

A photograph of children playing soccer on a grassy field. In the foreground, a soccer ball is on the grass. A child's leg and foot are visible on the right side, about to kick the ball. Other children are in the background, some running and some watching. The scene is outdoors with trees in the distance.

Ridgemont NASP What We Heard Report

OCTOBER 2023

RIDGE  MONT

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1.0 Introduction

Lamont Land is pursuing the development and approval of a Neighbourhood Area Structure Plan (NASP) for the proposed community of Ridgemont, located in northern Okotoks. The Ridgemont NASP will guide the development of approximately 160 acres and advances the planning work completed through the Trilogy Plains ASP process, which the Town of Okotoks Council approved on June 26, 2023 (Bylaw 08-23).



Timeline



July – August 2023
Preliminary Site
Analysis and Land Use
Concept Visioning



September 27, 2023
Public Event #1
Virtual Information
Session



**October –
November 2023**
NASP and Technical Study
Drafting & Submission to
the Town of Okotoks



April 2024
Public Event #2



April 2024
Updates to NASP
and Technical
Studies



**November –
December 2023**
Town, Stakeholder and
Public Circulation of NASP



April - June 2024
Updates to NASP and
Technical Studies



June 2024
Submission of NASP
and Technical Studies
to the Town of Okotoks



July - September 2024
NASP Approvals Process





1.1 Phase 1 Public Engagement

Public engagement for the Ridgemont NASP began in September 2023, with a virtual information session held by the Project Team with representation from the Town of Okotoks. A total of 83 people registered and the session was attended by 49 people on the evening of September 27, 2023. Thirty-three questions were asked during the session, and participants were given the opportunity to provide additional feedback on the event and land use concept through an online feedback form from September 27th to October 11th. Thirteen individuals completed the online feedback form. The virtual information session was recorded and posted on the project website, along with the presentation slides for those unable to attend the event.

The virtual event served as an introduction of the Ridgemont NASP to the community and offered a chance for early input in the planning process. A significant portion of the attendees had previously participated in the Trilogy Plains ASP, and they were informed that the NASP process would commence in the fall, following the ASP approval announcement in July 2023.

Event Promotions:

- **RidgemontNASP.ca** went live: [September 13, 2023](#)
- Email invitations sent to Trilogy Plains ASP subscribers: [September 13, 2023](#)
- Email Invitations sent to landowners and offer for individual meetings: [September 13, 2023](#)
- Email notification sent to two nearby condo boards: Pencross Condos & Mesa at Crystal Shores Condos: [September 13, 2023](#)
- Newspaper advertisement placed in the Western Wheel: [September 13 - September 27, 2023](#)
- Postcard dropped off to residents in a 200m radius of the project site: [September 13, 2023](#)
- Town of Okotoks shared the promo post to its Facebook page: [September 13, 2023](#)
- Road sign placed at 338 Ave E & 32 St E [September 18, 2023](#)



49 Attendees

at the Virtual Information Session



33 Questions

Asked during the Session



13 Responses

To the Feedback Form



2.0 What We Heard – Virtual Information Session Q&A Summary

Participants shared questions and comments on the Ridgemont NASP during the virtual information session. The majority of the questions were related to traffic volumes, water supply, and servicing. Participants also had questions about the types of housing product proposed, and elements of the commercial site, parks, and open spaces.



Thirty-three questions were asked during the virtual information session. Below is a summary along with the responses from the project team:

Transportation and Road Network

Theme	Question/Comment	Response
Traffic Volumes – 32 St	<p>Will 32 St be widened to handle the increased traffic? Will there be additional traffic controls?</p> <p>These questions arise from concerns about the additional traffic generated by the new development and the existing traffic volumes near Holy Trinity Academy and Meadow Ridge School.</p>	<p>32 Street will be widened to accommodate the increased traffic from both this plan area and adjacent areas. The Trilogy Ranch ASP specified an ultimate right-of-way of 36.6m, but the specific design and construction will be subject to the Town of Okotoks.</p> <p>The appropriate traffic controls required from the plan area traffic will be identified through the Transportation Impact Assessment being completed in support of the NASP.</p>
Traffic Volumes – 338 Ave	<p>Will upgrades be made to 338 Ave to accommodate the additional traffic from the development?</p>	<p>The Town has undertaken a Functional Transportation Study for 338 Avenue to identify a preliminary design to accommodate additional traffic from both this plan area and other adjacent future growth areas.</p>
Traffic Controls – 338 Ave & 32 St	<p>How will traffic be controlled at the main access points at 338 Ave and 32 St?</p>	<p>The TIA will confirm the required intersection treatments, but at this time it is anticipated there will be traffic lights required at ultimate design and a stop sign in the interim until the lights are required.</p>
Overpass & Road Upgrade Funding	<p>Will there be an overpass at Highway 2 and 338 Ave, and will the intersections be paid by developers or taxpayers?</p>	<p>This is outside the plan area and therefore not being led by the development group. However, our understanding is that there will be an overpass constructed at this location at the discretion of Alberta Transportation. This will be funded by a combination of sources including Alberta Transportation, Town investment and levies (paid by developers).</p> <p>Upgrades to arterial roads and intersections within the Town are also funded partially by levies.</p>





Residential Housing

Theme	Question/Comment	Response
Land Use Concept – Residential Housing	<p>Will the land use designation for the eastern quarter, which currently shows as yellow and residential, and is stated as planned for Flex/Commercial in the Area Structure Plan (ASP), be subject to further changes?</p> <p>Can you provide more information about what the term Flex/Commercial entails and whether there is a specific Land Use Concept image available for the eastern quarter at this time?</p>	<p>The ASP indicated that the eastern quarter would contain employment and employment flex. Employment Flex permits part of the quarter to adapt to either residential or employment market conditions.</p> <p>The eastern quarter section is outside of the Ridgemont NASP plan area. It will be up to that landowner to complete further detailed planning for any residential and employment uses.</p>
Housing Mix - Rowhouses	<p>What are comprehensive rowhouses?</p>	<p>Comprehensive refers to a site planned as a whole in a larger comprehensive manner without subdividing the site into individual lots. These sites are often condominiumized.</p> <p>Comprehensive rowhouses refer to a cluster of townhouses on one or more parcels where each unit is not necessarily on its own titled parcel.</p>
Housing Mix - Condos	<p>Are any condos being planned?</p>	<p>All of the multi-family lots have the potential for row or multi-story condos. The specific designs for the multi-family site will be guided at a high level by the NASP but specified at detailed design.</p>
Density – Units per acre	<p>What will be the highest and lowest density housing in terms of units/acre?</p> <p>The average density overall will be what?</p>	<p>The density across the plan area as a whole will meet the minimum density requirements of the MDP which is twelve units per acre. This density will be achieved through a range of housing types distributed throughout the plan area including single detached, semi-detached, towns and multi-family.</p>



Residential Housing

Theme	Question/Comment	Response
Density	Why is the density for the plan area not higher due to the increasing value of land and concerns about urban sprawl?	The density across the plan area as a whole will meet the minimum density requirements of the Okotoks MDP which is twelve units per acre. This target is actually higher than many other municipalities in response to housing demand and to limit urban sprawl. The target units per acre in the Calgary Metropolitan Region and the City of Calgary are both eight units per acre.
Affordable Housing	Will there be low-cost/affordable housing?	There will be a variety of home types throughout the community (including single detached, semi-detached, towns and multi-family). The plan will create the conditions necessary to facilitate the construction of new homes at different price points. In addition, the location of laned housing product in the community combined with the Towns Land Use Bylaw facilitates the opportunity for secondary suites.
NetZero Homes and Landscaping	Will NetZero homes and xeriscaping (water-wise landscaping) be incorporated into the plan area?	Architectural guidelines will be registered at the time of subdivision, with some high-level policy direction to be included in the NASP. Styles of homes like NetZero homes will be considered by the builders, not developers. We are the developers and not the builders, so these decisions have not been determined at this phase in the planning process.





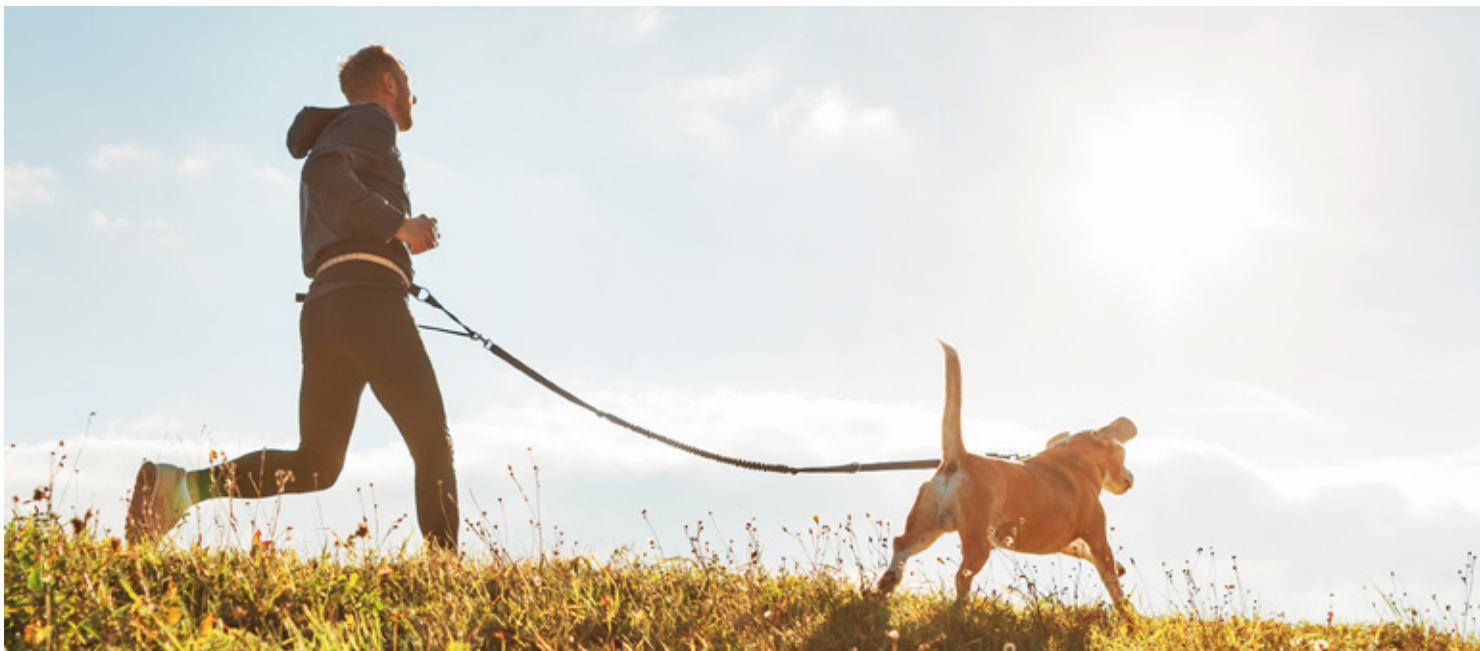
Servicing: Water and Storm Park

Theme	Question/Comment	Response
Water Supply	How is the Town addressing the regional water issue?	<p>The Town is working with Foothills County on a regional water solution through the development of a regional pipeline.</p> <p>The Town of Okotoks has a Water Allocation System in place to ensure that available development capacity is assigned to planning approvals fairly and equitably to ensure sufficient distribution.</p> <p>Additional information can be found on the Town website.</p>
Water Supply: Storm Park	Will the collected water from the storm pond be redirected back to residences for reuse? Or will the availability for reuse be only for public areas?	Water will not be directed from the storm pond for residential use, but may be used for irrigation within the plan area public spaces or on adjacent properties (i.e. the golf course). Specific water reuse capacities and location opportunities will be explored more through the technical study process.
Technical Studies: Potable water and sewage treatment	Have any technical studies been completed to determine the impacts of the population increase on Town infrastructure? If so, what will be done to accommodate this?	Technical studies for all plan area servicing (water, sanitary and stormwater) will be completed as part of the NASP process but have not yet been finalized. These studies will be developed in collaboration with the Town and subject to detailed review. The studies will consider existing infrastructure capacities and identify if/where upgrades are required.
Storm Park: Noise level	What decibel level does the pump at the pond emit?	The pump emits little to no sound.
Electrical Servicing	As electrical demand increases with all the latest developments, how is the town addressing this?	The Town has a long-term strategy to plan for this growth. The application for electrical servicing is circulated to all utility providers to ensure they do not have any concerns.



Parks and Open Space and Environment

Theme	Question/Comment	Response
Protection of wetlands on behalf of wildlife	How will any existing wetlands be protected for the use of wildlife?	There are no wetlands on the site as it exists today, and it is currently being used for agricultural purposes. The stormwater management strategy will follow the existing drainage pattern of the site with the lowest point in the southeast corner, where a storm park will be located. The storm park will be designed to manage stormwater with large portions being designed to appear and function as a naturalized wetland. So, there will be an improvement to the conditions and potential wetland wildlife habitat than exists today.
Dog Park	Is there a plan for keeping the parks clean and the gardens used as intended, with the dog area and community gardens?	Once the park concepts, overall use and amenities are further defined for the community, the intent is to get more into the details as far as parks programming. There is an opportunity to include a future resident associations (informal) or similar form of group, along with the Town's Parks Department and Operations side to ensure that all of the community amenities include a practical approach to ongoing maintenance and cleanliness.
Amenities	Are there areas for sports areas, such as a ball diamond, or pickleball and tennis courts?	Basketball courts are currently planned to be incorporated into the parks and open spaces. No pickleball courts are proposed within the plan due to noise, and no tennis courts are proposed at this time.
Parks Programming – Urban Microclimate	What does the term 'urban micro-climate' mean?	A micro-climate is the climate of a very small or restricted area, especially when this differs from the surrounding area's climate. For example the presence of trees in an urban area can facilitate a micro-climate.
Climate Action Plan	How does Lamont Land integrate with the Town's Climate Action Plan?	The Town of Okotoks' Climate Action Department will be part of the detailed review of the NASP and, has been involved in the two visioning sessions and associated technical studies when they are submitted to the Town.





Neighbourhood Hub - Commercial Site

Theme	Question/Comment	Response
Servicing: Water and Storm Park	How many commercial businesses will be in the northwest section for the NASP area?	The project team is in the process of refining the commercial area concept. The exact type and number of businesses will be determined at a later stage in the planning process. The commercial site is planned for small to medium spaces for a mix of retail and commercial amenities.
Light Pollution	What are architectural controls to prevent light pollution at the commercial site?	This will be dealt with at the development permit stage to ensure the plan complies with Town bylaws.

Project Timeline

Theme	Question/Comment	Response
Approval Timeline	What is the estimated timeline for when construction will begin?	Pending the approval of the NASP, land use and grading applications, site grading is anticipated to begin on site as early as fall 2024, or spring 2025.
Approval Timeline – Housing Supply	How quickly will this project be able to deliver homes to new residents?	We plan to deliver housing to the community as soon as possible. Pending necessary approvals, housing could be available for the first phase as early as 2025.



Other

Theme	Question/Comment	Response
Golf Course	How will the golf course be affected by the development?	<p>Any impacts to the Crystal Ridge Golf Club will be managed in collaboration with the Golf Club. For example, road upgrades will be managed to ensure that access is not restricted to the golf course at any time.</p> <p>There will be a clear delineation between the golf course and the park space.</p>
Airport	How will the airport be affected by the development?	<p>The airport is southeast of the plan area and will not be affected by the development.</p> <p>Development guidelines for development in proximity to airports only apply to the eastern quarter section of the Trilogy Plains ASP, which is not included in the plan area for the Ridgemont NASP.</p>





3.0 What We Heard – Feedback Form Response Summary

We asked participants to complete a feedback form as an additional form of engagement to share their thoughts with the project team, and we heard from 13 individuals. The feedback form was shared during the virtual information session and emailed to all who attended or registered for the online event and posted on the project website.

The majority of the comments were about the mobility network, particularly about accommodating the additional traffic from the development, and inquiries about the water supply. Respondents commented on their preferences for parks, open spaces, types of residential housing, and the neighbourhood hub. The feedback form responses are summarized in the following pages.



1. General Land Use Concept Feedback

We asked participants if they had any general feedback on the land use concept or any further questions or comments on the Ridgemont NASP.

11 responses



What people liked:

Three participants commented that the plan was well-designed, and a participant commented that the event was well-organized.

Community concerns:

- **Transportation:** Concerns about the development's effects on 32nd St and 338th Ave traffic, including comments about more traffic lights and wider streets. Participants said that traffic is already a concern during rush hour and during the school year. One comment touched on Crystal Green Lane being too narrow, and some participants noted they wanted transportation to be more of a focus during the information session.
- **Water, Environmental Impact and Climate Policy:** Some attendees were concerned about water supply and the need for infrastructure upgrades for sewage. A comment stated that they hoped the development would coincide with the completion of the pipeline from the Bow River. Some comments showed concern for existing infrastructure, potential environmental impacts and grid strain. There was a positive comment about the natural water filtration system for the plan area.



2. Mobility Network (Roads & Pathways)

We asked participants if they had any feedback or ideas to enhance the Mobility Network (roads & pathways) within Ridgemont. *9 responses*

- **Traffic Flow, Wider Roads and Traffic Lights:** There are concerns about the capacity of 32nd St to handle increased traffic and suggest wider roads and additional traffic lights to improve traffic flow. Some residents do comment on a preference for traffic circles over traffic lights on 338th Ave to keep the road free-flowing.
- **Concerns About Intersections:** Some residents express concerns about additional intersections on 338th Ave and inquire about the possibility of a new ring road to the north.
- **Bike Accommodations and Ample Sidewalks:** Residents hope for complete sidewalks throughout the area and wider streets to accommodate bikes, similar to neighbourhoods like D'Arcy. One respondent voiced a desire for separate bike lanes to reduce bike usage on roads and prevent dangers on shared paths. There is also a request to place playgrounds farther from pathways to prevent rocks from spilling onto the paths and posing hazards for rollerbladers and pedestrians. Encourage residents to use alternative modes of transportation within the community to reduce reliance on cars.



3. Parks and Open Space

We asked participants if they had any feedback or ideas to enhance Parks and Open Space within Ridgemont, or if they had any specific parks programming they would or would not like to see.

8 responses

Address water capacity and conservation: Given concerns about water capacity, it's suggested that natural grasses and drought-resistant vegetation should be used and preserved for landscaping to mitigate water usage.

Preserve Environmental Biodiversity and Responsible Stormwater Management: There is a desire to respect and protect the local environmental biodiversity instead of developing over it, emphasizing the importance of maintaining natural habitats. Some participants raised concerns about the stormwater and the need for responsible stormwater management and that excess should not go to a private golf course.

Abundant Multi-Use Walking Paths:

A request for wider walking paths suitable for both bikes and pedestrians accommodates various recreational needs. Residents emphasize the need for an ample network of walking paths within the neighbourhood for residents to enjoy and encourage outdoor activity.

Amenities and Maintenance:

Suggestions include installing recycling units next to garbage bins for better recycling practices, and adding more picnic tables with shade and wheelchair accessibility to promote park usage. A resident inquired about the possibility of having an outdoor skating area, which can be a valuable addition for seasonal recreational activities.

Dog Park/Social Area: Residents express a need for a dedicated dog social area, which is currently lacking in Okotoks, providing a space for dogs to interact and play. There is a desire for a fenced dog park with shaded areas provided by trees to offer a safe and comfortable space for dogs and their owners.



4. Residential Housing

We asked participants if they had any feedback or ideas to enhance the Residential housing within Ridgemont. 6 responses

Embrace sustainable building practices:

A resident advocated for building homes to Net Zero or house design standards to achieve climate resilience and carbon neutrality, rather than just meeting minimum building codes. They also suggest installing bus shelters with solar lighting for improved public transportation.

Affordable housing options: Some residents are interested in a variety of housing options, including more affordable housing. Residents would like to see more townhouses in a UK style, like those in McKenzie Towne, with private outdoor spaces.

Community safety: While discussing pricing, there's a desire to maintain a respectable community and reduce crime by ensuring that housing prices are high enough.

Landscaping enhancement: There is a call for improved landscaping in the area to enhance the aesthetics and appeal of the quarter, which is currently described as flat and bare.



5. Neighbourhood Hub

We asked participants if they had any feedback or ideas to enhance the Neighbourhood Hub within Ridgemont: *5 responses*

Address water capacity and conservation:

Grocery Stores: Community members appreciate the idea of a neighbourhood hub and would like to see a strong anchor tenant like a grocery store in the area.

Solar Panels: Some individuals advocate for sustainable practices like requiring solar panels on commercial and business properties to reduce strain on the grid.

We asked how many participants attended the September 27th virtual information session or viewed the recording after the event:

12 responses

Attended the virtual information session on September 27, 2023: **50% (6)**

Watched the recording of the virtual info session after September 27, 2023: **42% (5)**

Did not attend or view the recording of the virtual info session: **8% (1)**

How participants heard about the September 27th virtual information session: *12 responses*

Email invitation from Pencross Condos & Mesa at Crystal Shores Condo Boards: **33% (4)**

Email invitation from Ridgemont NASP team: **17% (2)**

Road sign: **17% (2)**

Word of mouth: **17% (2)**

Postcard delivery: **8% (1)**

Western Wheel newspaper advertisement: **8% (1)**

We asked how participants about their connection to the project: *12 responses*

I am a resident of an adjacent neighbourhood (Crystal Shores, Crystal Green, Air Ranch, Ranchers Rise or an adjacent agricultural property): **83% (10)**

I am a resident of Okotoks in a non-adjacent neighbourhood: **17% (2)**



Event Feedback

12 responses

We asked participants if the information provided was clear and helped them understand the Ridgemont Neighbourhood Area Structure Plan:

Strongly agree: **33% (4)**

Agree: **67% (8)**

We asked participants if the project team answered their questions and provided relevant information.

Strongly agree: **17% (2)**

Agree: **25% (3)**

Strongly disagree: **8% (1)**

Not applicable: **50% (6)**

We asked participants if they felt they had a strong understanding of the project process and the next steps after the virtual information session:

Strongly agree: **25% (3)**

Agree: **58% (7)**

Disagree: **17% (2)**





4.0 Next Steps

We appreciate and thank the community for their participation and feedback to date. The public and other stakeholders' input will inform the Ridgemont NASP. The project team will submit the NASP and technical studies to the Town of Okotoks for review and circulation in November 2023. Updates to the NASP and technical studies will be made based on comments from the Town, and we will hold our next public engagement event in the Spring of 2024.

Please continue to visit the project website for updates or contact the project engagement representative. **Thank you for your participation in the process.**

RidgemontNASP.ca 

Questions can be directed to:

Megan McClure

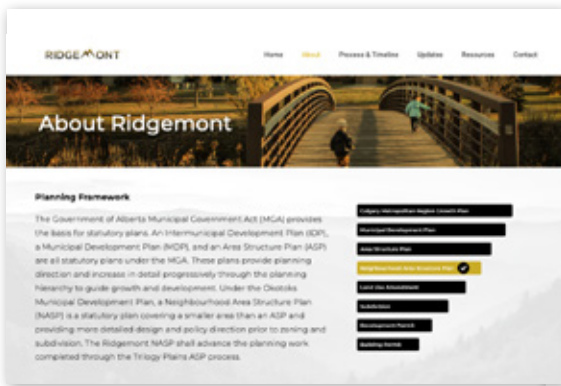
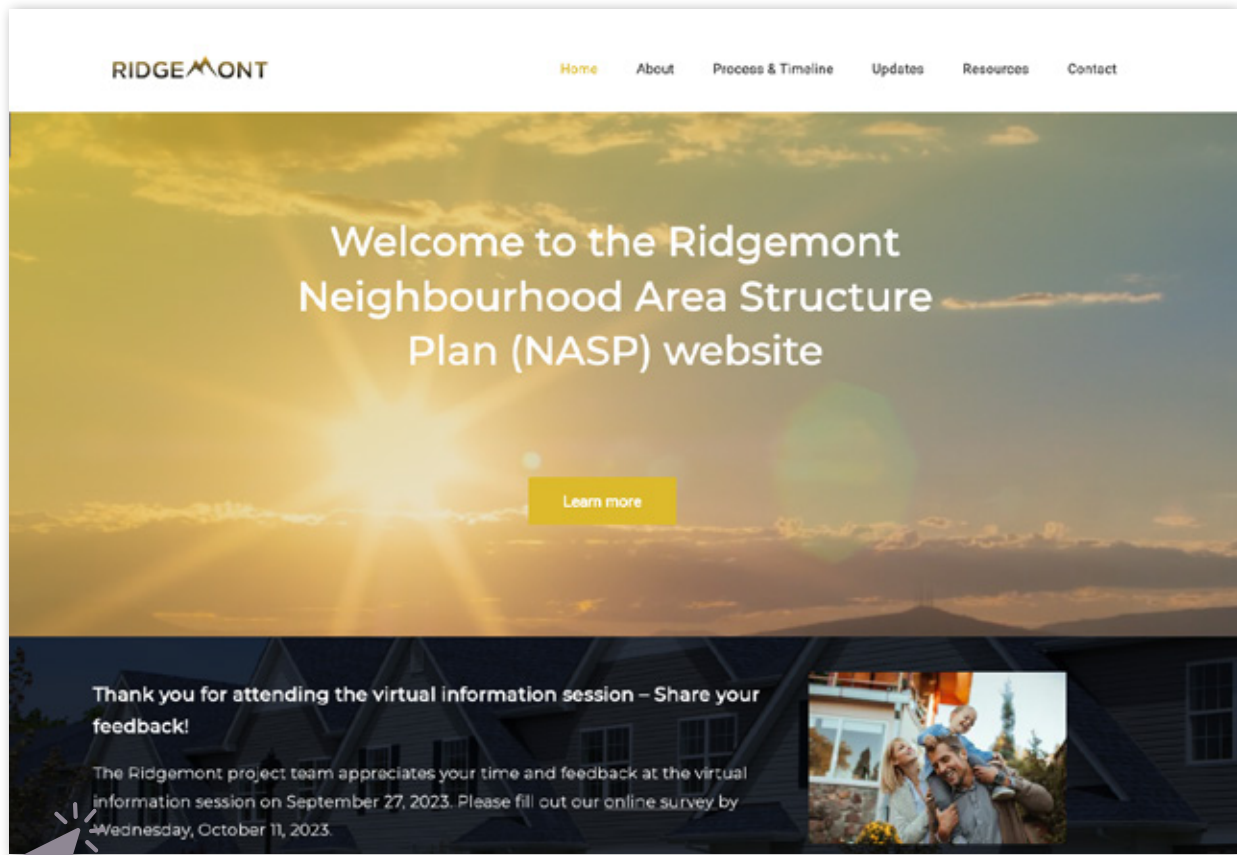
Communications & Engagement Specialist, B&A

mmcclure@bastudios.ca



APPENDIX A

Event Promotions



Project website - RidgemontNASP.ca



RIDGEMONT

JOIN US FOR A VIRTUAL INFORMATION SESSION



SCAN TO REGISTER FOR THE VIRTUAL INFORMATION SESSION

Lamont Land is pursuing the development and approval of a Neighbourhood Area Structure Plan (NASP) for the proposed community of Ridgemont, located in northern Okotoks. Please join us to learn more about the project, ask questions, and provide feedback.

 **Wednesday, September 27, 2023**

 **6:00 to 7:30 pm**

To RSVP for the event, visit RidgemontNASP.ca

Newspaper Advertisement

RIDGEMONT

JOIN US FOR A VIRTUAL INFORMATION SESSION

RIDGEMONT

JOIN US FOR A VIRTUAL INFORMATION SESSION

Postcard



Road Sign



APPENDIX B

Virtual Information Session Presentation



RIDGEMONT

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
POPPELWELL
CIMA+



ANTON
SKOROBOGATOV
MAGNA



MACEY
RITTER
BASSETT



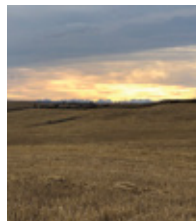


The preparation of the Ridgemont NASP is being sponsored and led by Lamont Land.

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

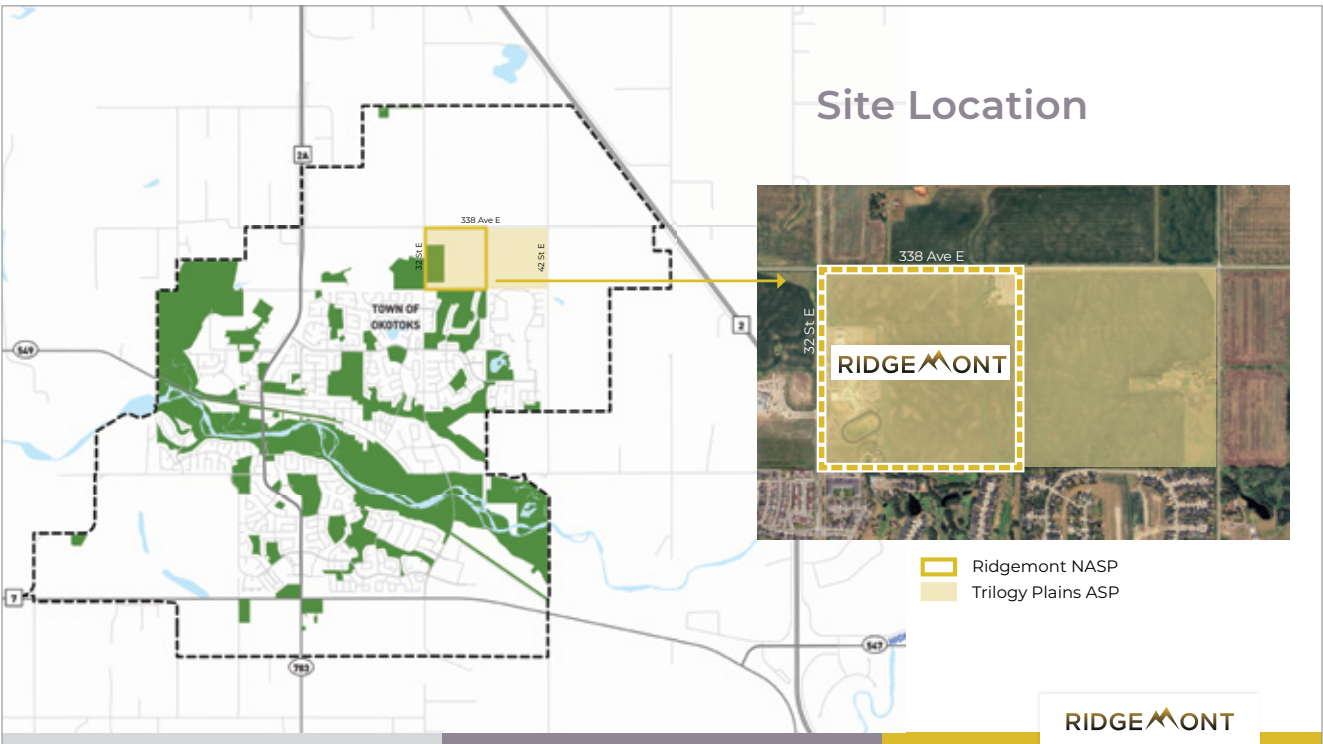
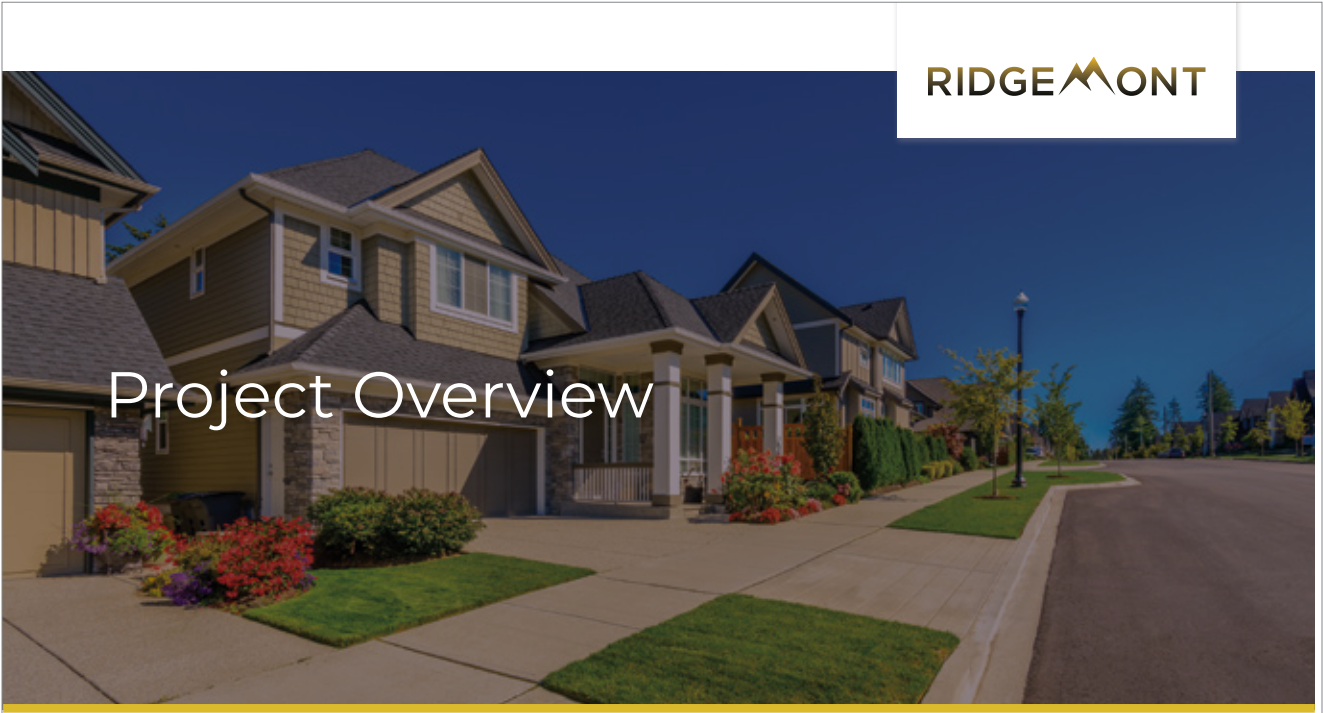


Agenda

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



RIDGEMONT





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.

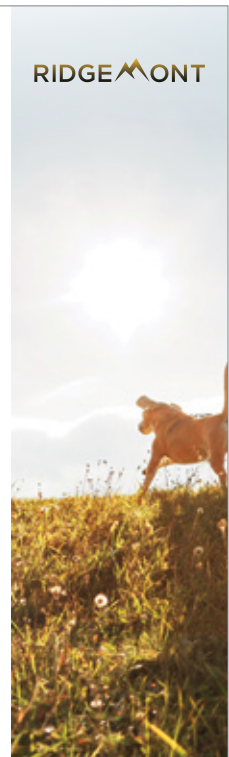


RIDGEMONT

Project Timeline



RIDGEMONT





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

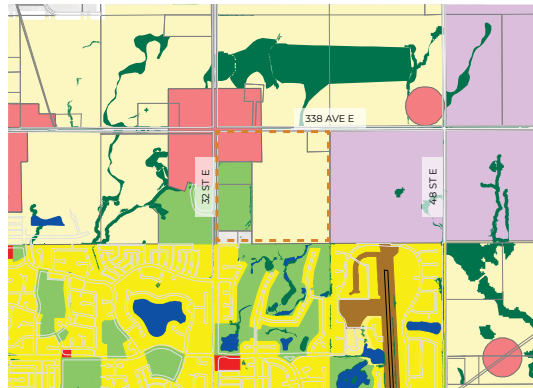




Okotoks Municipal Development Plan

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

Calgary Metropolitan Region Growth Plan

Municipal Development Plan

Area Structure Plan

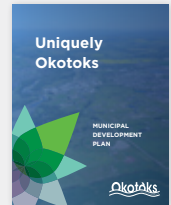
Neighbourhood Area Structure Plan

Land Use Amendment

Subdivision

Development Permit

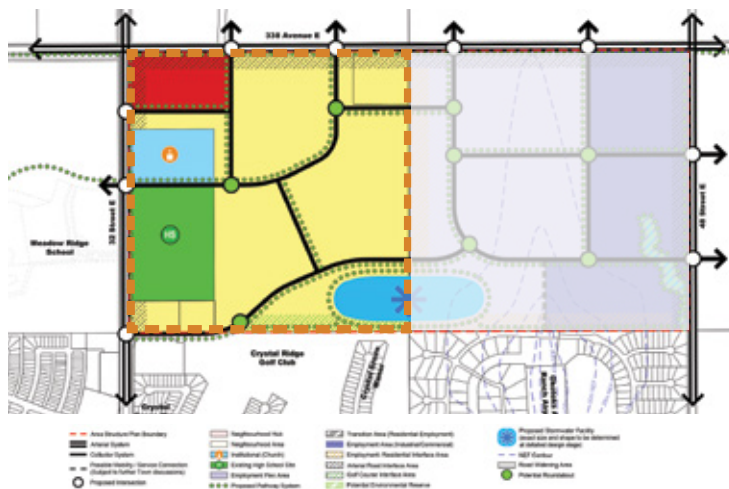
Building Permit



RIDGEMONT

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

Calgary Metropolitan Region Growth Plan

Municipal Development Plan

Area Structure Plan

Neighbourhood Area Structure Plan

Land Use Amendment

Subdivision

Development Permit

Building Permit



RIDGEMONT



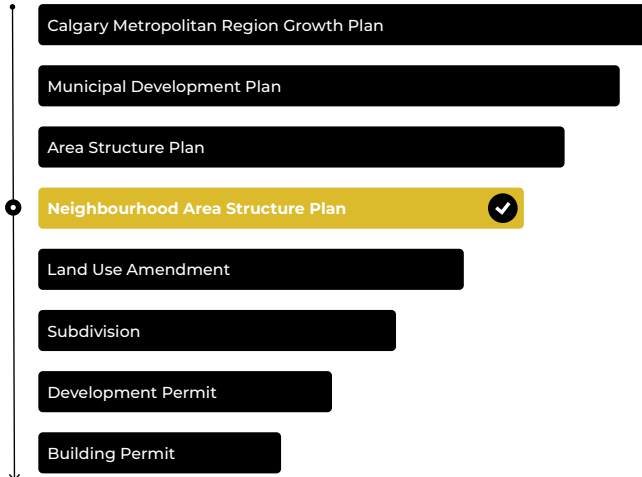
Neighbourhood Area Structure Plan

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.



Legend: 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.

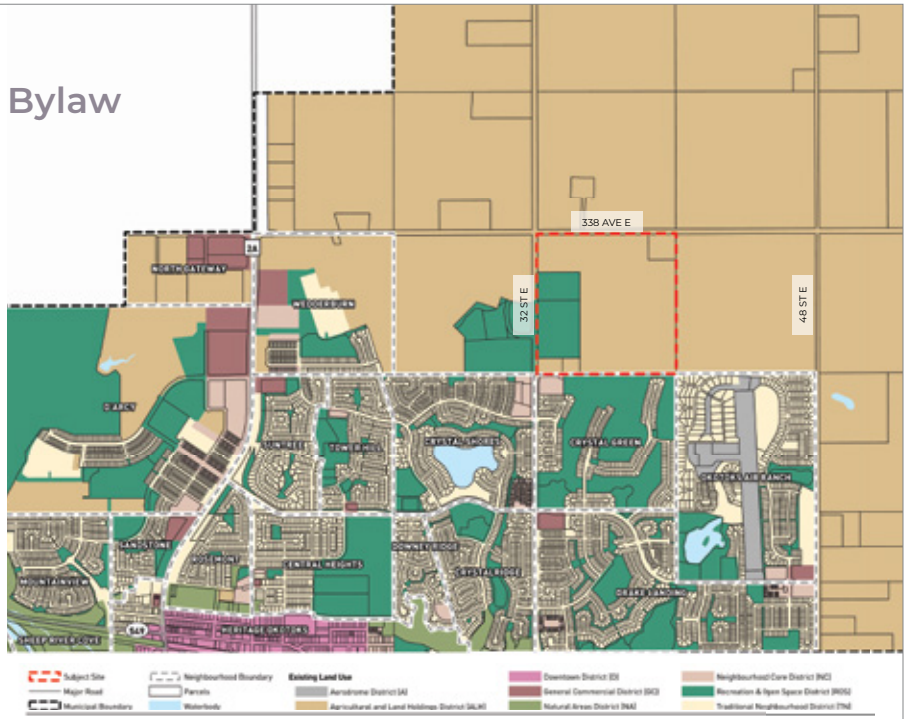




Okotoks Land Use Bylaw

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.





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



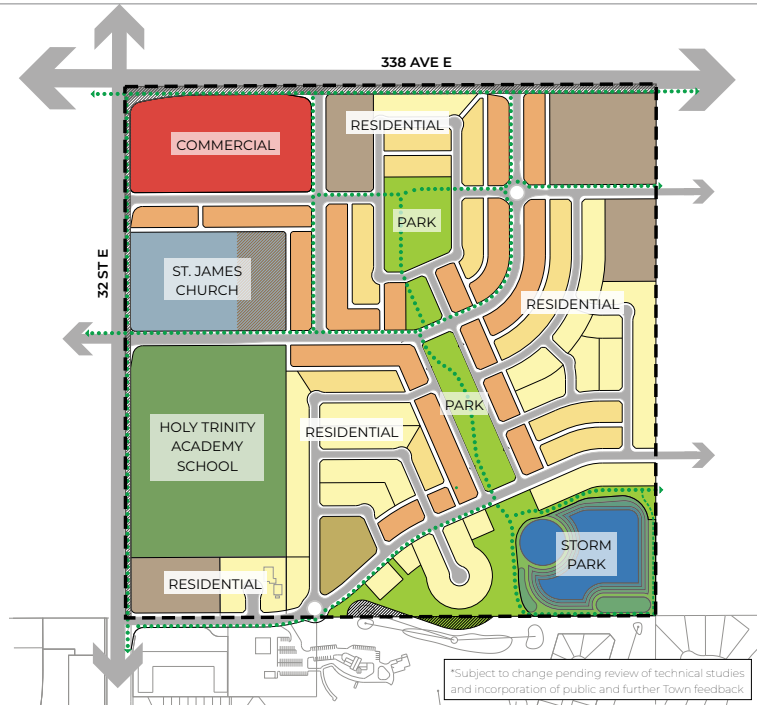
Integration with Existing Uses & Communities



RIDGE MONT

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



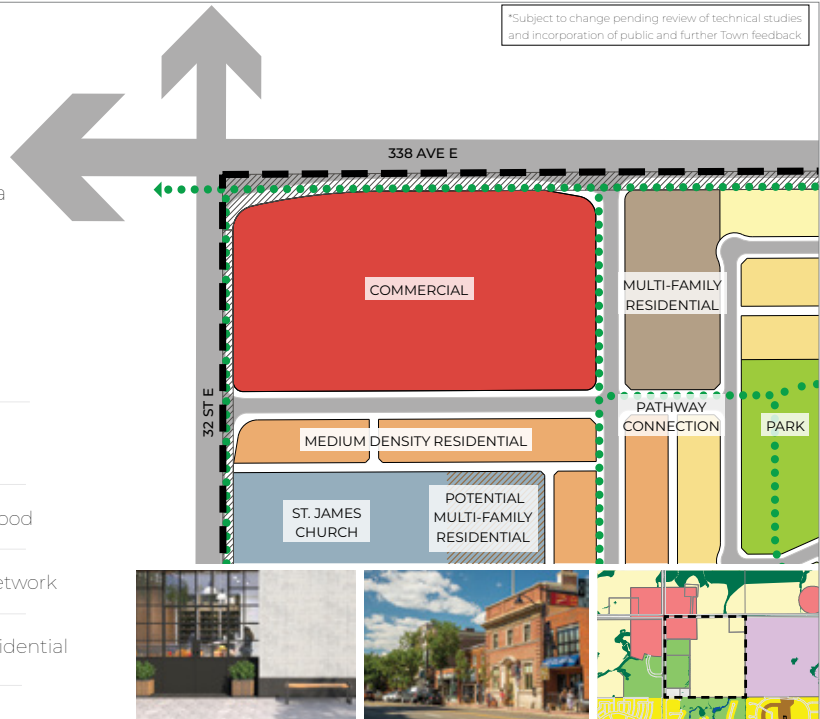


Neighbourhood Hub

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

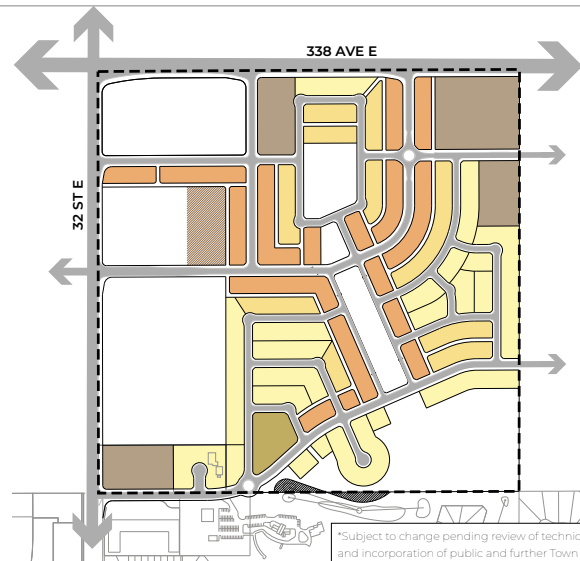
Ridgemont will be a primarily residential neighbourhood with a mix of low, medium and high-density housing types including:

- 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)

Ridgemont 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



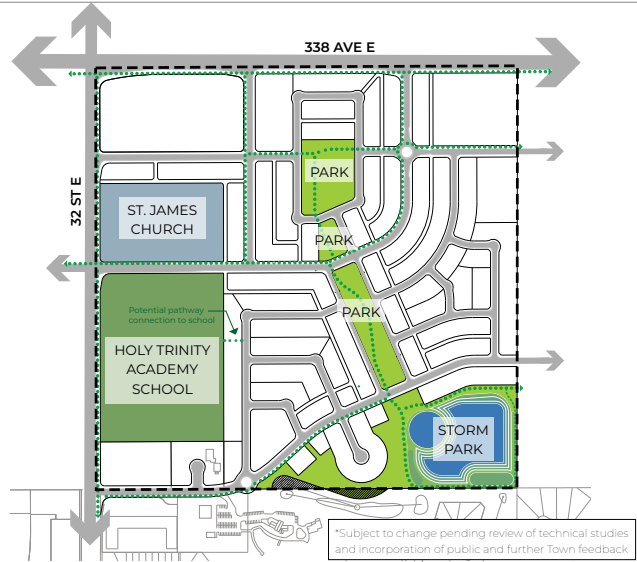


Parks & Open Space

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



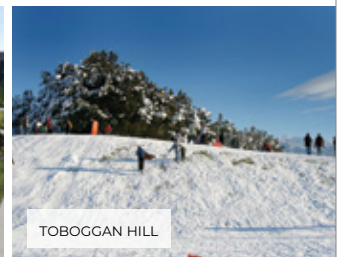
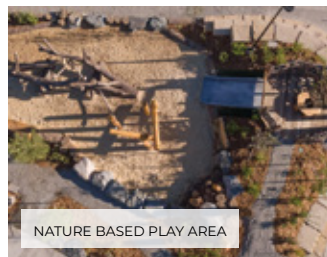
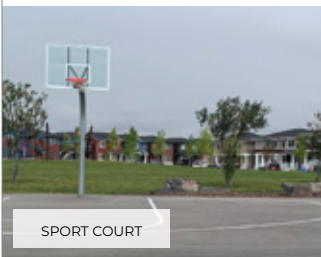
Approximately
5.2 ha / 12.9 ac
of parks and open space



Parks Programming

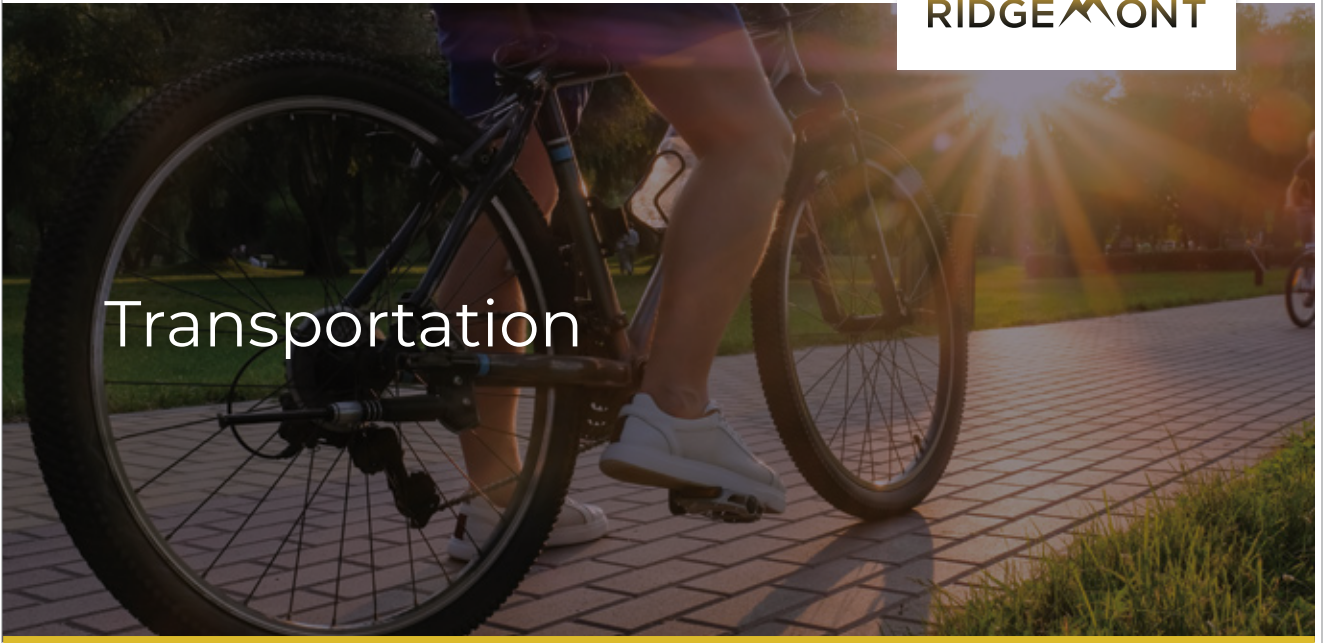
Preliminary parks programming under consideration include:

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





Transportation

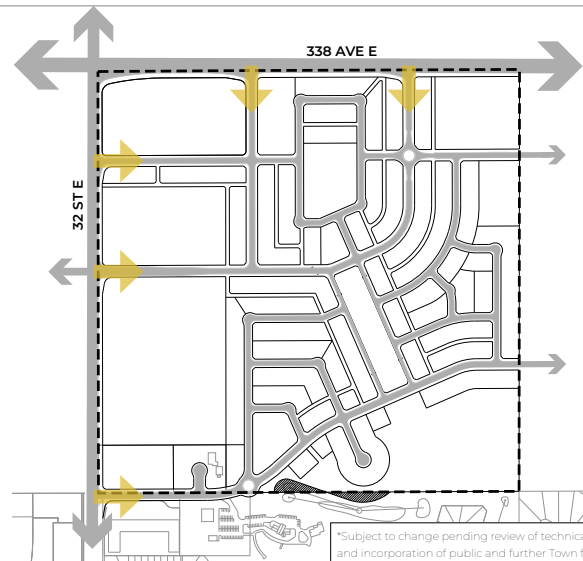


Road Network

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).



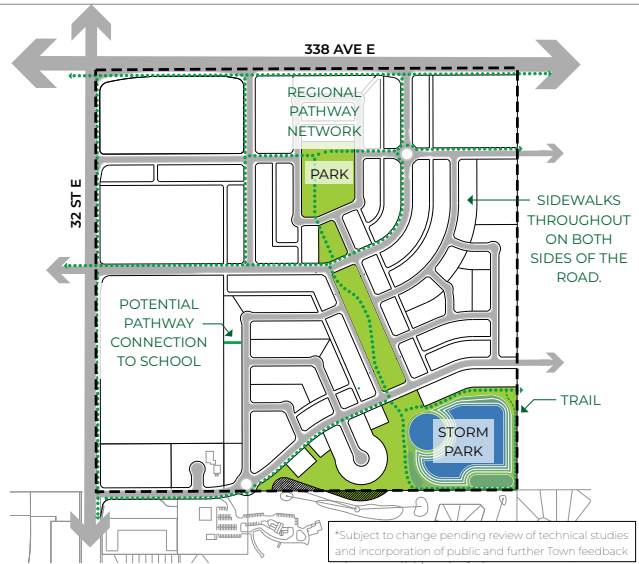


Pathway Network

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



RIDGEMONT

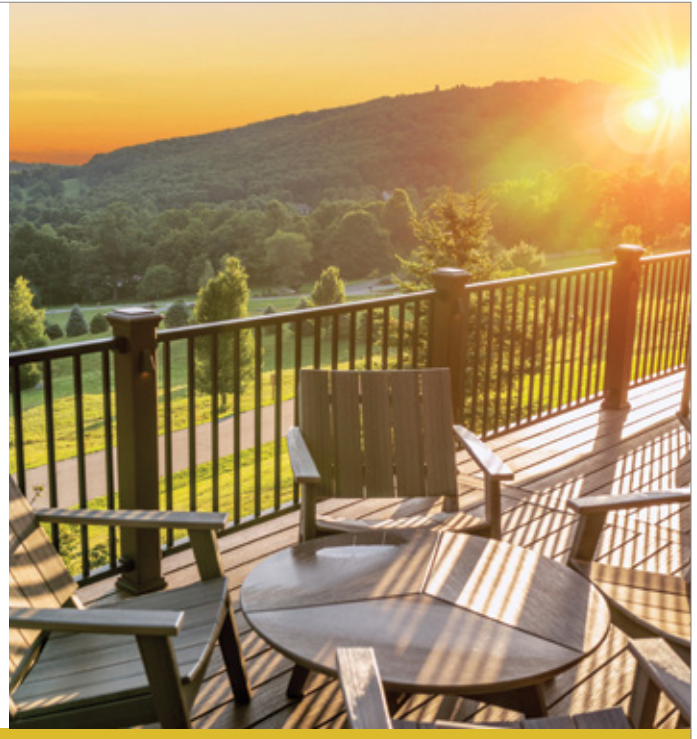
Site Servicing & Technical Studies



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

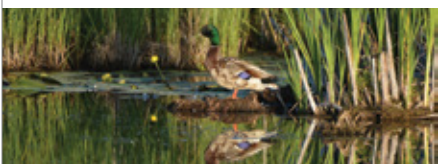
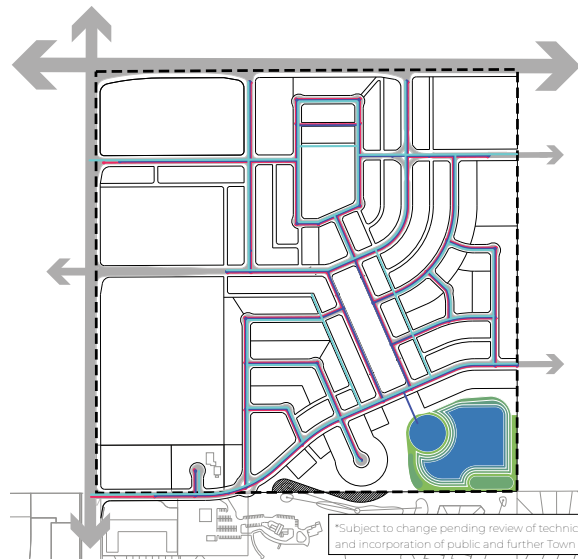


Servicing

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

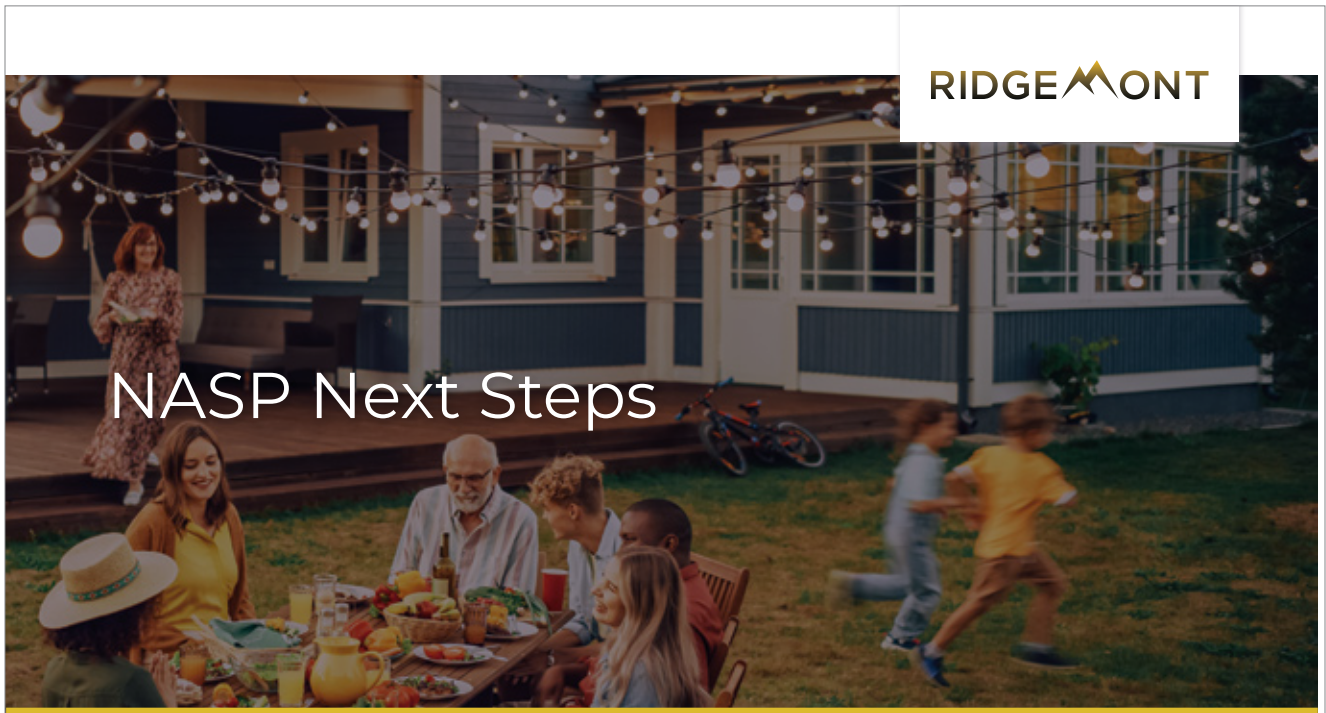
The plan area will be designed to manage storm water with an innovative “storm park” design as opposed to a traditional storm water pond.

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

RIDGEMONT



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.** →



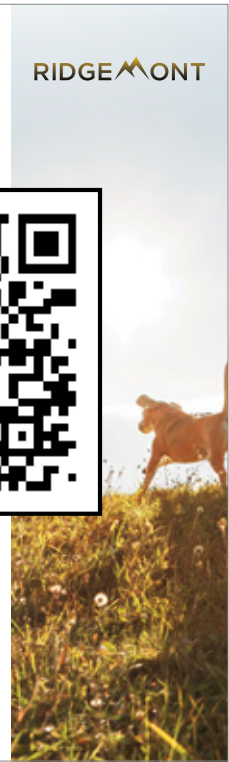
Keep informed on the project. Information will be consistently updated online at **RidgemontNASP.ca**



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



Megan McClure
403.692.4546 | mmclure@bastudios.ca



THANK YOU
QUESTIONS?



Ridgemont NASP What We Heard Report

OCTOBER 2023

RIDGEMONT