



Welcome

to the OMNI Conceptual
Scheme Open House



Welcome



The OMNI Conceptual Scheme provides a vision and framework for the development of approximately 197 acres of land on the border of the City of Calgary and Rocky View County.

Questions & Feedback

Project team members are available to answer your questions, listen to your input and gather your feedback. Please fill in a feedback form and let us know what you think.



A Commercial Hub for the Calgary Region

THE **OMNI**
BY GENESIS



OMNI is an unprecedented opportunity to build an all-encompassing, mixed-use destination, and balanced community.

For almost 30 years, Genesis Land has been planning and developing vibrant, welcoming, award-winning communities designed to positively impact the quality of life of all who call our communities “home.”



GENESIS



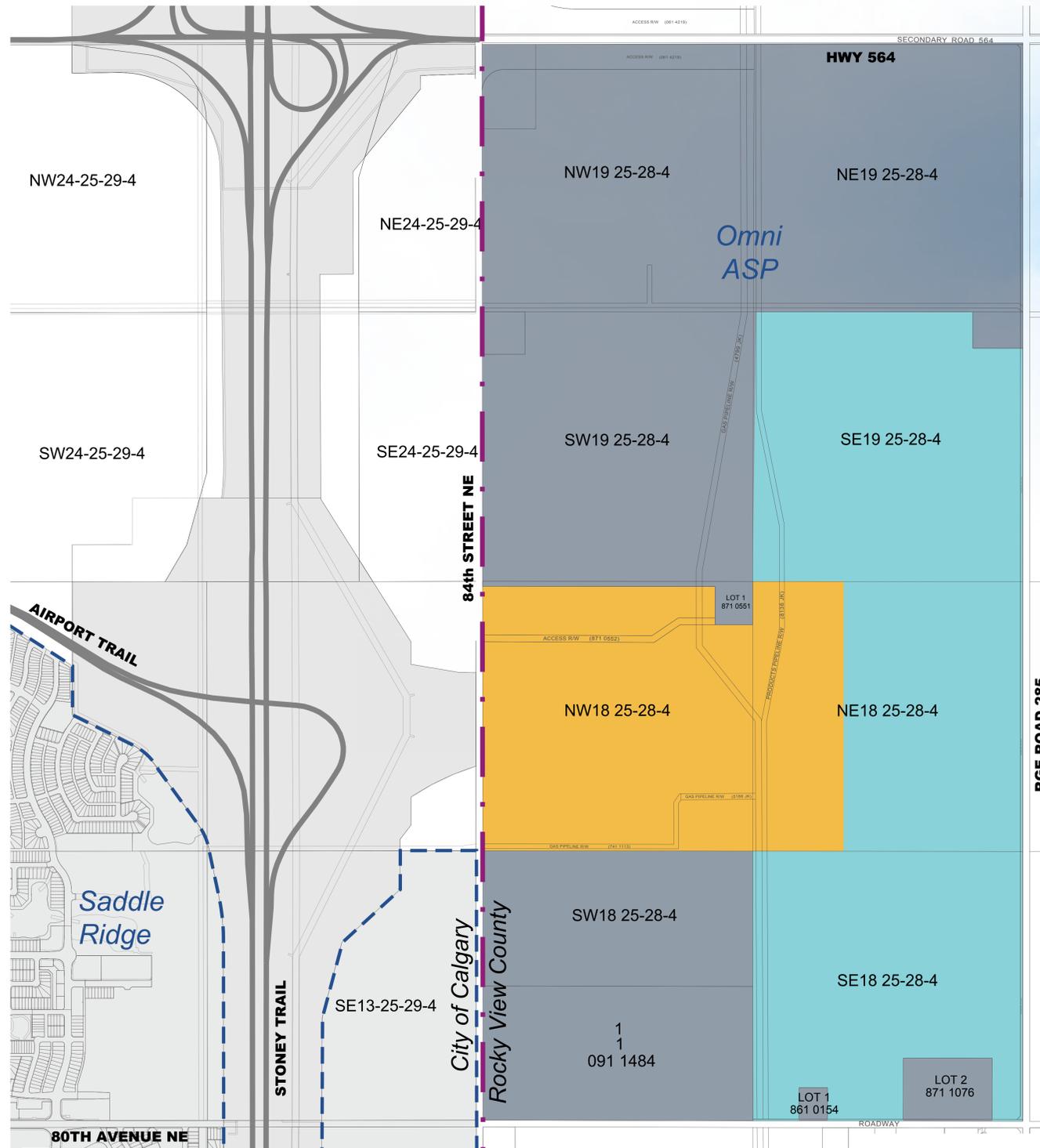
Location

Where do you live in relation to the plan area? Please consider placing a sticky dot on the map.



----- Subject Lands

What is a conceptual scheme?



Conceptual Scheme Area
 Genesis Owned Lands
 ASP Area

PLANNING HIERARCHY

Municipal Government Act

Approved Regional Plan

Intermunicipal Development Plan

Municipal Development Plan

OMNI Area Structure Plan

Conceptual Scheme 

Land Use Bylaw 

Subdivision

Development Permit

The OMNI Conceptual Scheme provides a comprehensive planning framework to guide development and land use. The OMNI Conceptual Scheme is consistent with the vision and policies of the OMNI Area Structure Plan, the County Plan, and the Calgary Metropolitan Region Board Interim Growth Plan.

Project History & Timeline



2015

Public engagement starts on the OMNI ASP



September 2017

Rocky View County approves OMNI ASP



December 2018

OMNI ASP amended by Municipal Government Board



2019-2020

Technical review and preparation of the Conceptual Scheme & Land Use Redesignation applications



December 2020

The OMNI Conceptual Scheme & Land Use Redesignation are submitted to Rocky View County



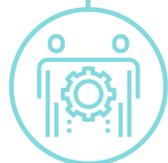
September 2021

The OMNI Conceptual Scheme and Land Use Redesignation applications receive first reading



Winter 2022

Municipal and agency circulation of the Conceptual Scheme and Land Use Redesignation applications



May 2022

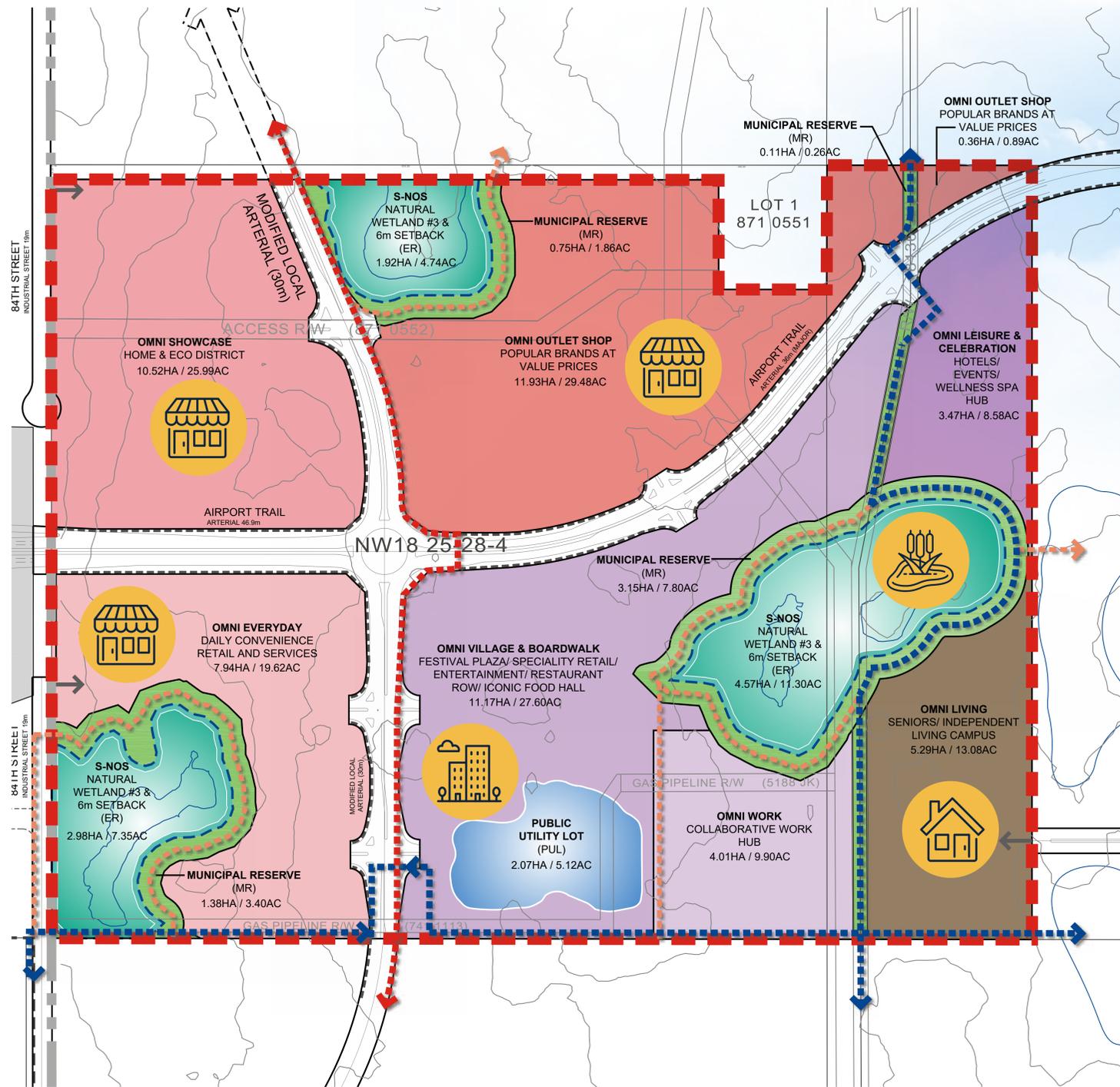
The OMNI Conceptual Scheme Open house and launch of public consultation



Summer 2022

Public hearing for Conceptual Scheme and Land Use Redesignation applications

The OMNI Land Use Concept



The information provided is conceptual

Legend

- Conceptual Scheme Boundary
- City Of Calgary Boundary
- Regional Pathway



COMMERCIAL, REGIONAL DISTRICT (C-REG)

Accommodates large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed Areas serving the needs of a regional clientele.



BUSINESS, REGIONAL CAMPUS DISTRICT (B-REG)

Accommodates a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional vehicular access-oriented site. Development is intended to serve a regional clientele, including the travelling public, tourist and local communities.



RESIDENTIAL, MULTI-RESIDENTIAL URBAN DISTRICT (R-MRU)

Accommodates a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional vehicular access-oriented site. Development is intended to serve a regional clientele, including the travelling public, tourist and local communities.



SPECIAL NATURAL OPEN SPACE DISTRICT

Creates conservation areas to protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.

Omni Development Highlights



Transportation Infrastructure & Network Improvements

- 1 Stoney Trail/Airport Trail Interchange Improvements
- 2 Airport Trail Extension to 100th Street
- 3 84th Street Upgrades and Realignment

Oil & Gas Infrastructure

- 4 Pipeline Removal and Reclamation
- 5 Reclaimed Well Site and Pipeline Integration

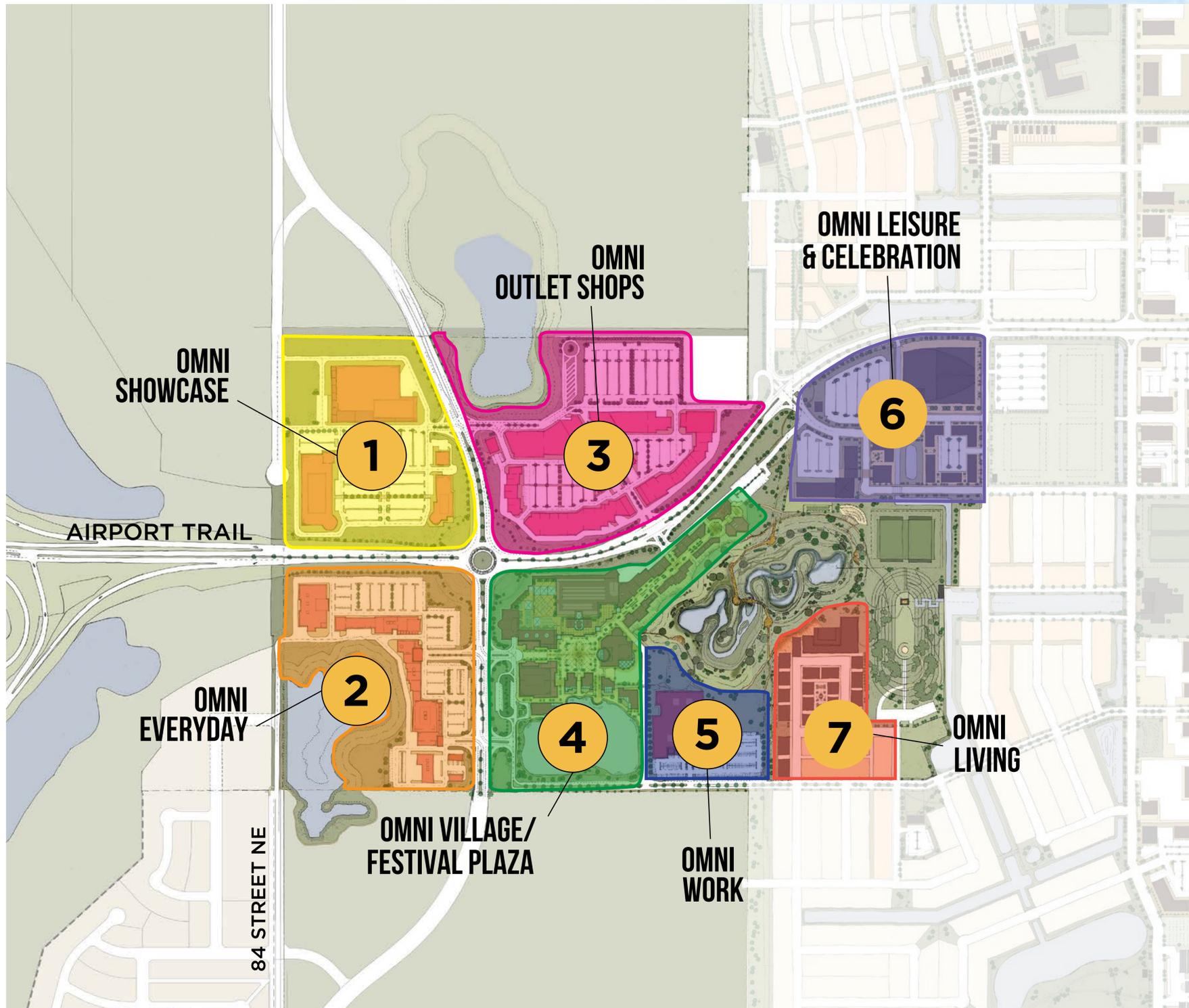
Natural Area & Open Space Design

- 6 Wetland & Natural Environment Protection
- 7 Integrated Water Management Strategy
- 8 Regional Pathway Connections

--- OMNI Conceptual Scheme
 - - - Future Genesis Development

The information provided is conceptual

The OMNI Areas & Phases



PHASE 1 OMNI Showcase

Home & Eco district for commercial & retail opportunities

PHASE 2 OMNI Every Day

Commercial & retail services with natural wetlands

PHASE 3 OMNI Outlet Shops

Retail outlets designed around a natural wetland

PHASE 4 OMNI Village and Festival Plaza

The gathering place with food hall, festival plaza, cinemas and restaurants flanking the landscaped water feature

PHASE 5 OMNI Work

An office development facing the storm pond, constructed wetland, and linear park

PHASE 6/7 OMNI Living

Hotels and seniors living campus with supporting commercial

The information provided is conceptual

Existing Conditions & Approach to Wetlands



- Legend
- Enhanced Pedestrian Promenade - Interface w/ Adjacent Landuses
 - Wetland Boardwalk- Direct Pedestrian Connection Between MR Pathways
 - Primary MR Pathway Connections
 - Secondary Pathway Loop (30m Setback)
 - Naturalized Trail Connections
 - Viewing / Seating / Interpretive Nodes
 - Pedestrian Access Points
 - Public Performance Space / Amphitheatre
 - Open Water Zone
 - Creek Rapids
 - Meandering Creek Flow (avg. depth of 600m)
 - Gravel/Sand bars and shoreline treatment
 - Wetland Meadow with low lying flood areas
 - Grassland and Vegetated Peninsulas
 - Inlet
 - Outlet



OMNI lands are currently used for agricultural production and contains an existing pipeline rights-of-way.



OMNI Commercial lands include three (3) Crown-claimed wetlands.



The central Crown-claimed wetland will be integrated with the stormwater management facility and reconstructed in accordance with Provincial standards.



Wetland will include a diversity of native vegetation species and will provide passive recreation opportunities for visitors, as well as habitat potential.

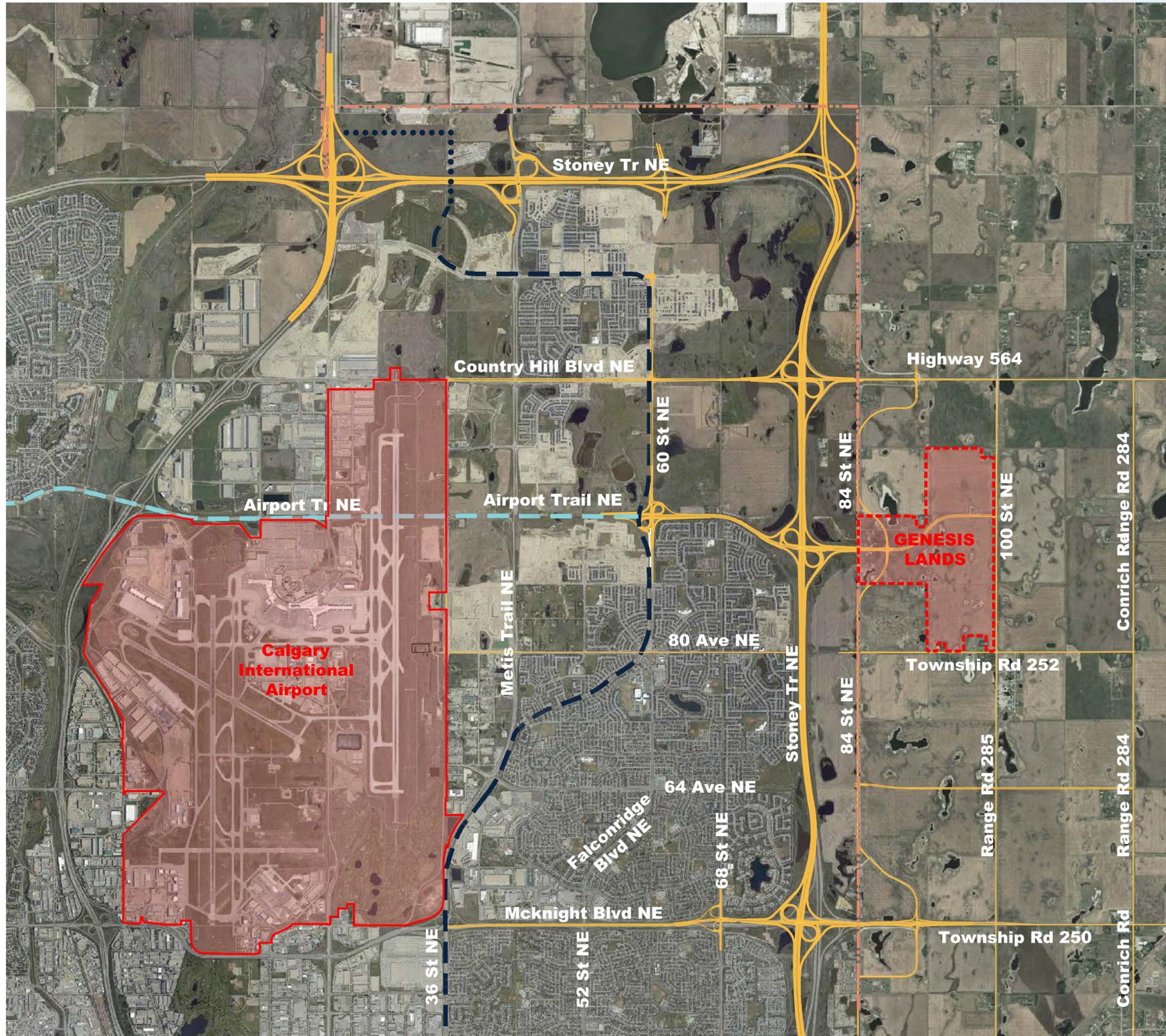
Sustainability Initiatives



GENESIS is committed to sustainable development, and will champion innovation throughout the OMNI development.

- Orient development to maximize passive solar gains for public open spaces and buildings
- Include Electric Vehicle charging infrastructure in areas of commercial, institutional, and residential land uses
- Use low-emission concrete and asphalt that includes recycled material
- Enhanced tree planting program to sequester carbon over time
- Explore option to include photo-voltaic solar panels on commercial buildings
- Use low-flow plumbing fixtures, including toilets, to reduce consumption of potable water
- Incorporate native and drought resistant plant material, where appropriate
- Support local and regional business, and provide flexible development opportunities to accommodate emerging trends (i.e. food production and agri-business)

Transportation Network



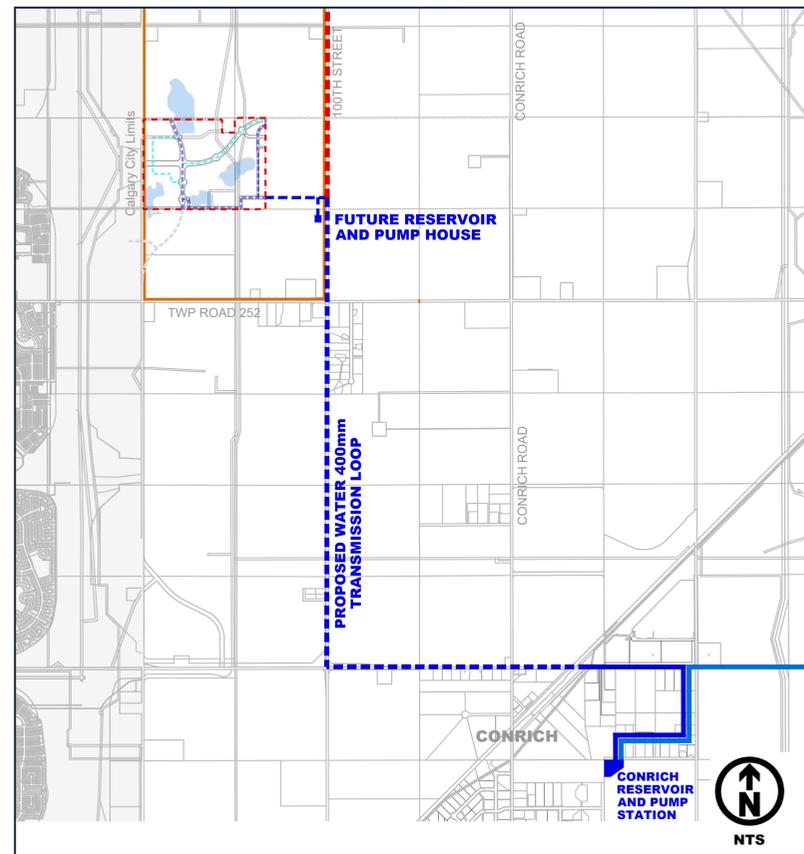
Stoney Trail Interchange: Airport Trail Improvements



City of Calgary Northeast Stoney Crossing Study: 80 Avenue N.E. & 64 Avenue NE

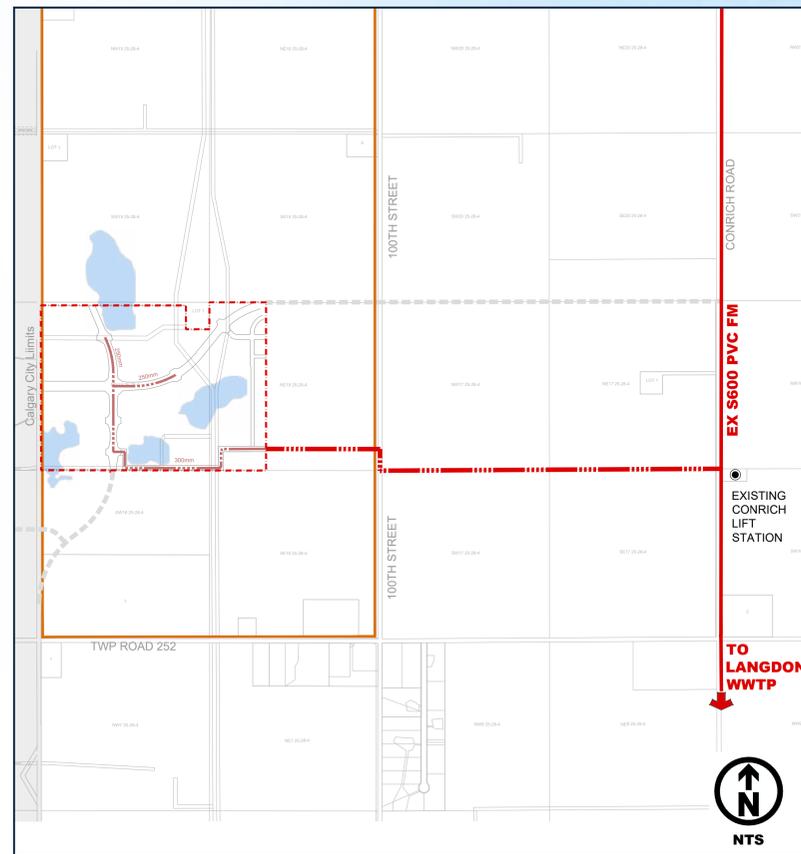
Servicing

Offsite Watermain Servicing



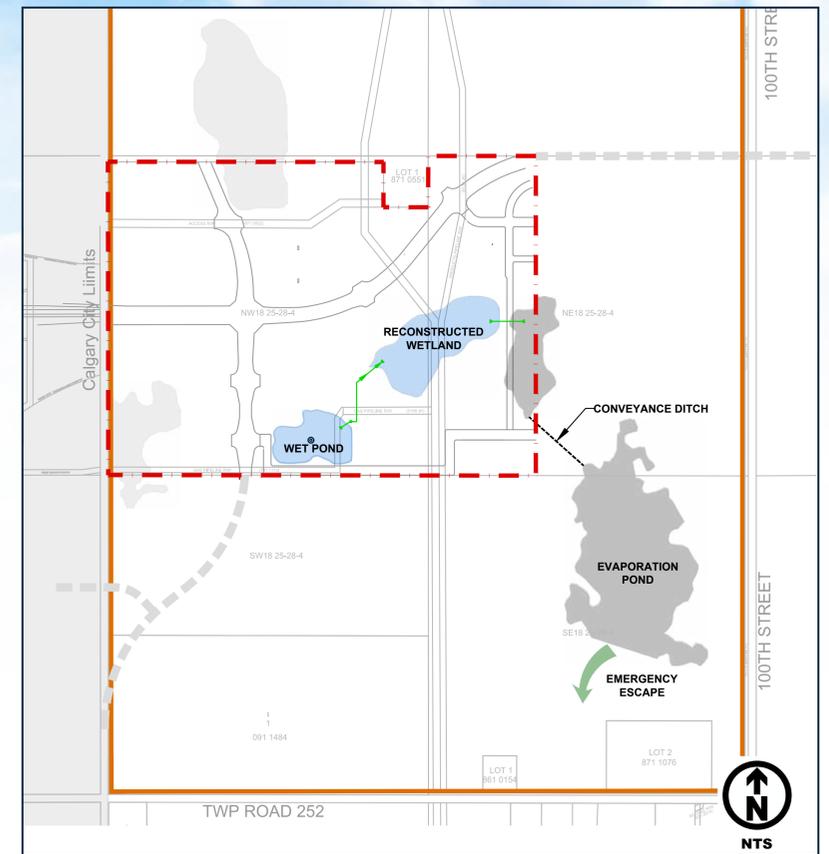
- Legend**
- OMNI Area Structure Plan Boundary
 - - - OMNI Conceptual Scheme Boundary
 - ... Proposed Road Network
 - ... Proposed Onsite 400mm Watermain Servicing
 - ... Proposed Onsite 300mm Watermain Servicing
 - Proposed Offsite Watermain
 - Existing 600mm Watermain
 - Future Watermain
 - Existing 300mm Watermain

Offsite Wastewater Servicing



- Legend**
- OMNI Area Structure Plan Boundary
 - - - OMNI Conceptual Scheme Boundary
 - ... Proposed Road Network
 - Existing Wastewater Servicing
 - - - Onsite Wastewater Servicing
 - Offsite Wastewater

Stormwater Servicing

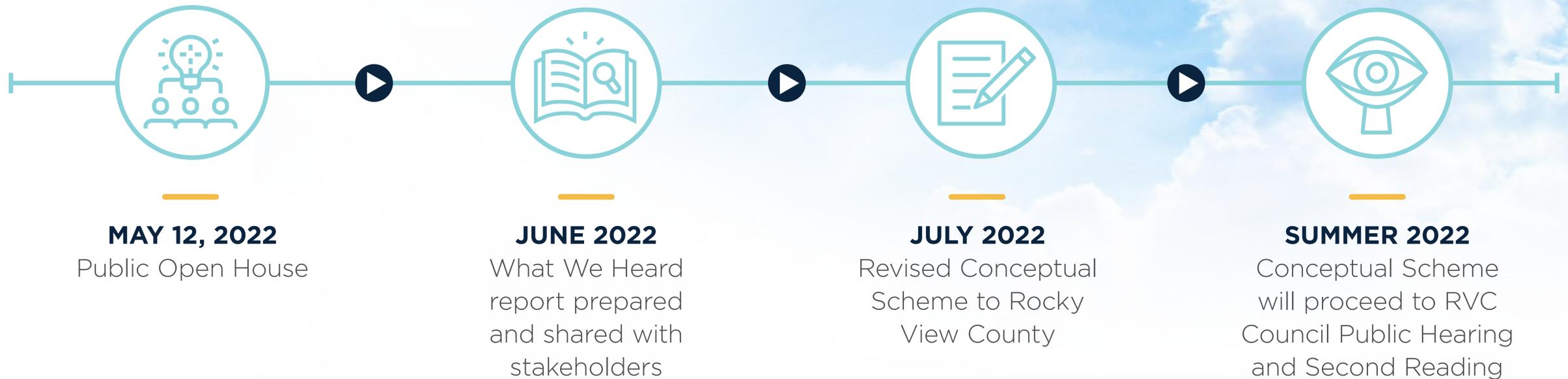


- Legend**
- OMNI ASP Boundary
 - - - OMNI Conceptual Scheme Boundary
 - ... Proposed Road Network
 - Pond/Wetland Storm Lines

Next Steps



Anticipated process for the Conceptual Scheme and Land Use Redesignation applications:



Please fill out a feedback form. We appreciate your comments and feedback. For questions or comments, please contact our Engagement Specialist **Martha McClary, B&A Planning Group, mmcclary@bapg.ca, 403-692-5230**



For project updates, please visit the project website **GenesisLand.com/commercial/omni**