

Welcome to the Ridgemont Neighbourhood Area Structure Plan Open House

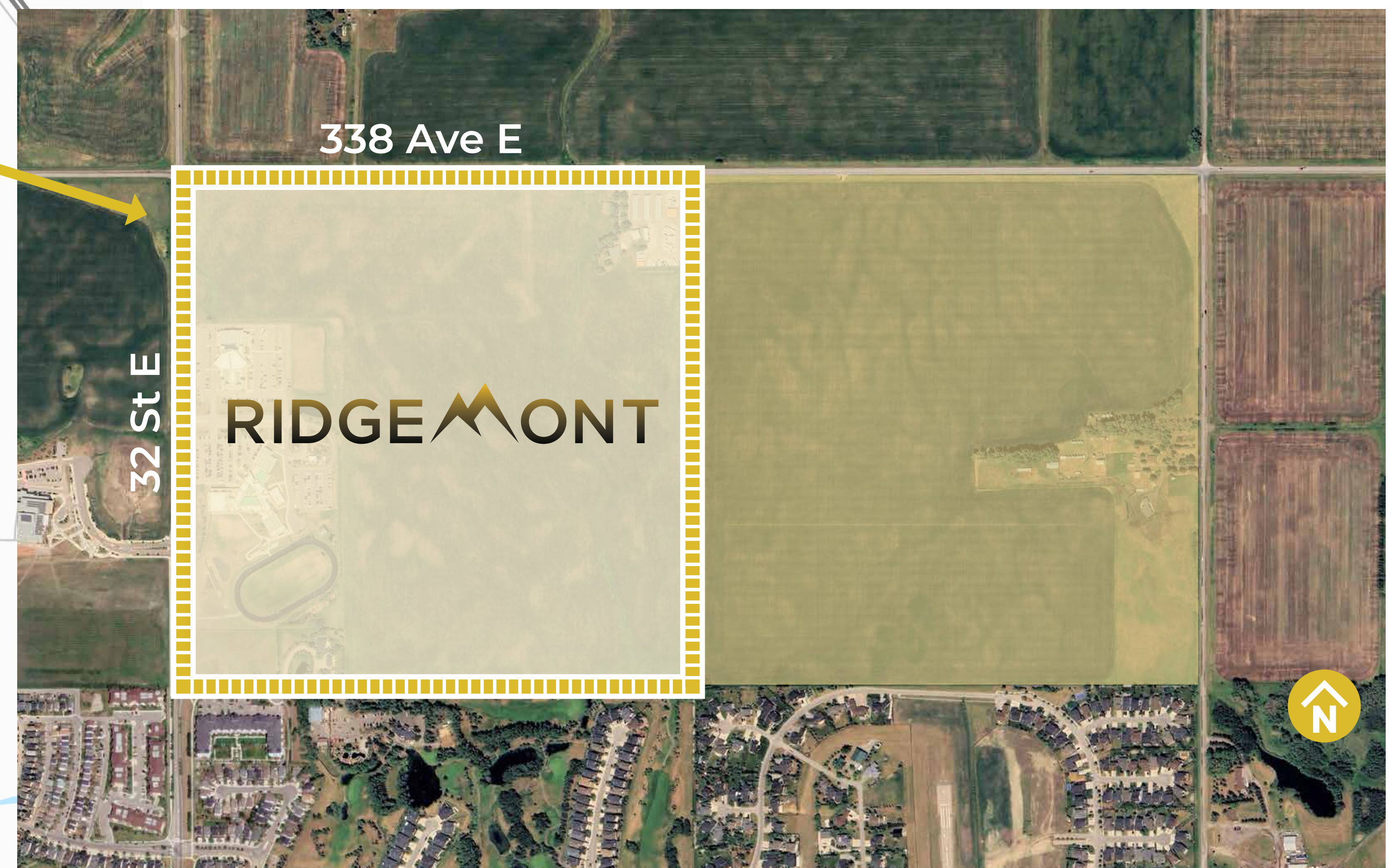
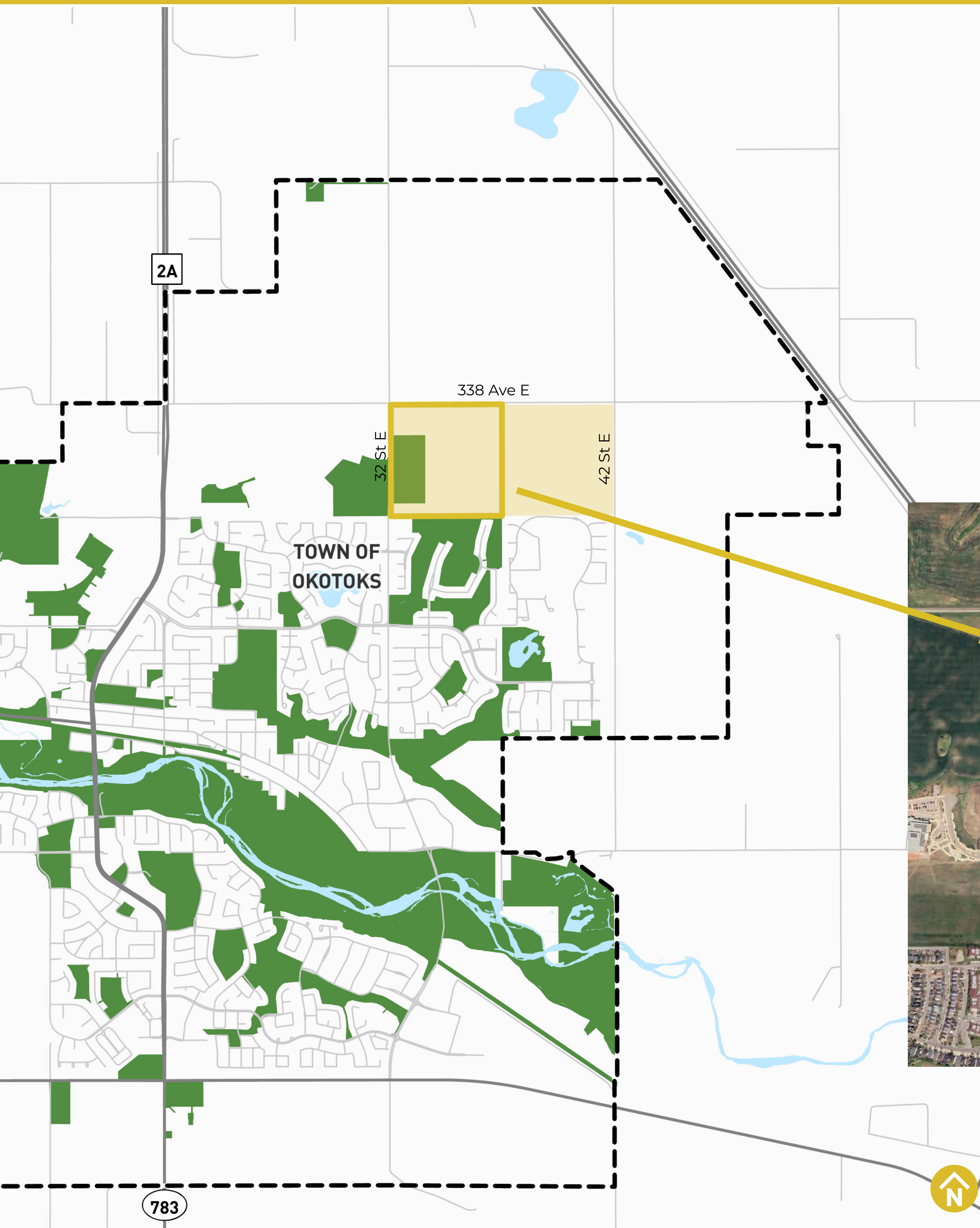
We are here today to:

- Present the draft of the Ridgemont Neighbourhood Area Structure Plan (NASP).
- Share how public feedback, technical studies, and direction from the Town influenced changes to the December 2023 version of the plan previously shared.
- Listen and respond to your questions and comments about the proposed NASP.

Location

Ridgemont is located in northern Okotoks immediately south of 338 Ave E and east of 32 St E.

Ridgemont is the western quarter section (NW- 34-20-29-W4M) within the previously approved Trilogy Plains Area Structure Plan (ASP) (Bylaw 08-23). It is located immediately north of the existing community of Crystal Green, northeast of Crystal Shores, and northwest of Air Ranch and Ranchers' Rise.

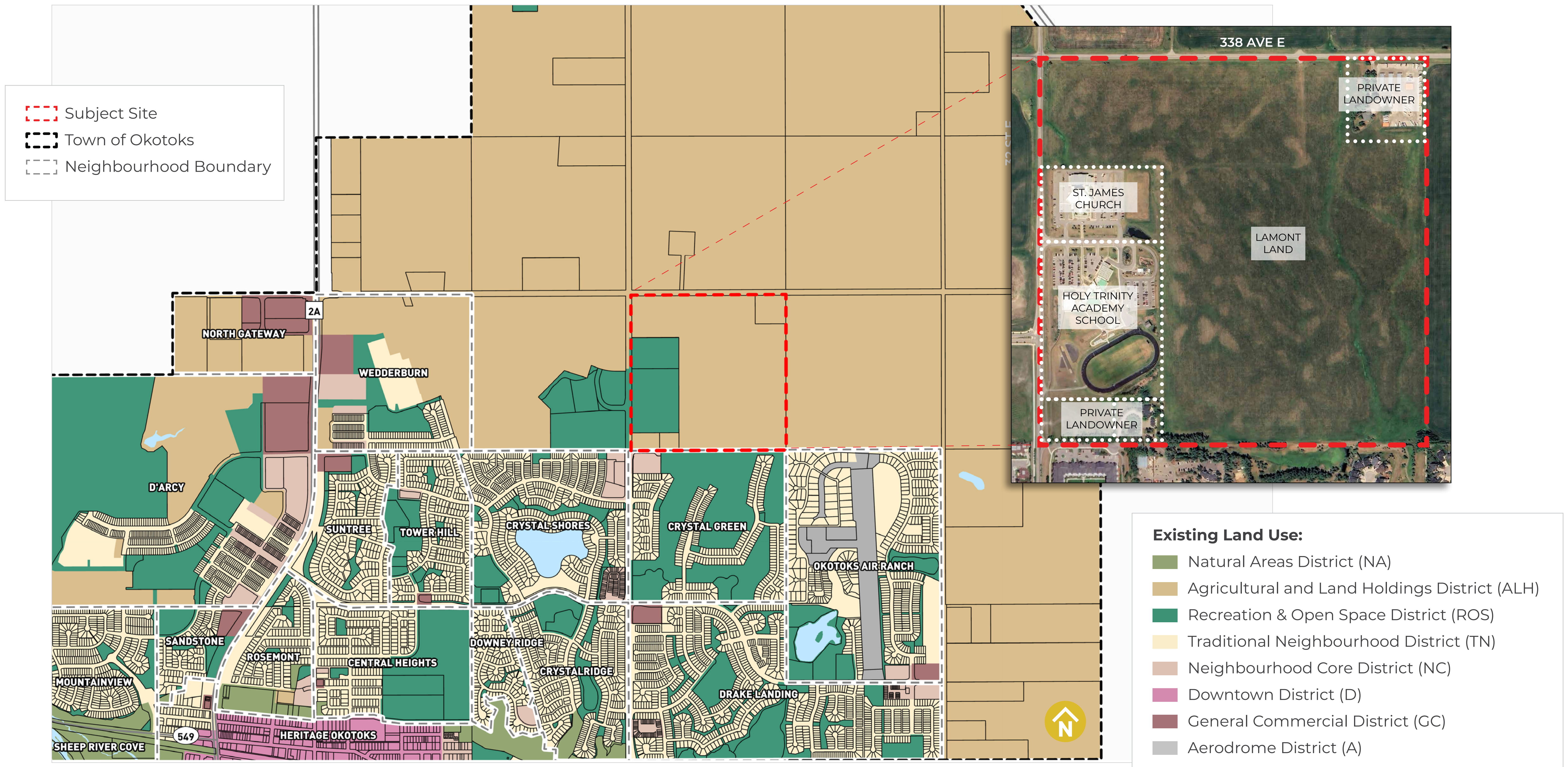


-  Ridgemont NASP
-  Trilogy Plains ASP

Existing Land Use & Ownership

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.



What is a Neighbourhood Area Structure Plan (NASP)?

NASP's establish a framework for land use, infrastructure planning, phasing, subdivision and development decisions at the neighbourhood level. They are typically one to two quarter sections in size and establish the layout of local streets, park spaces, school sites, servicing and land uses for new development areas.

The Ridgemont NASP is a statutory plan requiring Council approval. It refines the policy and objectives found in higher order statutory plans, such as the Okotoks Municipal Development Plan (MDP) and the Trilogy Plains Area Structure Plan (ASP).

Calgary Metropolitan Region Growth Plan

Municipal Development Plan

Area Structure Plan

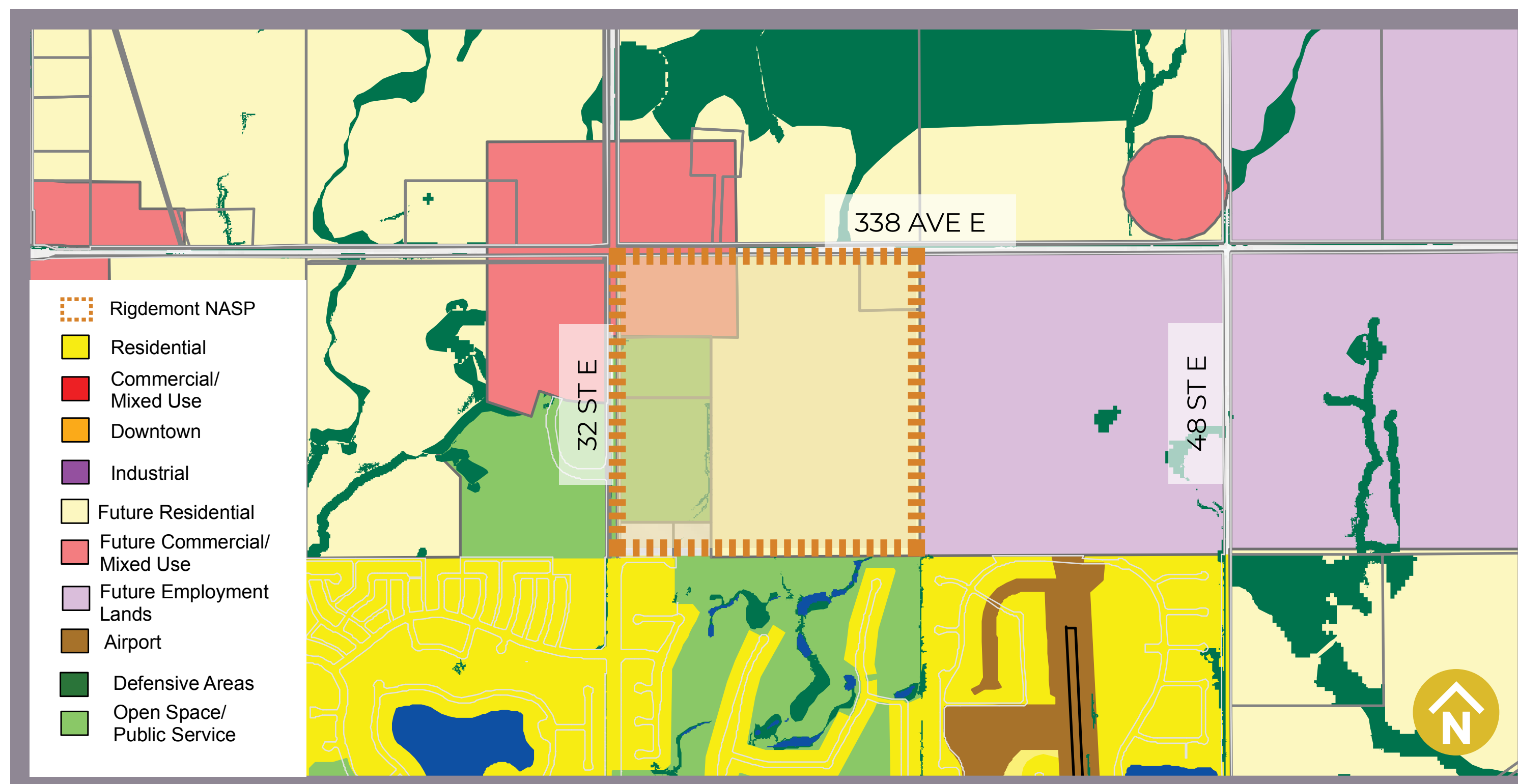
Neighbourhood Area Structure Plan ✓

Land Use Amendment

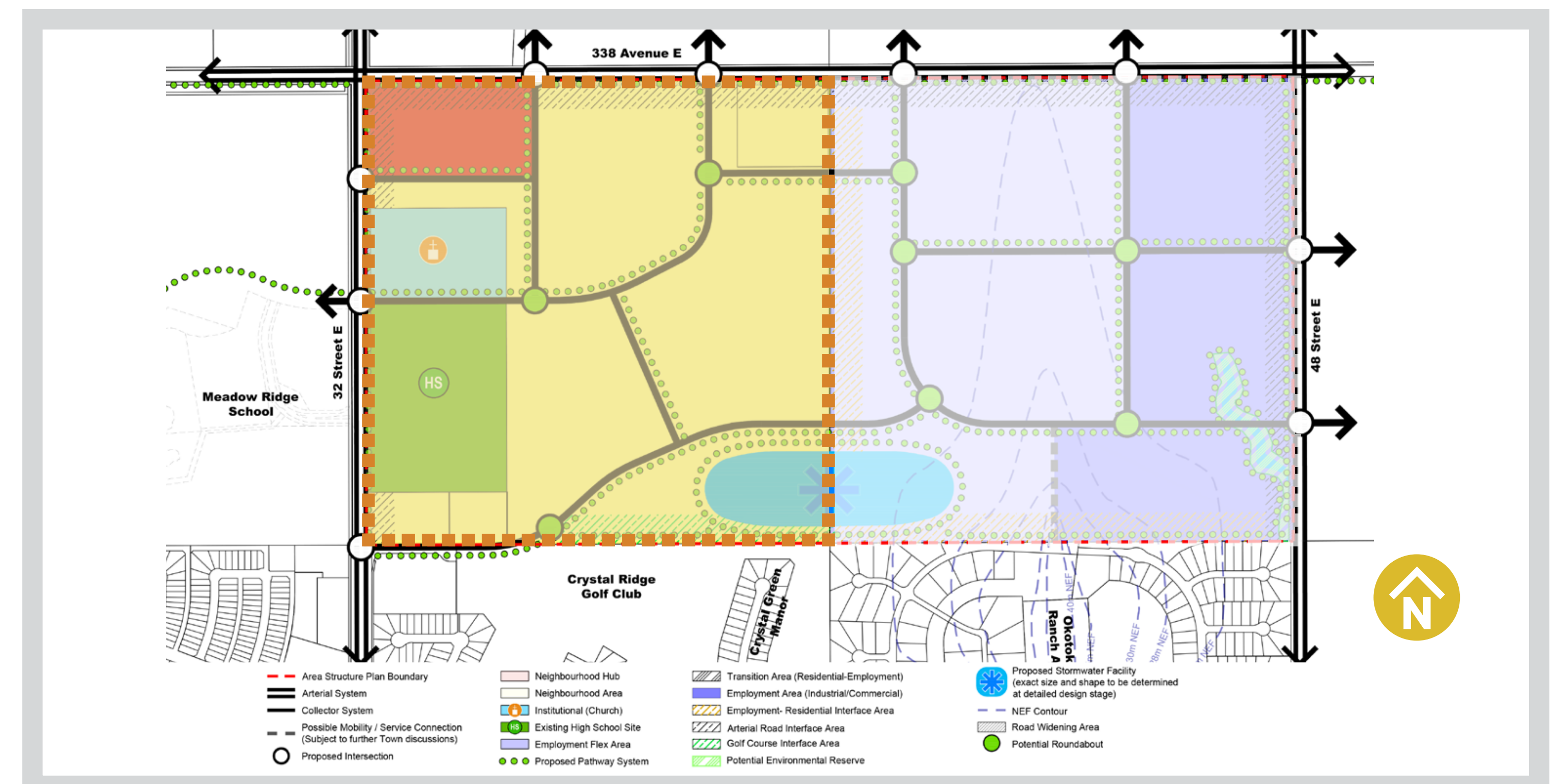
Subdivision

Development Permit

Building Permit



The site is identified in the **Okotoks MDP** primarily as a “future residential” area, with a “future commercial / mixed use” area in the northwest corner.



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.

Project Timeline

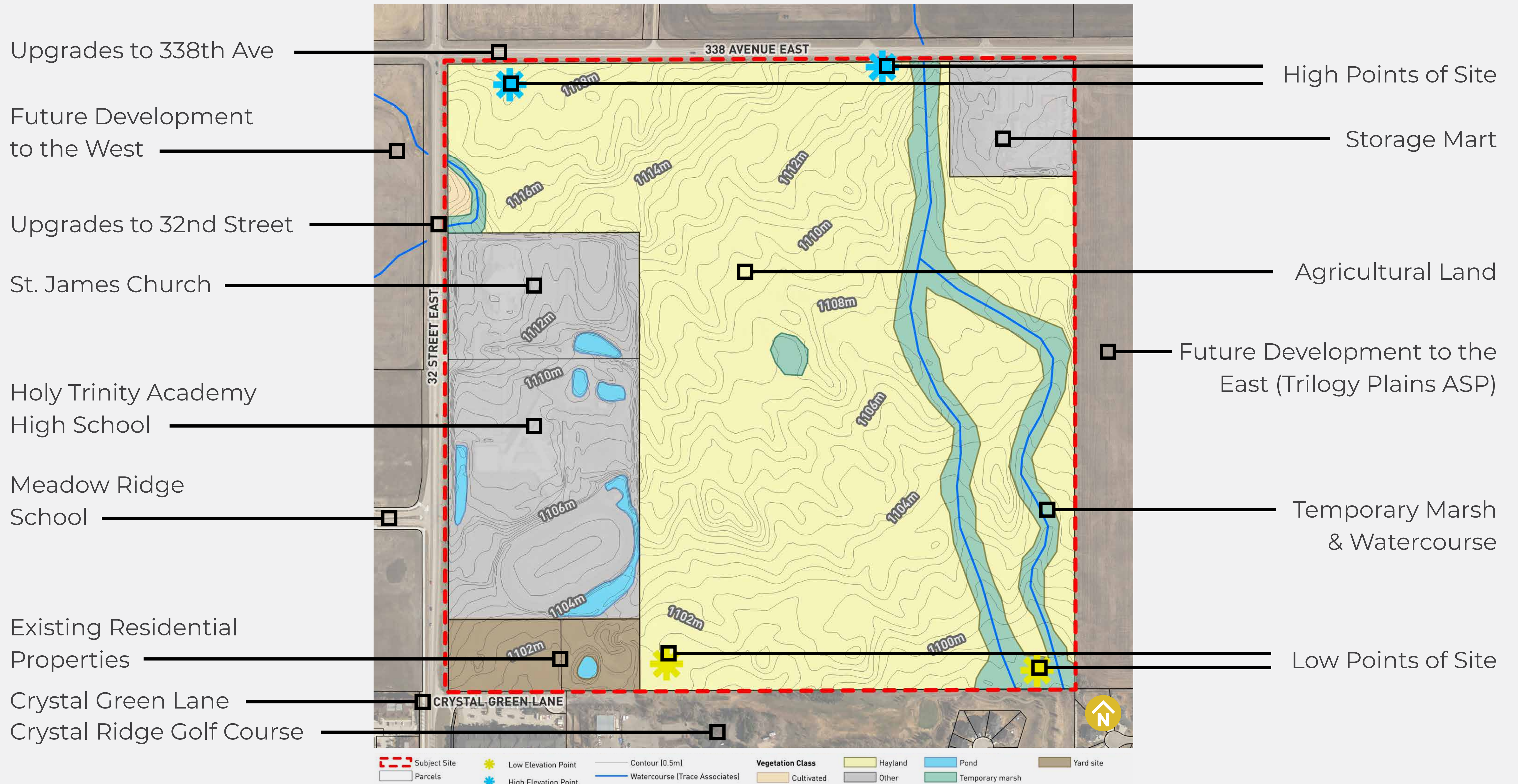
Lamont Land is finalizing the Ridgemont Neighbourhood Area Structure Plan (NASP), a statutory plan that will guide the development of a new complete community in northeast Okotoks (approximately 157 acres of land) upon approval by the Town of Okotoks.



**Please note, this timeline is an estimate and some anticipated dates may be subject to change.*

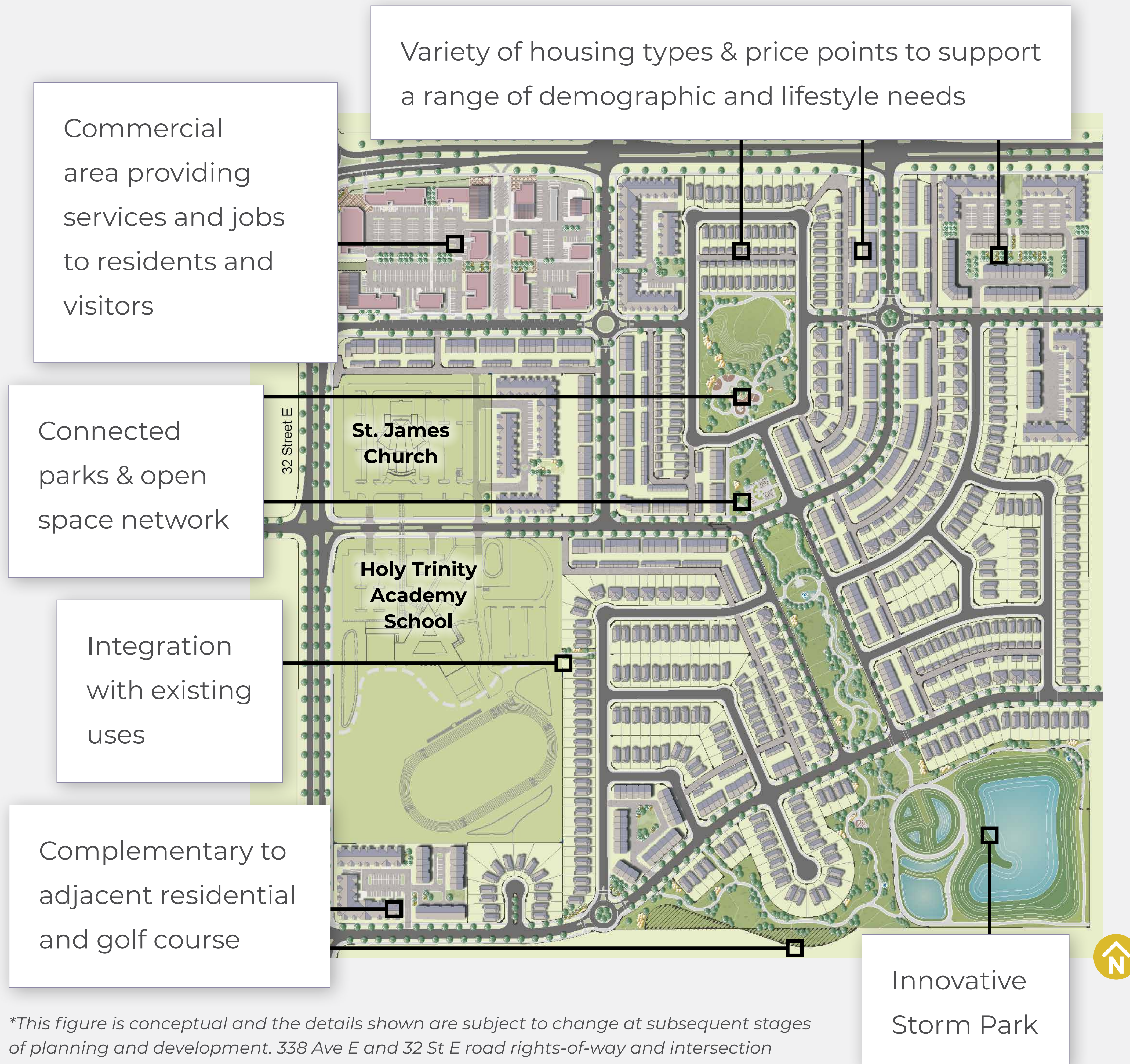
Existing Conditions

The Ridgemont NASP considers existing site conditions, sensitive integrations with existing owners, and Town requirements. These considerations include:



Vision for Ridgemont

Positioned on the northern edge of Okotoks, Ridgemont is a place where the past meets the present, and where the beauty of rolling hills and mountain vistas serve as a daily backdrop. Ridgemont is a thoughtfully planned, mixed-use community that combines an extensive range of elements, which focus on social, economic, and environmental sustainability.



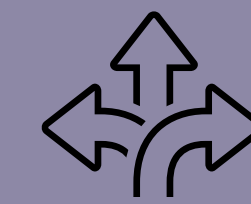
Guiding Principles



Diverse & Healthy Neighbourhood



An appropriate mix of land uses, housing forms, and densities will be integrated throughout Ridgemont. The neighbourhood hub and connected green spaces will provide walkable destinations for community interaction, and promote a healthy and inclusive community.



Connected Transportation Networks



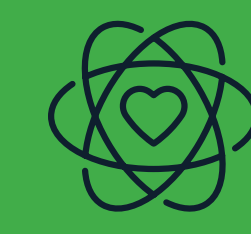
An integrated and connected multi-modal transportation network within the Ridgemont neighbourhood will support safe and active movement for all ages and abilities, including thoughtful connections to existing amenities and adjacent communities.



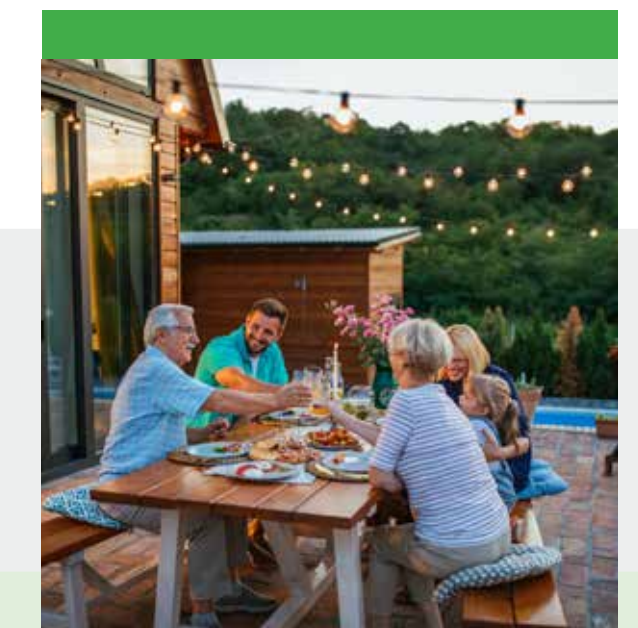
Economic Opportunities



An array of business opportunities within Ridgemont will provide services and employment opportunities to residents and visitors from surrounding communities, supporting the vision of a prosperous and thriving Okotoks economy.

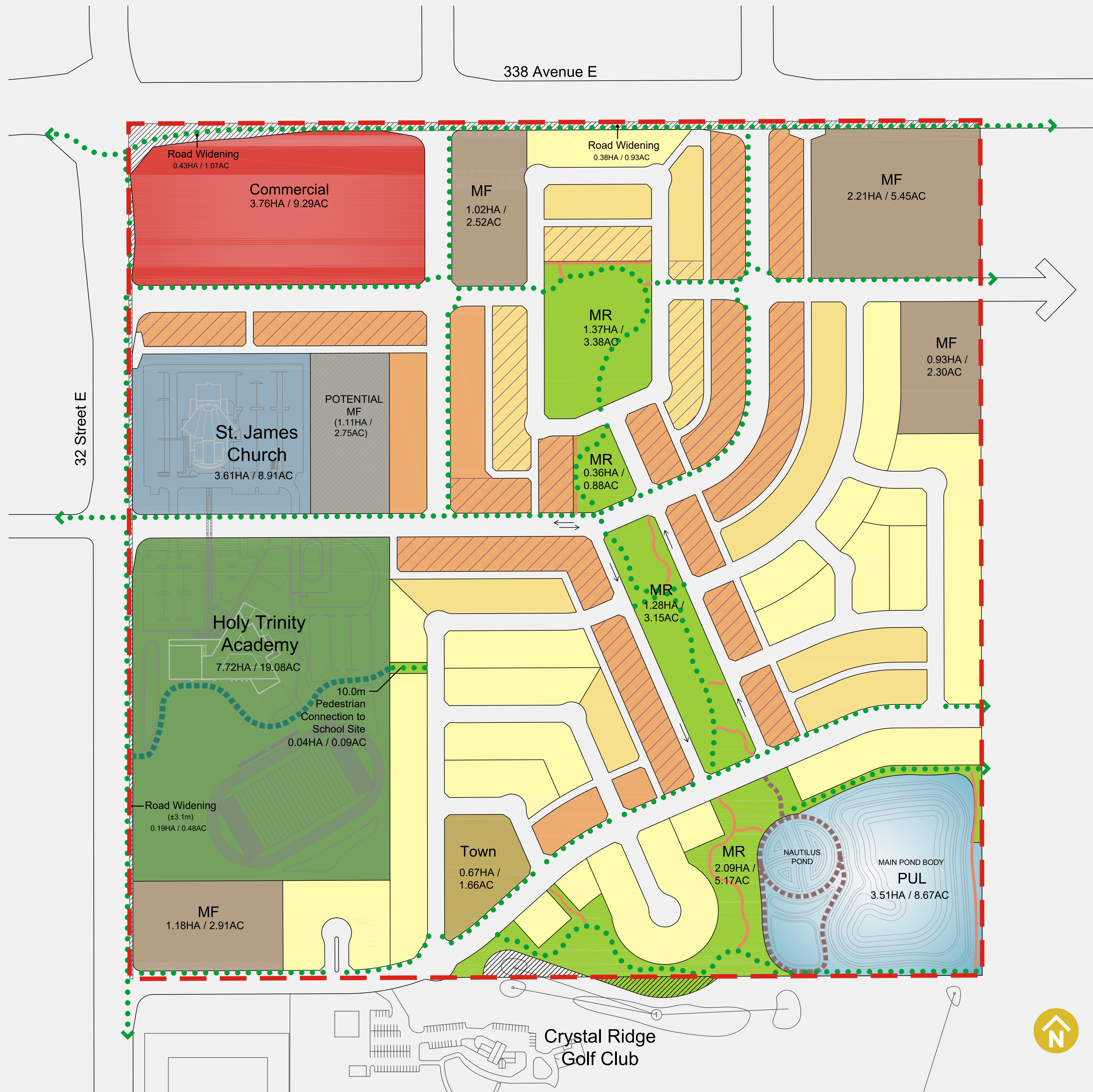


Integration with Existing Uses & Communities



Ridgemont will respect and complement existing development within the plan area boundary, including Holy Trinity Academy and St. James Church. Appropriate and attractive interfaces with surrounding communities and road networks will ensure Ridgemont is integrated within the local context.

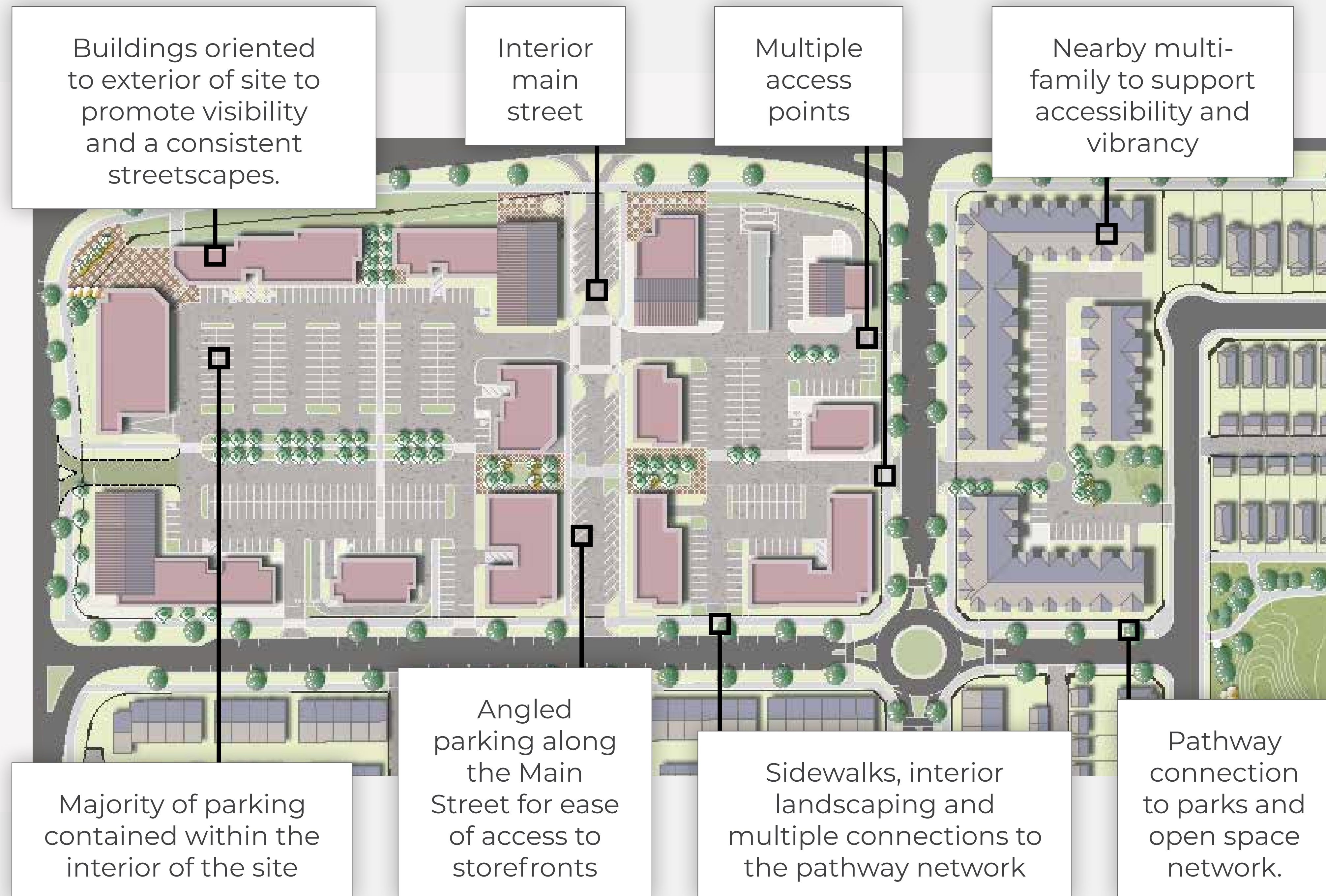
Land Use Concept



Neighbourhood Hub

The neighbourhood hub will be a highly visible gateway into Ridgemont. It will consist of a mix of retail and commercial amenities complementary to adjacent medium and high density residential with connections to the parks and open space network.

The site plan will be designed to facilitate a walkable and inviting destination for both residents and visitors. It will be designed to facilitate a range of retail, commercial, and office opportunities with the potential integration of additional residential.



**These figures are conceptual and the details shown are subject to change at subsequent stages of planning and development. 338 Ave E and 32 St E road rights-of-way and intersection designs and locations are subject to change based on additional analysis and detailed design.*

Housing

Ridgemont 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)

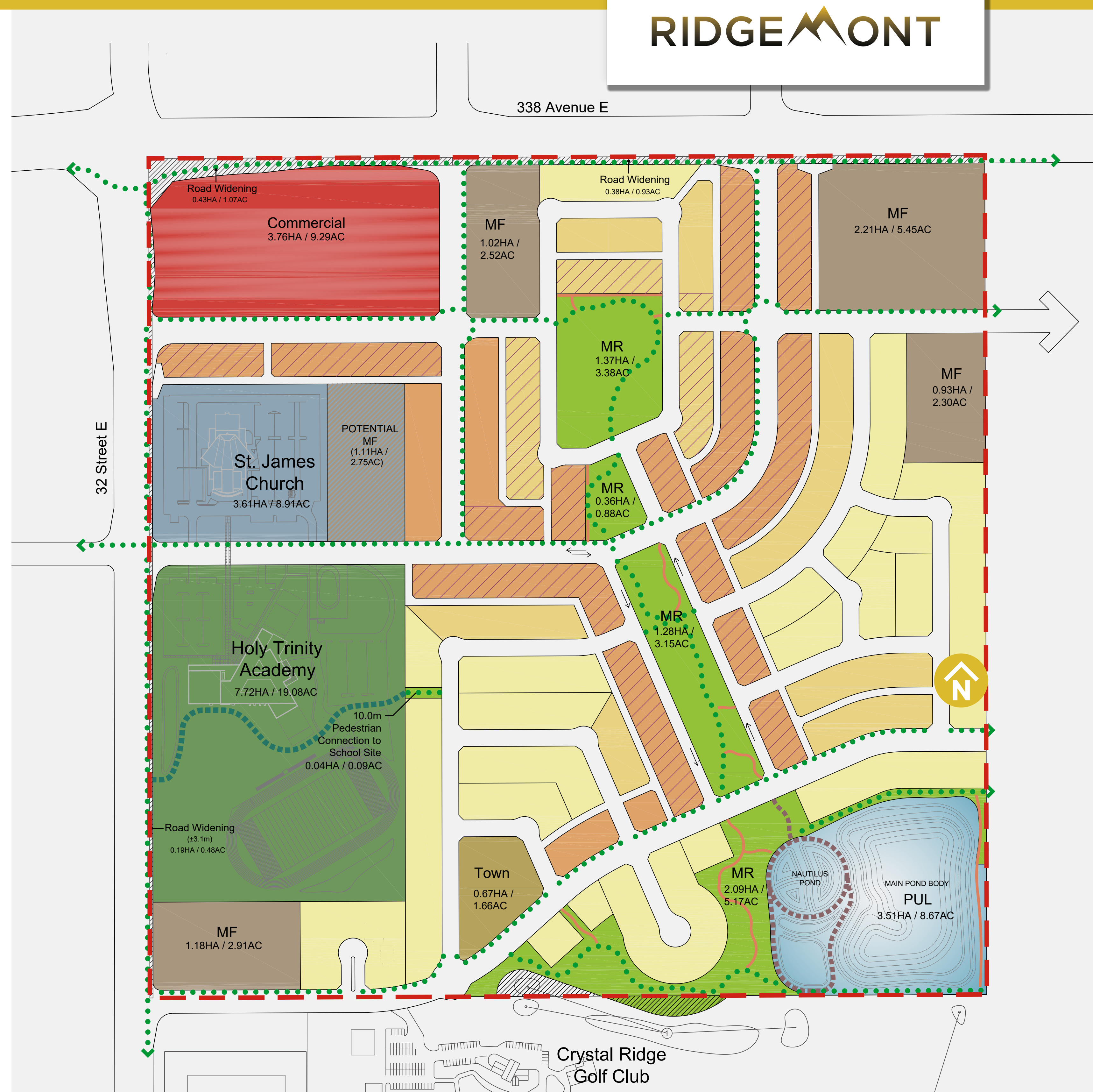


Estimated
1,400 to
1,730 units
at full build out



Estimated population of
4,000 to
5,000 people
at full build out

**Assuming 2.9 people / unit*



Housing

Ridgemont will include a variety of housing types to support a diversity of ages, incomes, and lifestyles.

Housing has been distributed to give as many homes as possible direct views and access to the neighbourhood's amenities.

- ✓ Park-fronting homes.
- ✓ Multi-family housing between commercial area and neighbourhood park.
- ✓ Duplexes and townhomes fronting central linear park with a water feature.
- ✓ Housing backing onto natural park space containing storm park.





Urban Design and Character

The name Ridgemont was selected as a celebration of its proximity to and view of the mountains. The urban design character is intended to expand upon this with a celebration of the natural environment and features that are inspired by the mountain town vernacular.

Ridgemont will utilize colours, construction materials, and architectural features that evoke the character of a mountain town, while still allowing for variety in the streetscapes and individual customization.



Parks and Open Spaces

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

Each park will have a unique identity, programming and landscaping to facilitate different experiences throughout the community.

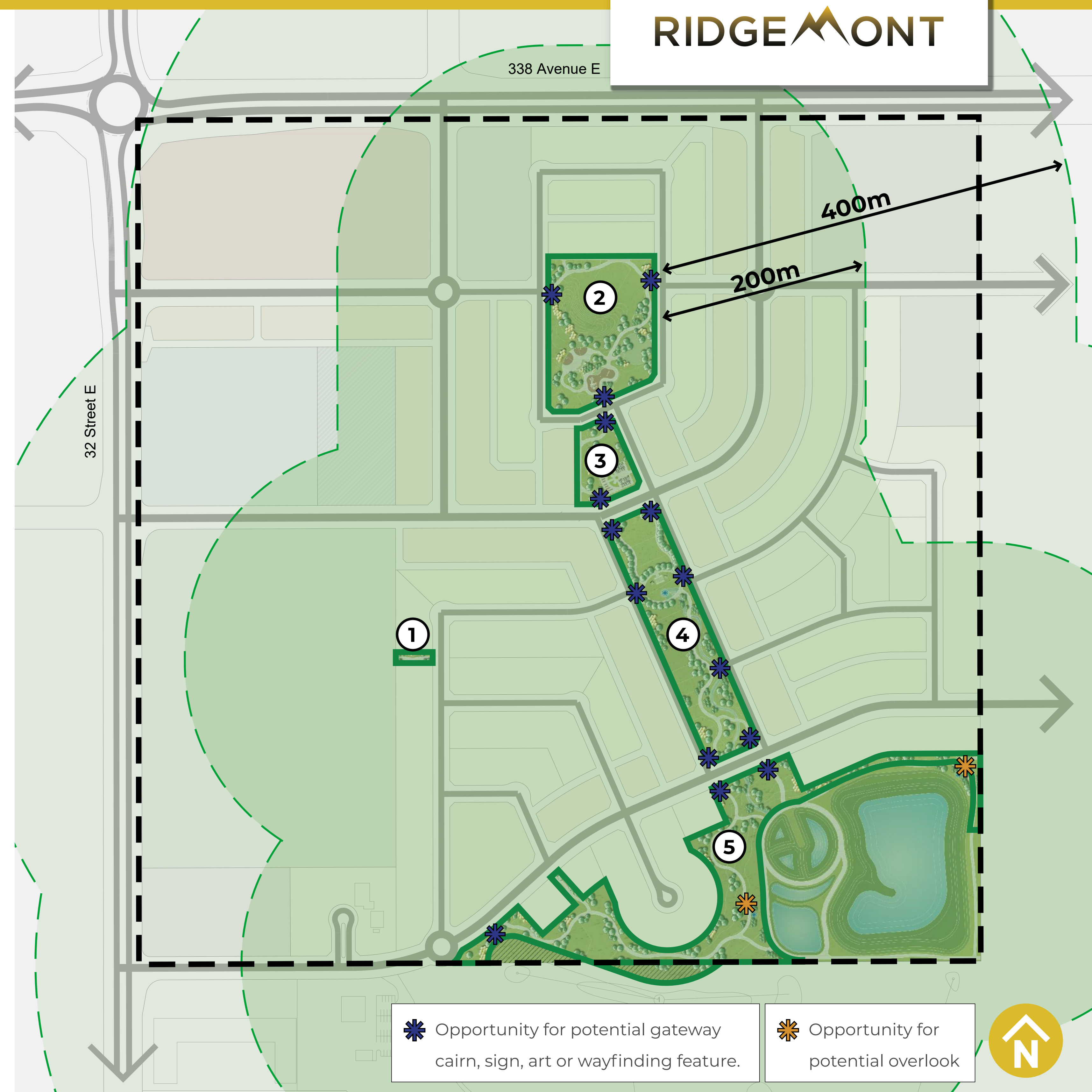
All parks and open spaces will be within walking distance (~400m) of all Ridgemont residents and connected to the regional pathway network.



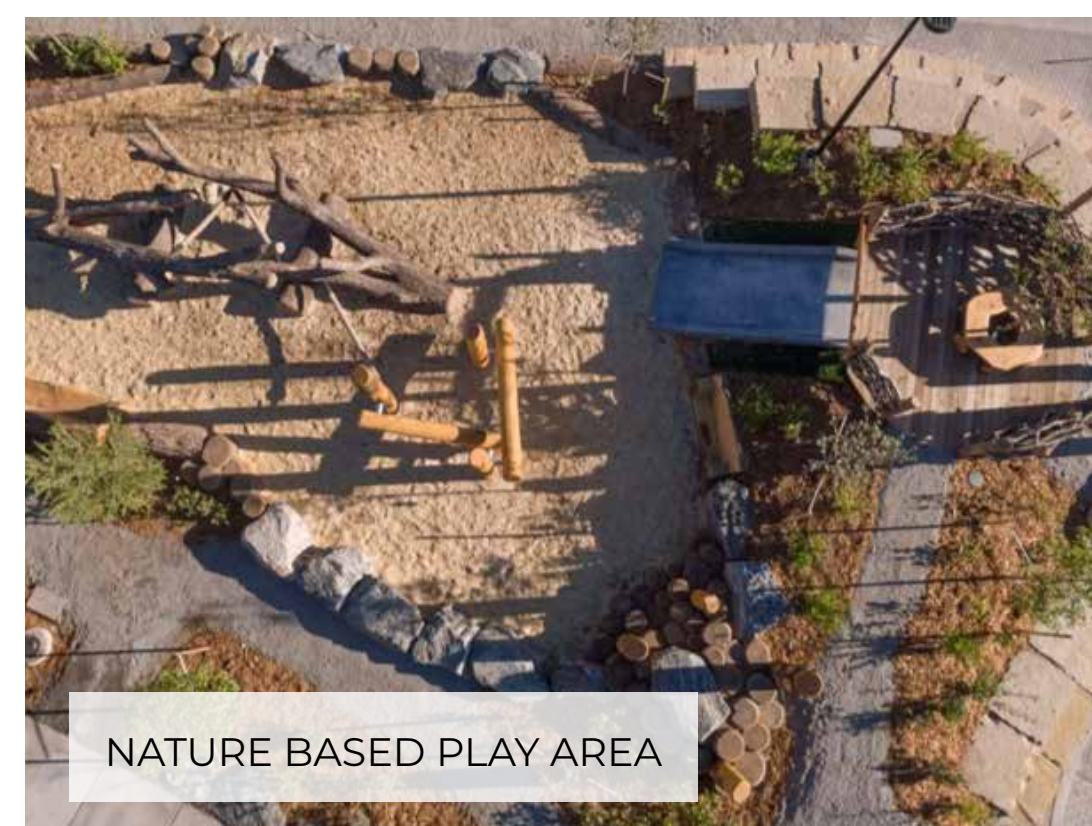
More than
6.5 km's
of regional pathways



Approximately
5.1 ha / 12.6 ac
of parks and open space



SPORT COURT



NATURE BASED PLAY AREA



COMMUNITY GARDEN



TOBOGGAN HILL

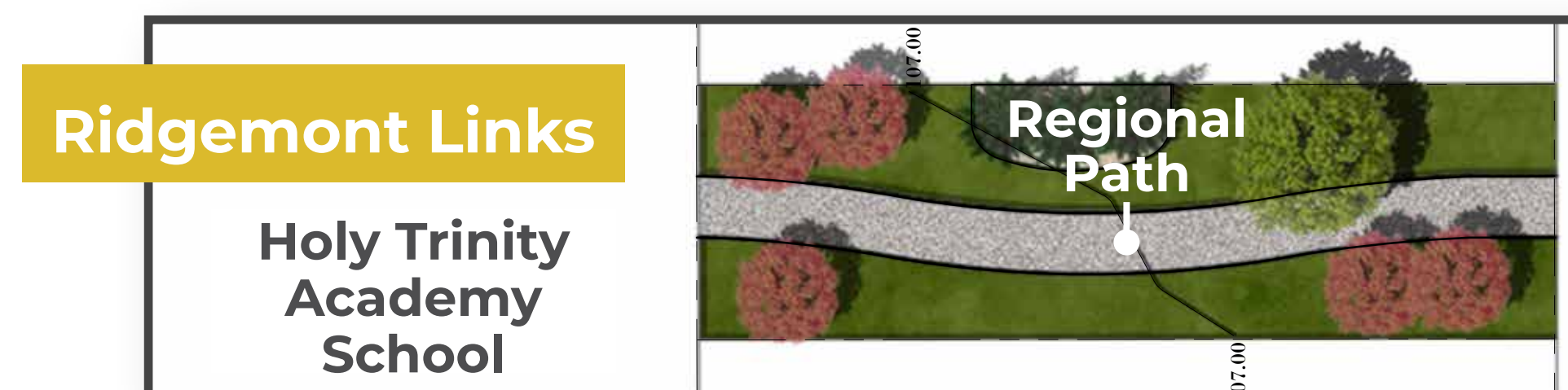
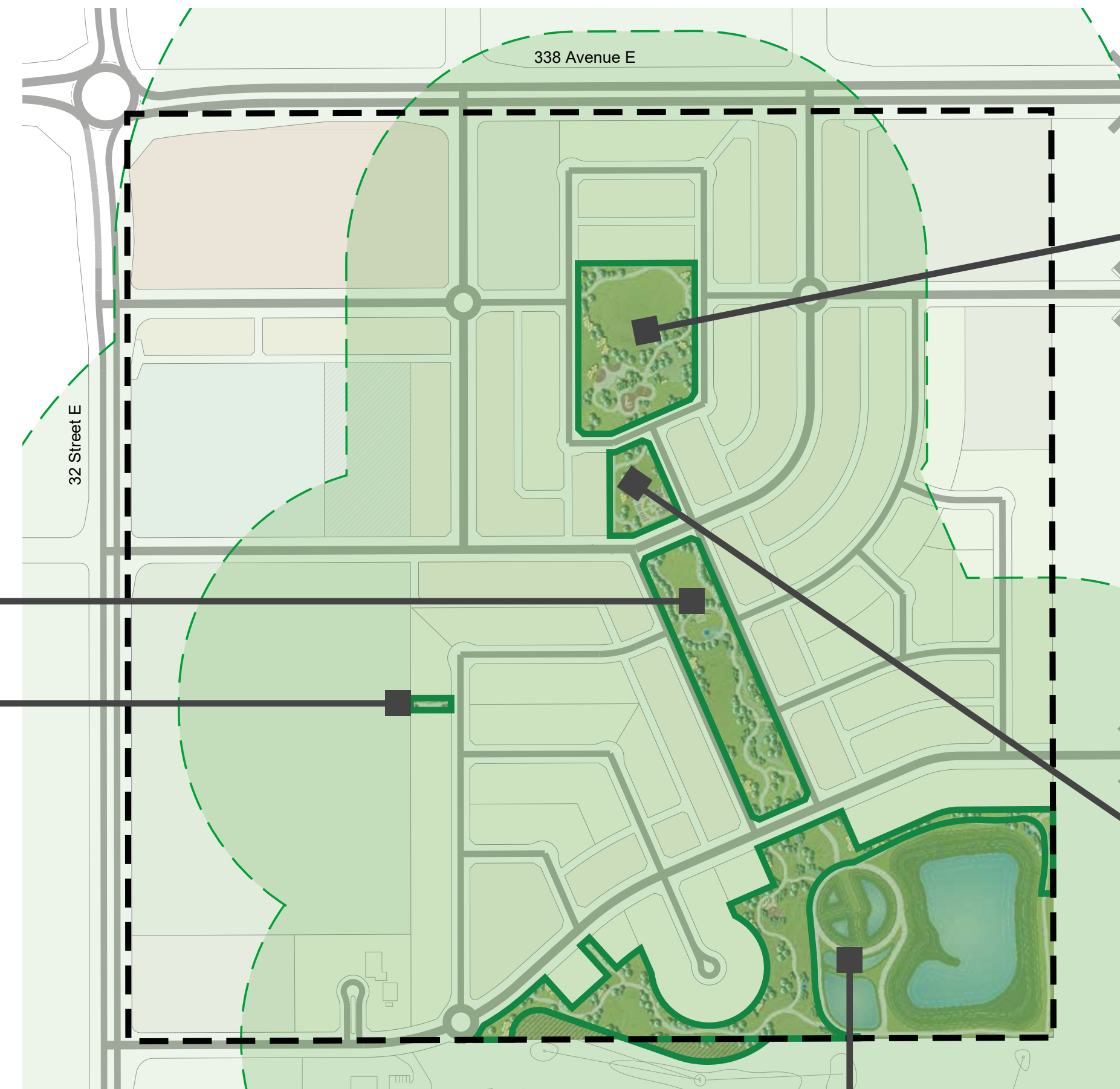


DOG SOCIAL AREA

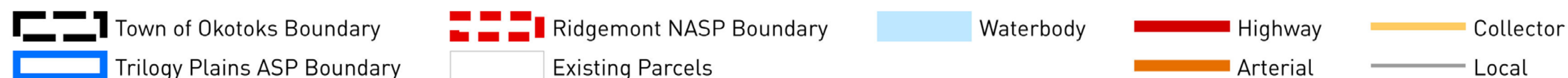
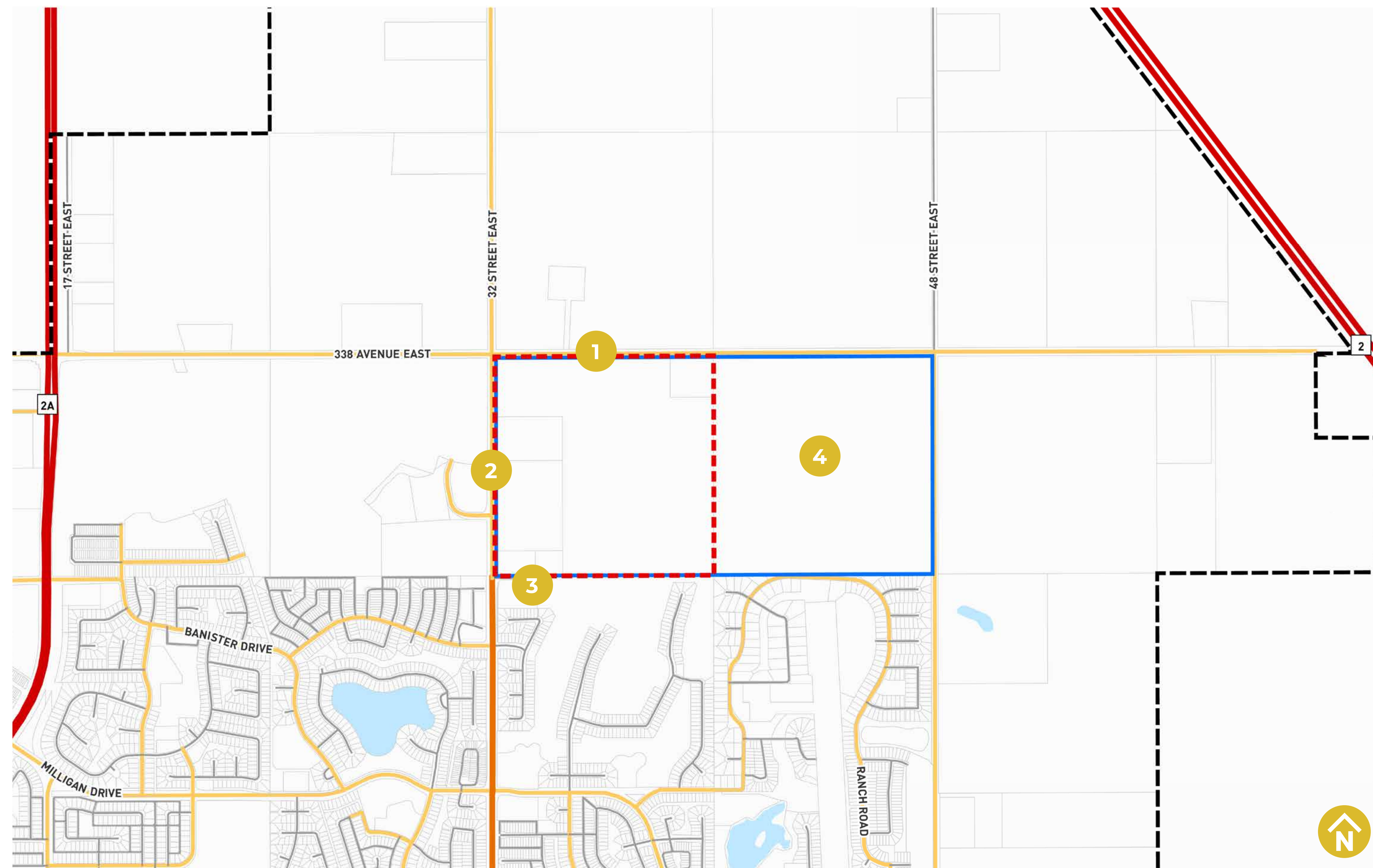


GATHERING POINTS

Parks and Open Spaces



Regional Road Network

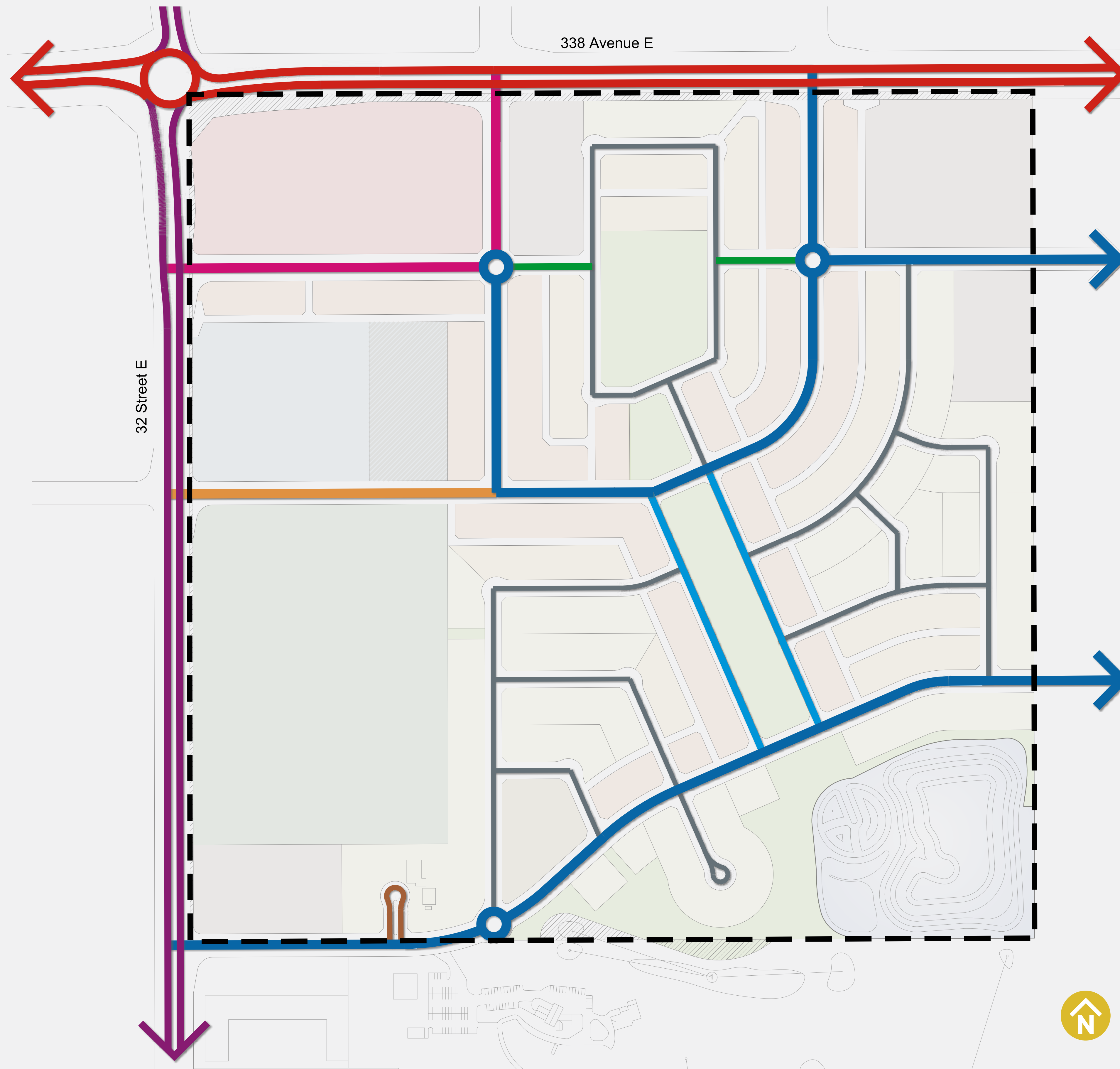


The Ridgemont plan area is bounded by:

- 1 338 Ave E to the north
- 2 32 St E to the west
- 3 Crystal Green Lane to the south
- 4 Future development lands within the Trilogy Plains Area Structure Plan to the east

Ridgemont will be accessed by multiple intersections off both 32 St E and 338 Ave E.

A separate Functional Transportation Study is being undertaken to identify the most appropriate design and phasing upgrades of 338th Ave to accommodate Okotoks' growth. The study is currently underway and additional details will be shared by the Town.



Internal 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, as well as safe and convenient access throughout the community for all modes of transportation.

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

- Subject Lands
- Road Widening
- 338 Avenue E Arterial Road - 46.0m
- 32 Street Arterial Road - 36.6m
- Roundabout
- Standard Collector Road - 25.2m
- Standard Collector Road - 22.0m
- Custom Road - TBD
- One-way Collector Road - 11.0m
- Standard Residential Road - 16.0m
- Modified Residential Road - 18.6m
- Looped Residential Road - 22.5m

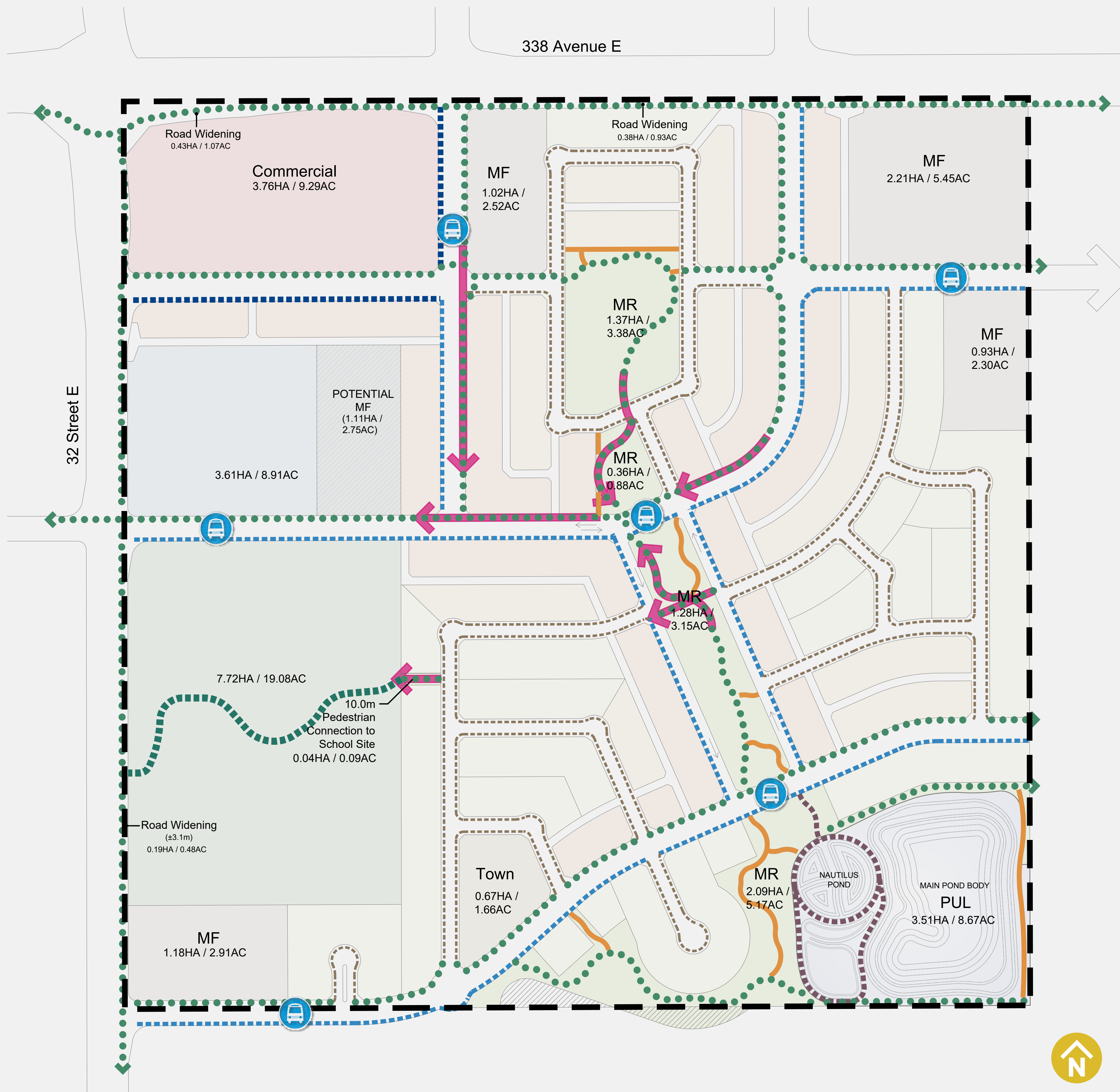
**All lanes are 7.0m wide*

Safe Routes and Public Transit

An extensive pathway network will be included within Ridgemont to provide ample opportunities for active transportation by a variety of modes. In addition to the Regional Pathway network, all streets will also include sidewalks.

The network will facilitate multiple safe routes to community amenities.

Ridgemont will be able to easily accommodate public transit for the current on-demand system and is designed to accommodate potential future expansion when the Town of Okotoks implements a ongoing public transit system.



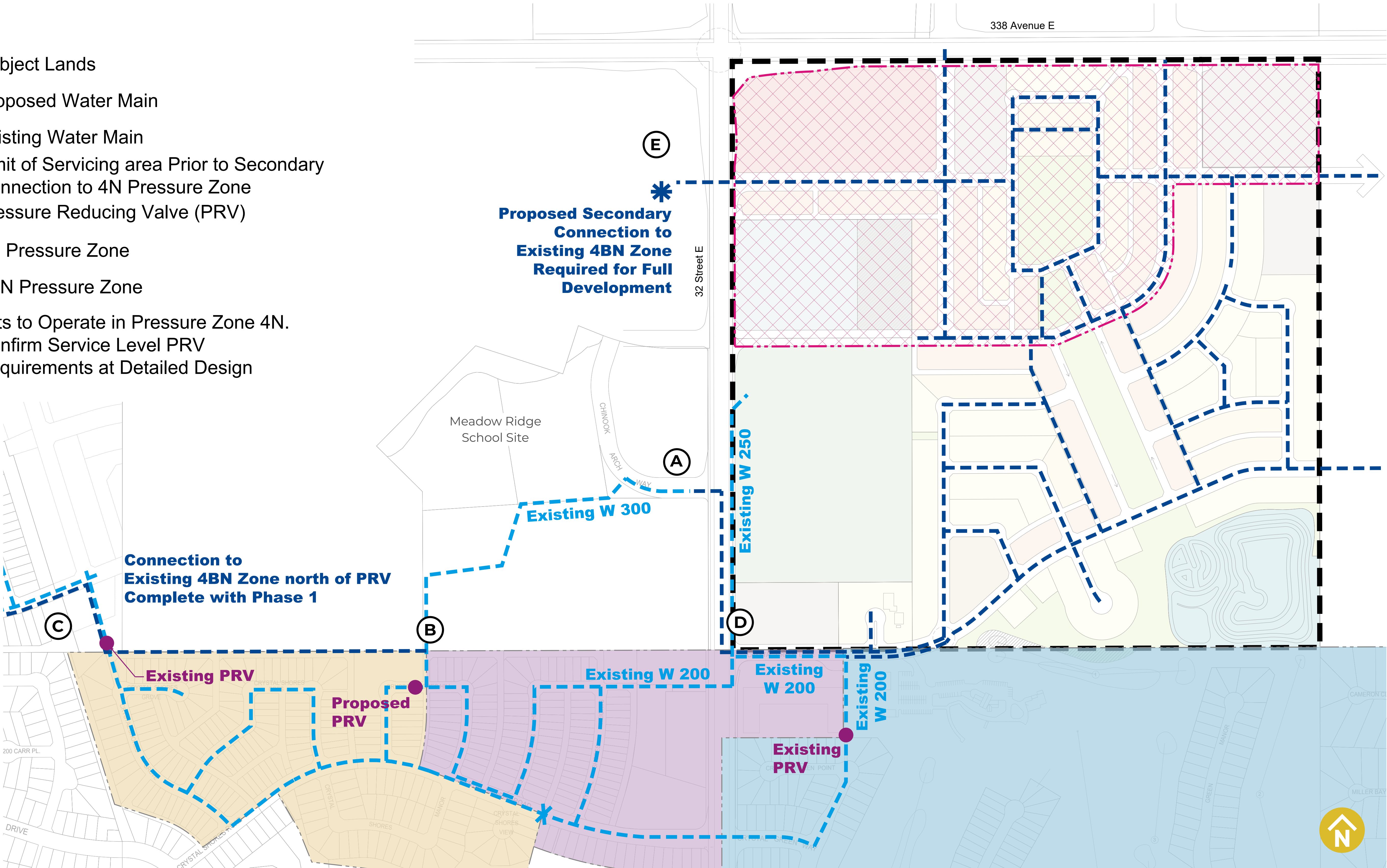
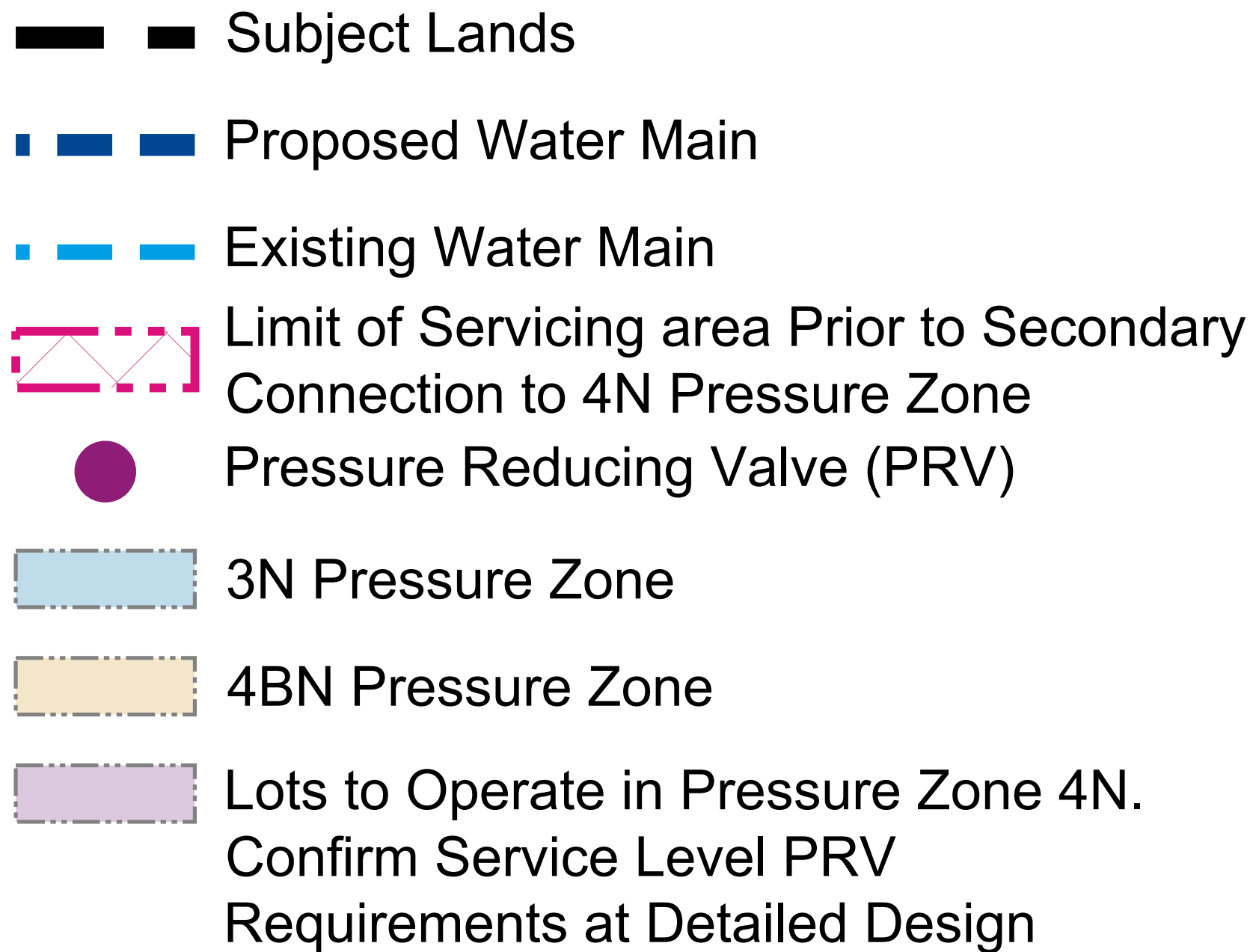
*Potential transit stop locations are tentative and subject to change when fixed transit routes are identified.

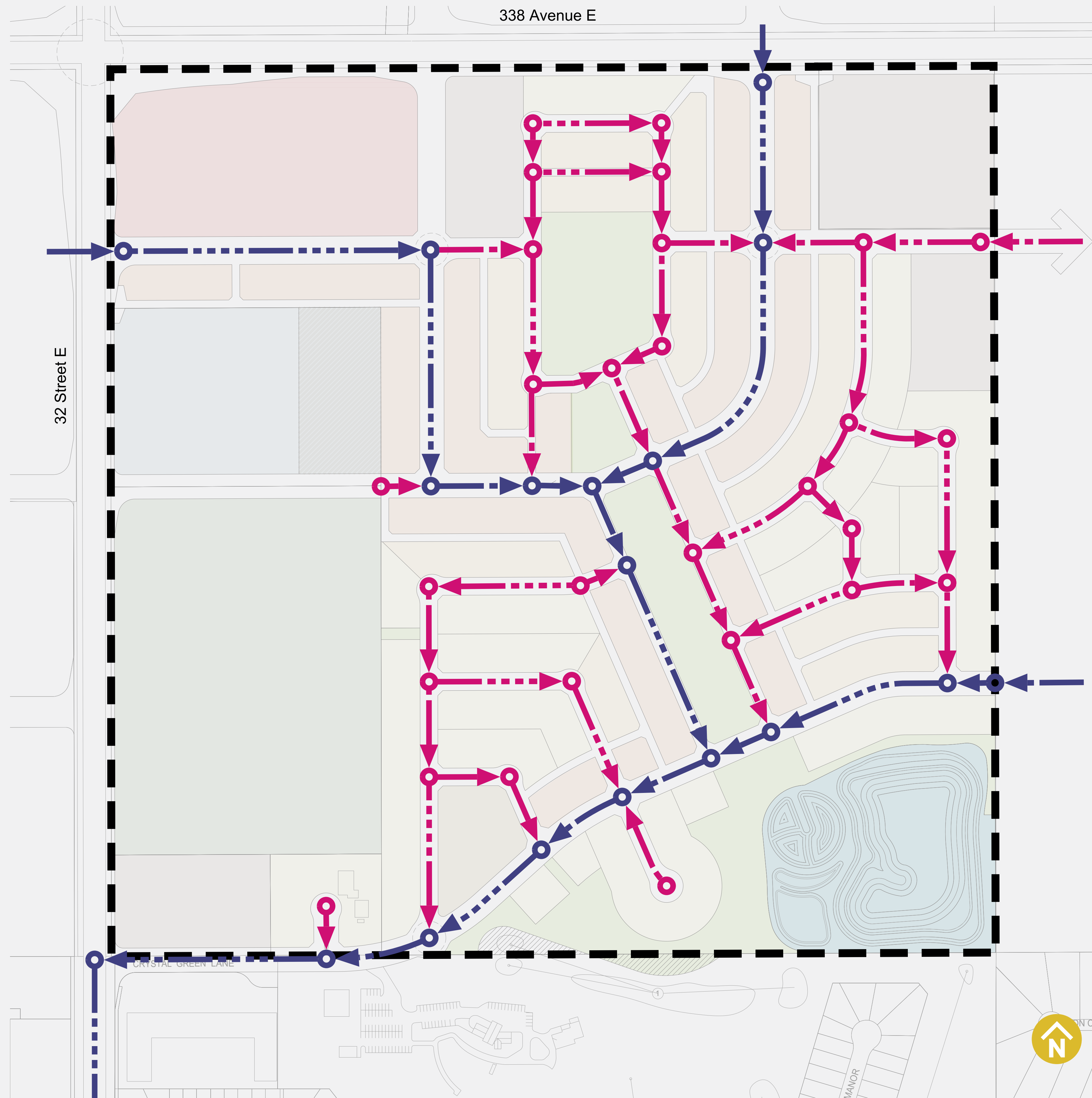


More than
6.5 km's
of regional pathways

Water Service

Ridgemont will be a fully serviced community with water servicing occurring in two stages to ensure that the entire development area operates within the 4N pressure zone at full build-out.





Sanitary Service






Ridgemont will be a fully serviced community with a sanitary collection system providing service to all residential and commercial parcels within the plan area.

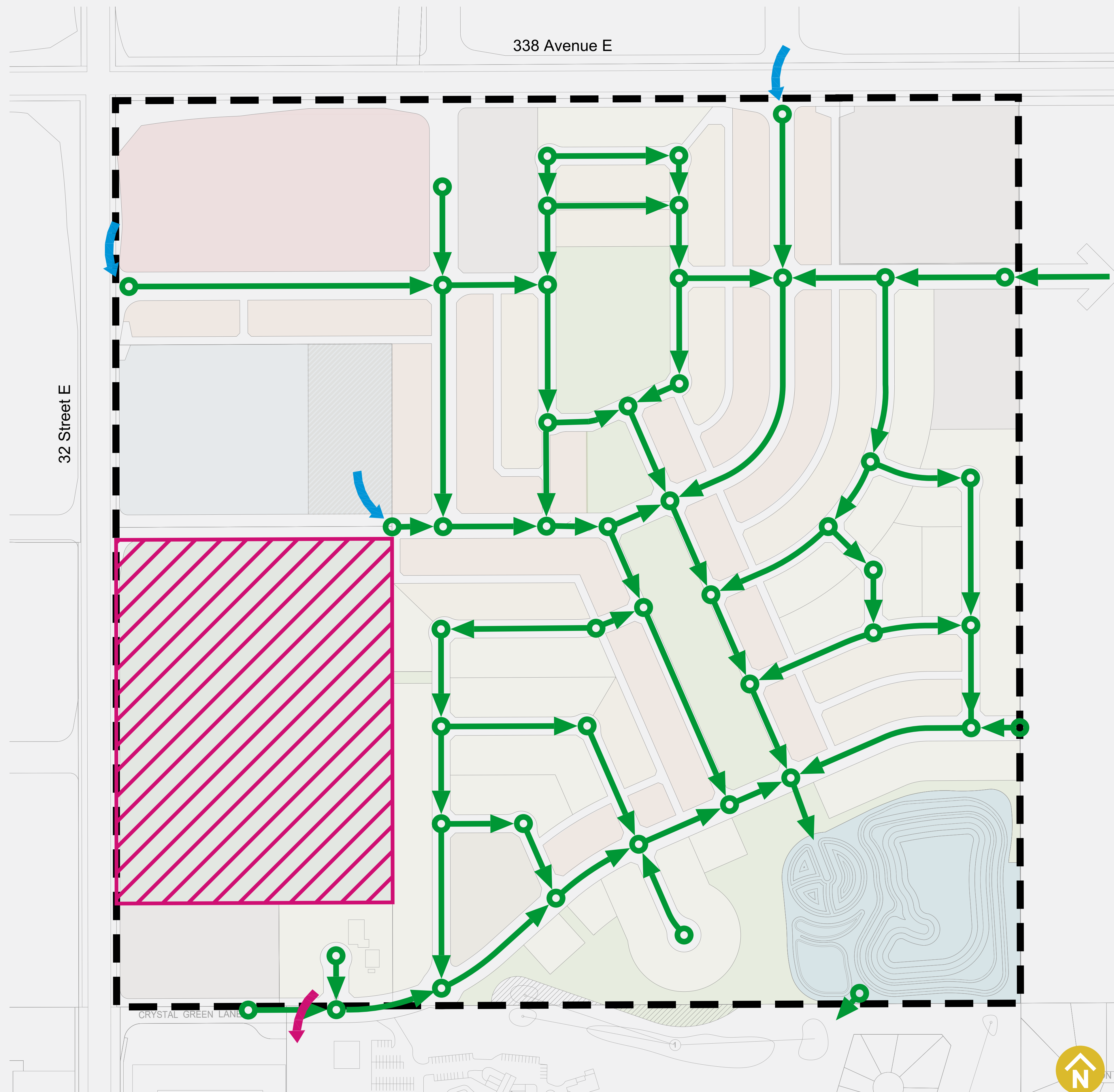
Wastewater collected will flow by gravity to a sanitary trunk main in the south collector road connecting to 32nd Street in the southwest.

- Subject Lands
- Proposed Sanitary Trunk
- Proposed Sanitary Sewer

Stormwater Management

Stormwater will be managed in the community through a major and minor system terminating at an innovative storm park in the southeast corner of the community.

-  Subject Lands
-  Proposed Storm Sewer
-  Proposed Drainage Area to Bypass Storm Pond
-  Outside Contributing Area Flow
-  Emergency Spill from Bypass Catchment



Storm Park

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

The storm park includes a smaller high performance water collection area using Nautilus Pond® technology.

Water flows from the Nautilus Pond® to the main pond body, treatment wetland, and vertical flow biofilter, which are designed with a naturalized wetland appearance.

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

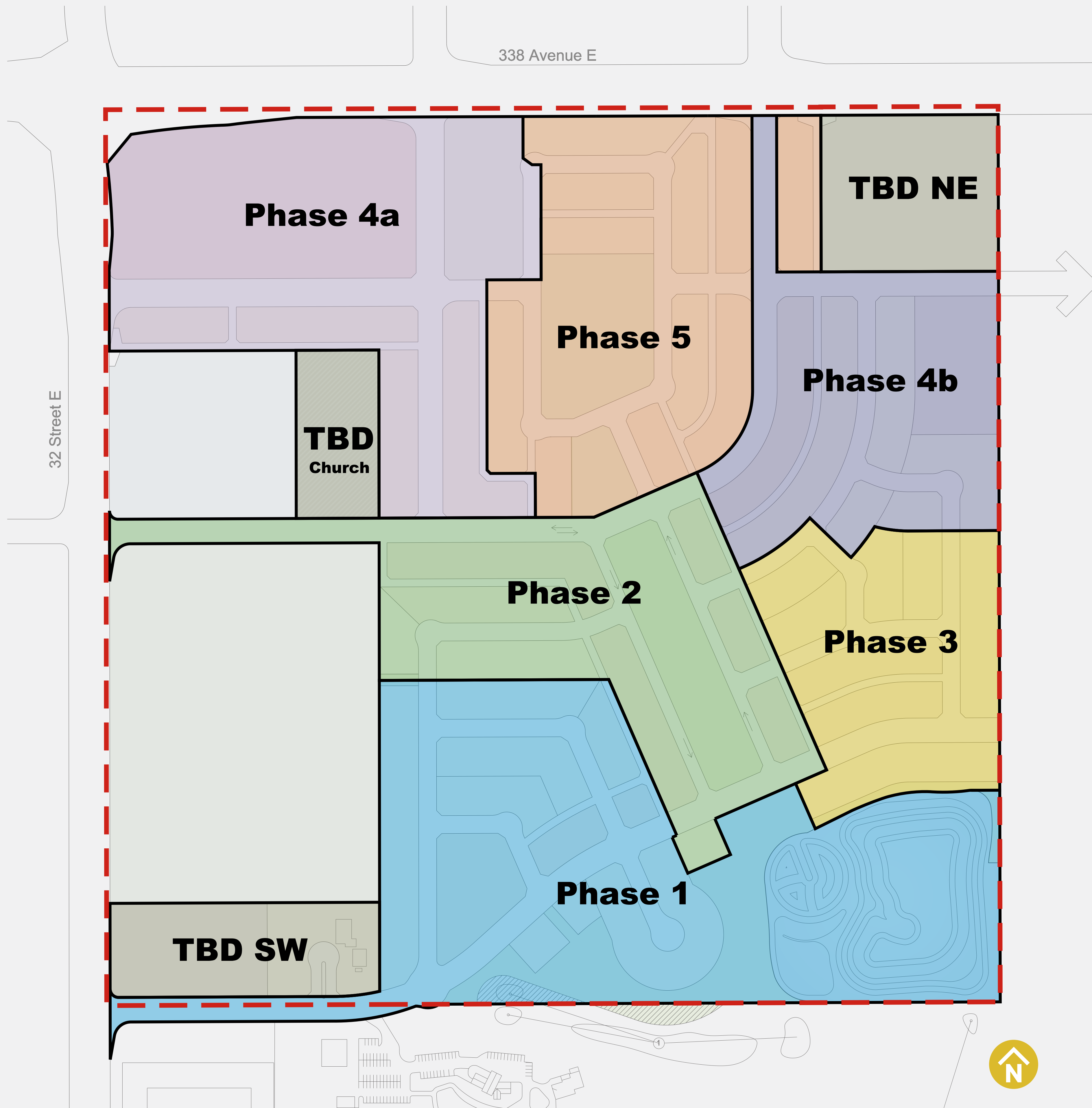
The storm park will be designed to allow for potential expansion to the east.



Figure by B&A, Design by MAGNA Engineering Services

Phasing

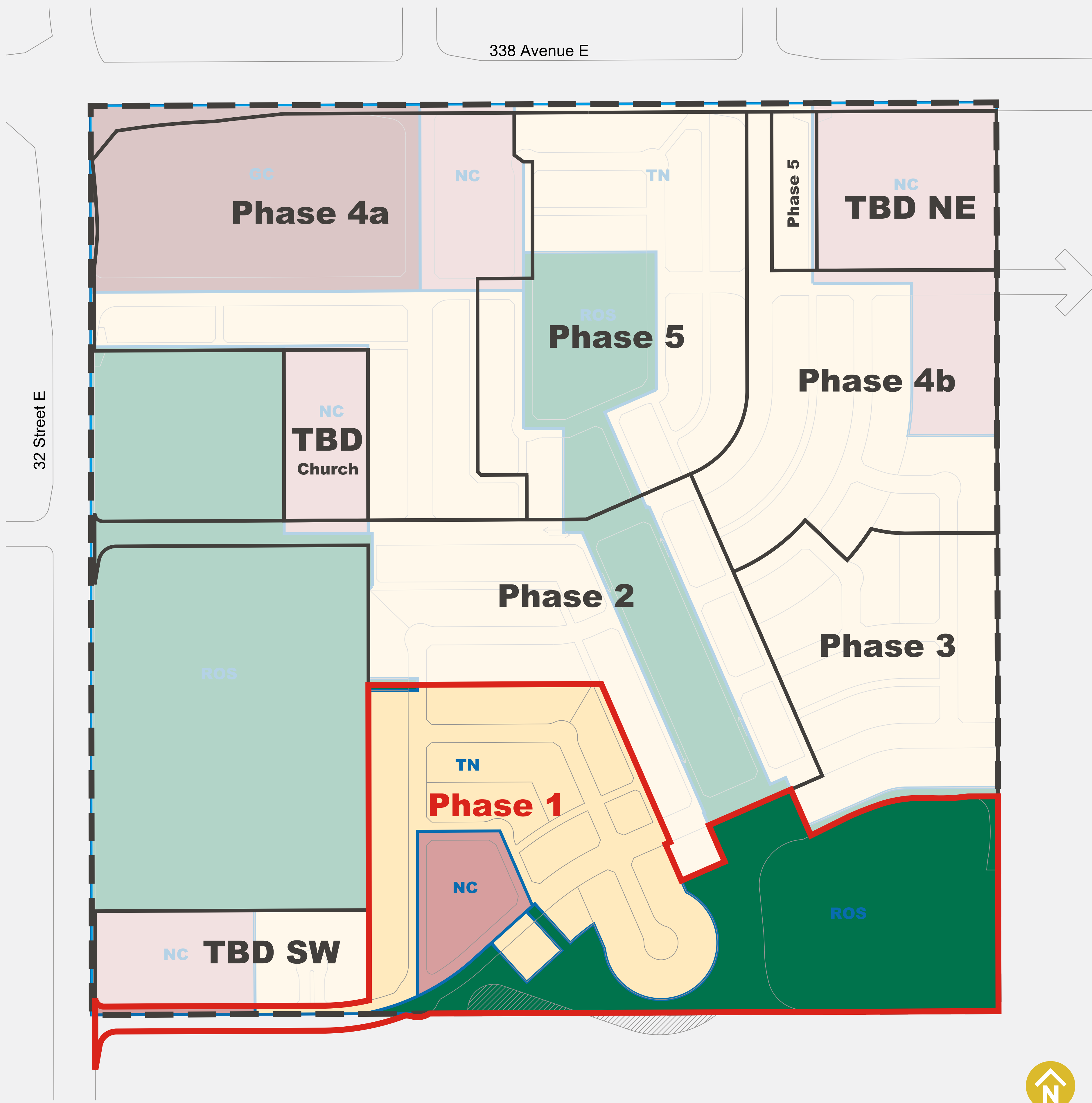
Ridgemont will be developed in multiple phases in accordance with the most logical and efficient extension of infrastructure and market demand, generally occurring from southwest to northeast.



Phase 1 Land Use Amendment

The land use amendment for Phase 1 of Ridgemont will be submitted concurrently with the NASP resubmission.

- Recreation & Open Space District (ROS)
- Traditional Neighbourhood District (TN)
- Neighbourhood Core District (NC)
- General Commercial District (GC)



Ridgemont NASP At-A-Glance



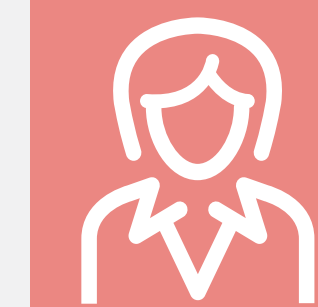
Estimated
1400 to 1730 units
at full build out



Estimated density of
11.6 to 14.4 upa
at full build out



Estimated population of
4000 to 5000 people
at full build out



Approximately
170 jobs
created within commercial area



Approximately
8,500 m² / 91,500 ft²
commercial / retail built area



Approximately
5.1 ha / 12.6 ac
of parks and open space



More than
6.5 km's
of regional & local pathways

Tell Us What you Think



Please share your feedback and comments today or through the online survey until June 20.



Input collected today and through the online survey will be captured in a “What We Heard Report” (WWHR), which will be shared on the project website.



Final updates will be made to the Ridgemont NASP before proceeding to the Town of Okotoks approval process.



We will continue to share information about the project, please visit RidgemontNASP.ca for up-to-date information.