

PUBLIC HEARING FOR BYLAW 12-25 SOUTHWEST OKOTOKS AREA STRUCTURE PLAN BYLAW AMENDMENT

Purpose

The purpose of Bylaw 12-25 is to amend Southwest Okotoks Area Structure Plan Bylaw 22-02 to facilitate the redesignation of Lot 11, Block 1, Plan 051 3261 from General Commercial District to Neighbourhood Core District.

Readings

This Bylaw is ready for second and third reading.

Report, Analysis and Financial Implications

The Town has received an application to amend Land Use Bylaw 17-21 by redesignating approximately 2.85 hectares (7.04 acres) of land, comprising Lot 11, Block 1, Plan 051 3261, from the General Commercial District (GC) to the Neighbourhood Core District (NC). This land use redesignation will facilitate the development of approximately 256 residential units on the subject site (dependent on the development permit application). The current Southwest Okotoks Area Structure Plan (ASP) designates the area as future commercial development. In order for the concurrent redesignation to proceed, Administration required the Applicant to apply for an amendment to the existing ASP.

The amendment was limited in scope due to the age and scale of the broader Southwest Okotoks ASP. Requiring a comprehensive overhaul of the entire document would not have been reasonable for an applicant seeking a single-lot redesignation. Additionally, Administration did not have a full-scale amendment for this plan prioritized in the Community Planning workplan. Therefore, a limited-scope amendment was deemed appropriate to ensure that the long-range statutory plans adequately considered the land use change for the subject site.

The ASP updates are attached to this report and highlighted in red. In summary, several of the figures have been updated to show a high-density residential node in the commercial area. There are also some approximate statistical updates and textual revisions that address the residential node. A number of the servicing figures have not been updated due to their age and the fact that the overall high-level ASP servicing has already been completed. If this application is successful, it will simply connect and provide inter-site connections, which will be addressed in subsequent subdivision and development permit stages. The ASP was updated to indicate that a Traffic Impact Assessment (TIA) will be required for subsequent applications. As noted in the redesignation report, a transportation impact letter was provided with the application, but a more detailed analysis will likely be required at the development permit stage.

Municipal Development Plan

The proposed amendments align with the Okotoks Municipal Development Plan (MDP), as they increase densities in this area to support the MDP's goal of creating more diverse and dense neighborhoods. Furthermore, the amendments will provide additional dwelling units in close proximity to commercial services, as well as a full range of community amenities, including the Westmount School, medical, institutional, retail, restaurant, and recreational uses. Connectivity is proposed to the adjacent green spaces and open space network, which will further integrate this site into the overall community.

Although the MDP emphasizes diversifying the non-residential tax base, and this application removes commercial lands in favor of residential uses, Administration believes that the proposed densities, mix of housing types, location, and lack of development in this area of the Town provide a suitable rationale for this ASP amendment and land use change.

The proposed mix of townhomes and apartments will increase the supply of affordable housing within Okotoks, within walking distance of employment and schools, further aligning with the type of community envisioned in the MDP.

Land Use Bylaw

The ASP amendment, which provides the basis for a redesignation to a residential district such as the NC, will ensure that the requirements of this district - specifically in terms of integrating into larger mixed-use centers - are addressed during the development permit application stage. This district is suitably integrated with the adjacent land uses and will provide additional support for the commercial businesses in the adjacent GC.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input type="checkbox"/>	Demonstrated Environmental Leadership
<input type="checkbox"/>	Strong Local Economy	<input type="checkbox"/>	Enhanced Culture & Community Health
<input type="checkbox"/>	Organizational Excellence		

Community Engagement Strategy

The Applicant conducted an open house on November 21, 2024, at the Viking Rentals Centre, with approximately 300 postcards sent to surrounding residents. 21 residents attended the open house. An Outreach Summary is attached to the concurrent designation report. The public hearing was advertised in the Okotoks Western Wheel, Town website, and by direct mail to adjacent landowners in accordance with the requirements of section 606 of the *Municipal Government Act*. There were 98 written submissions made at the time of the writing of this report. Public Hearing written submissions for both Bylaw 08-25 and 12-25 are attached to the report for Bylaw 08-25 only once to avoid duplication in the agenda package.

Alternatives for Consideration

n/a

CAO Comments

I support consideration of second and third reading of this bylaw dependent upon the outcome of the public hearing.

Attachment(s)

1. Bylaw 12-25 Southwest Okotoks Area Structure Plan Amendment First Reading Version
2. Bylaw 22-02 Southwest Okotoks Area Structure Plan Redlined Version

Prepared by:
Colton Nickel
Senior Planner
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