servicing Reports
- Staged Master Drainage Plan

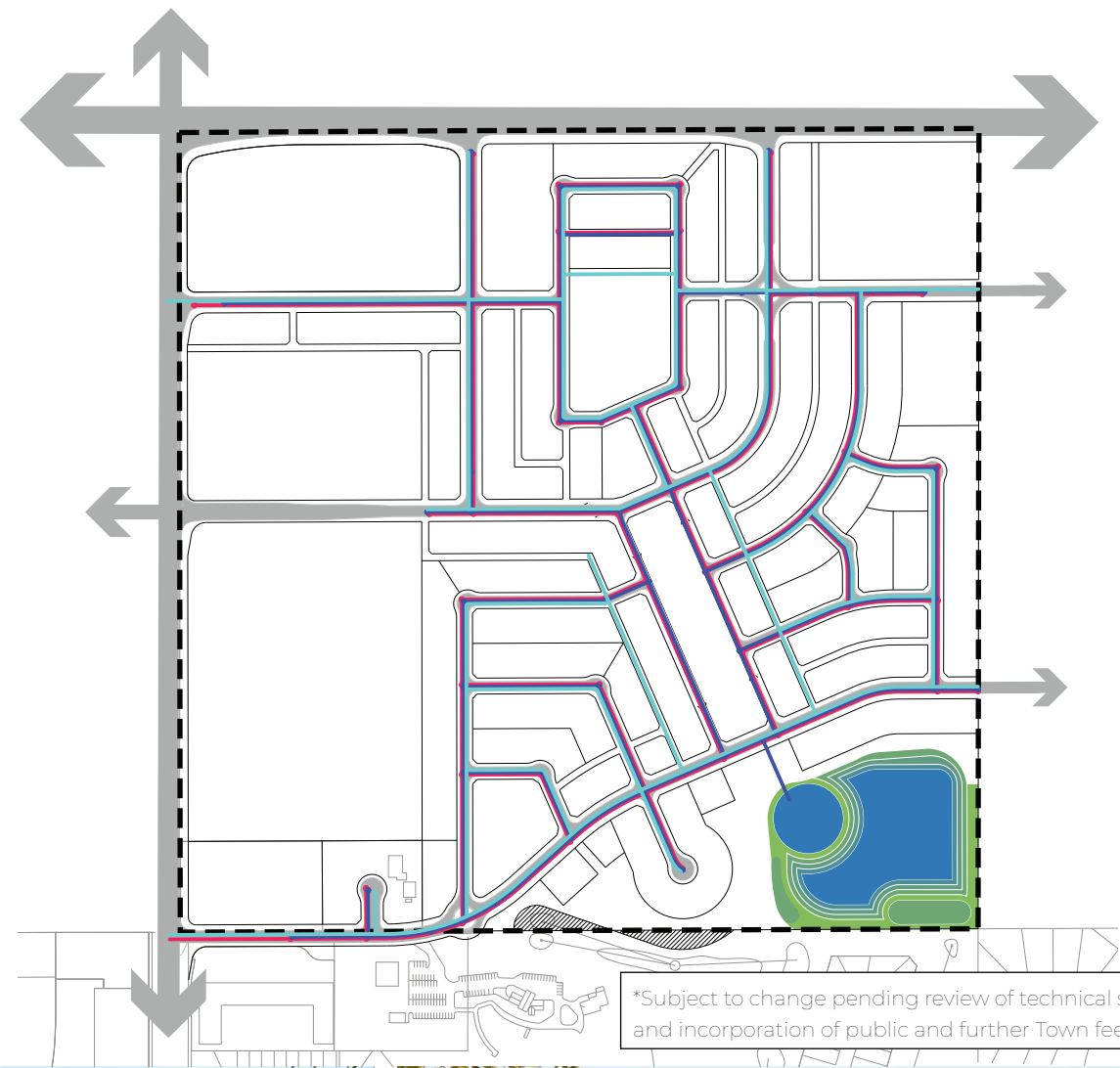


Servicing

Ridgemont will be fully serviced with municipal utilities such as potable water, sanitary and storm services. In addition, each home and commercial development will also be serviced with private utilities such as electrical, natural gas, and telecommunications

Storm water runoff will be managed by a major and minor system generally draining towards the storm park in the SE corner of the neighbourhood.

- Potable Water Distribution System
- Storm Collection System
- Sanitary Collection System



Storm Park

The plan area will be designed to manage storm water with an innovative “storm park” design as opposed to a traditional storm water pond.

The storm park allows for a smaller nautilus pond[®] area and larger main pond body which can be designed with a naturalized wetland appearance.

The multi-stage design allows for improved water quality for non-potable reuse for things like irrigation.

The storm park will be circled by a pathway and trail to allow for active and passive recreation.

The storm park will be designed to allow for potential expansion to the east.



NASP Next Steps



Tell Us What You Think

On behalf of the project team, thank you for attending this virtual information session.



These presentation slides and a feedback survey will be posted on the project website. We appreciate your feedback. **Please fill in the online survey.** →



Keep informed on the project. Information will be consistently updated online at **RidgemontNASP.ca**



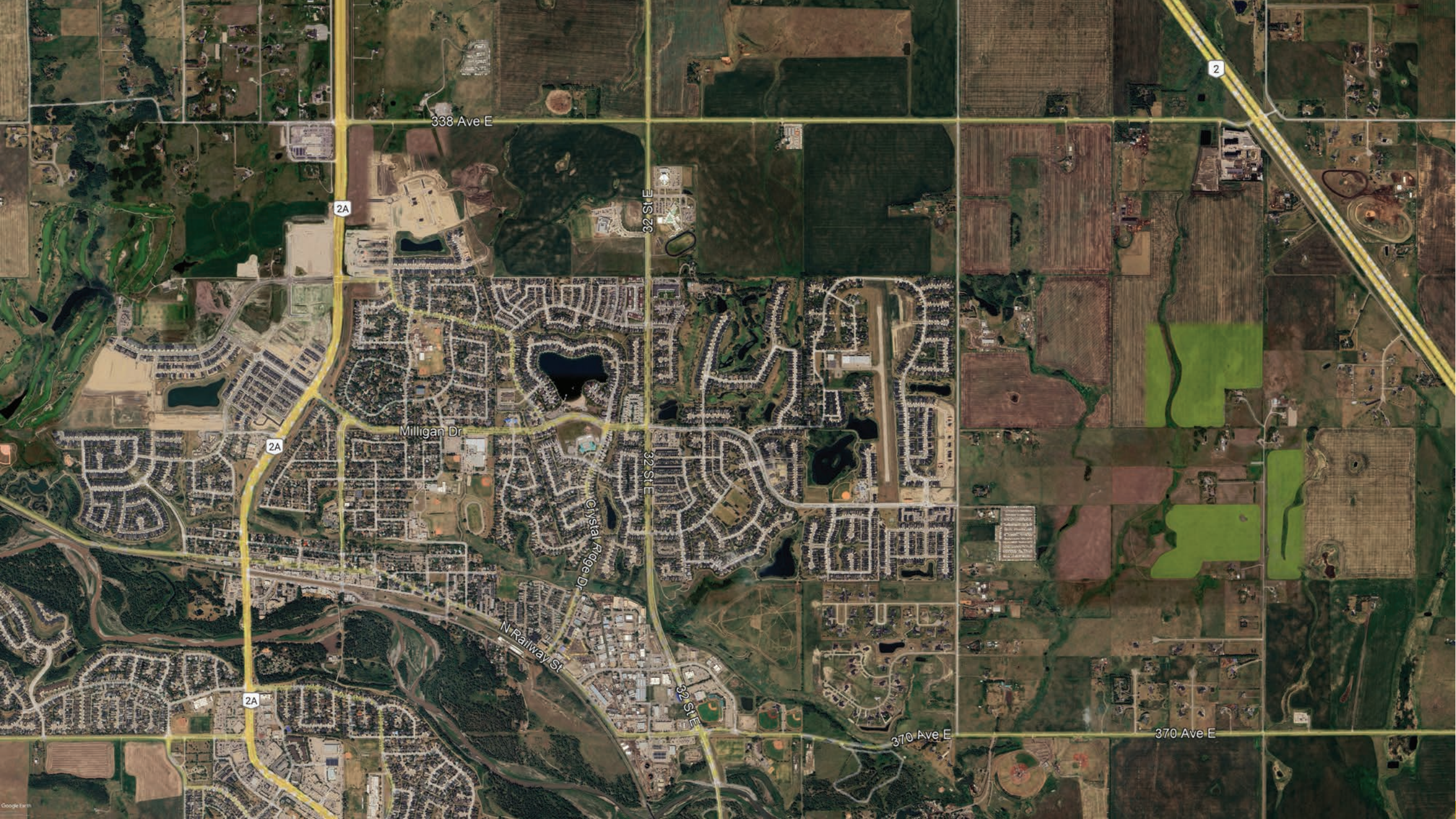
Let's stay in touch. If you have questions, please contact us.



Megan McClure
403.692.4546 | mmcclure@bastudios.ca



THANK YOU
QUESTIONS?



338 Ave E

2A

32 St E

2

Milligan Dr

2A

32 St E

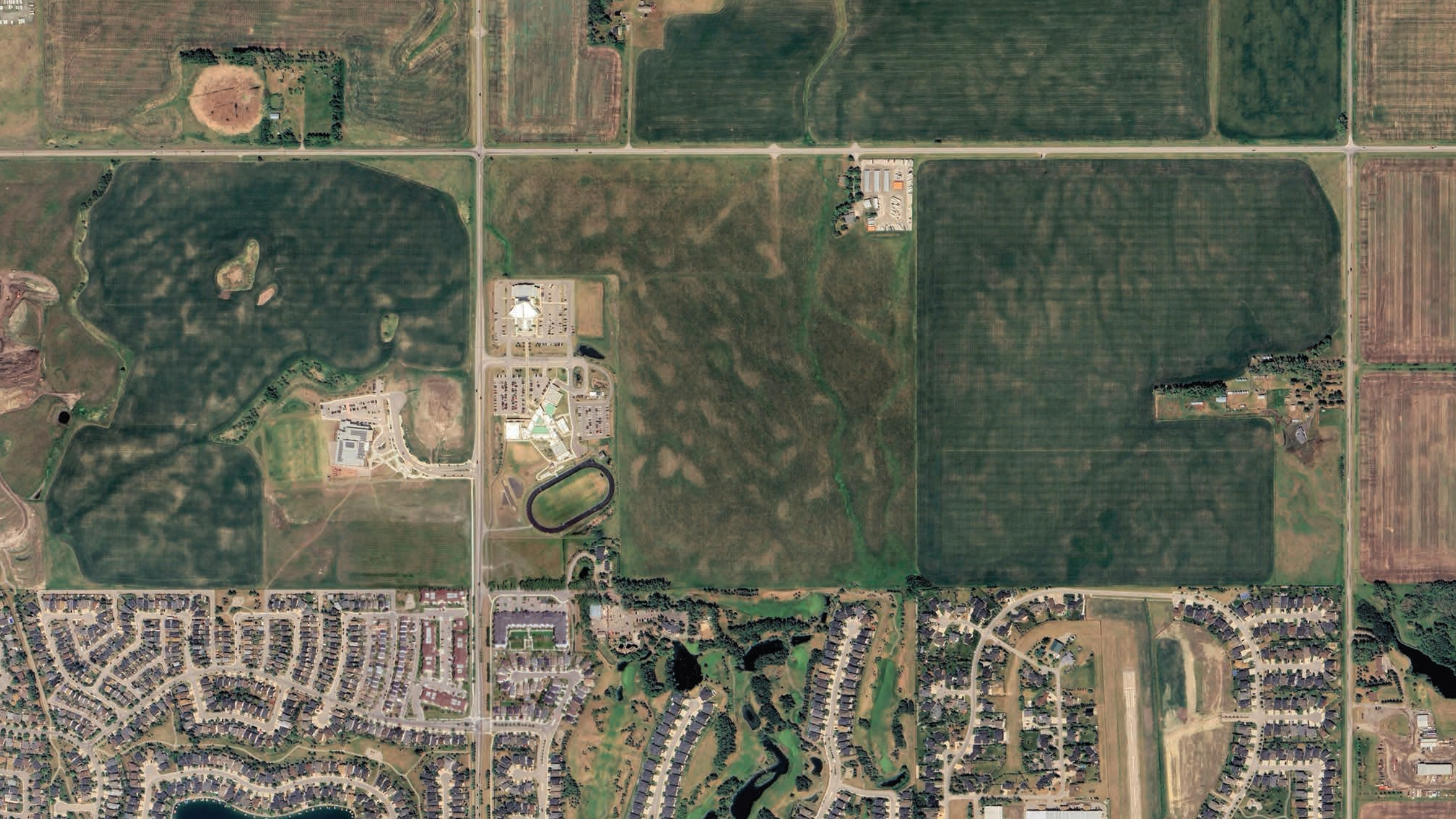
Clytia Ridge Dr

N Railway St

32 St E

370 Ave E

370 Ave E







32 ST

071 4709

33.48

2.48

CRYSTAL GREEN LANE

CRYSTAL GREEN LN

R/W

(031-2041)

UTILITY R/W (051 0115)

88.81

101.94

16.69

14.16

13.51

CDE 0910114

COMMON PROPERTY

091 0114

UTILITY R/W (091 0110)

56.51

20.88

2.92

11.73

9.52

4.50

4.50

6.00

UTILITY R/W (051 0115)

22.00

10.00

10.00

7.07

UTILITY R/W (031 2041)

71.45