

**PUBLIC HEARING FOR BYLAW 08-25 LAND USE BYLAW AMENDMENT -  
800-200 SOUTHRIDGE DRIVE**

**Purpose**

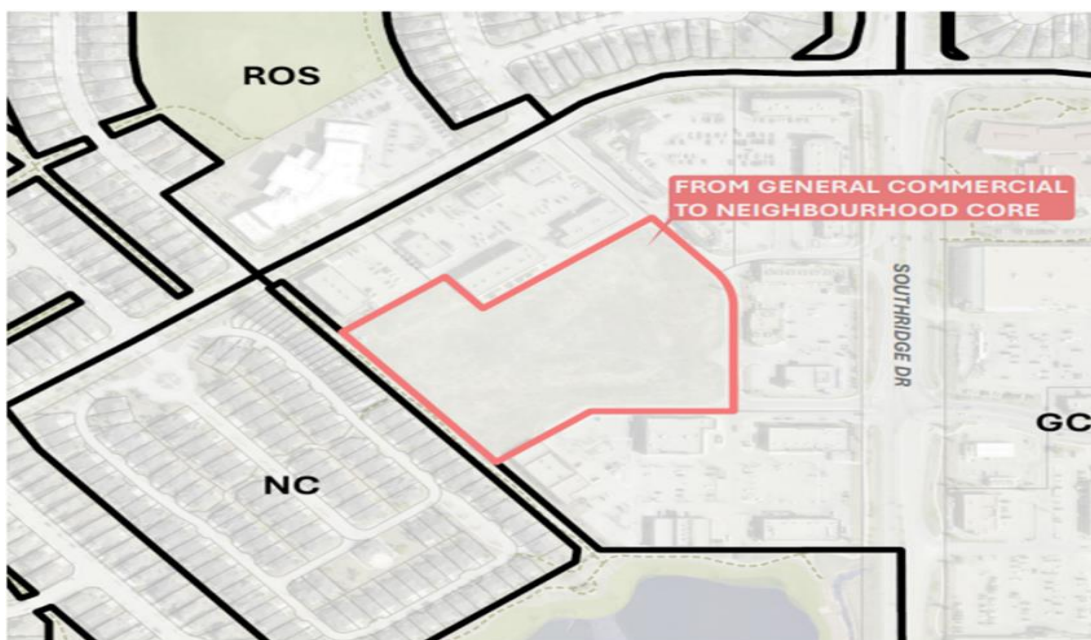
The purpose of Bylaw 08-25 is to amend Land Use Bylaw 17-21 by redesignating approximately 2.85 ha (7.04 acres) of land comprising Lot 11, Block 1, Plan 051 3261 from the General Commercial District to the Neighbourhood Core District.

**Readings**

This Bylaw is ready for second reading only.

**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 site (subject to the development permit application).



As this site was originally planned for commercial development, a concurrent Area Structure Plan (ASP) amendment application has been submitted in support of this redesignation. If approved, this ASP amendment will outline that the area is suitable for residential purposes and will amend the required mapping within the document. Since the Westmount Centre Concept Plan is non-statutory, Administration has determined that amending this plan is not required, provided the Applicant completes an ASP amendment to support the proposal.

Although the application before Council is at the redesignation stage, meaning that the rezoning permits all potential uses within the NC District, the Applicant has shared preliminary information about their ultimate development proposal. At the redesignation stage, the Approving Authority must determine whether the overall proposed district is appropriate for this location. The specifics of the development permit application will be reviewed by the Development Authority (Administration) at the time of application, if the rezoning is approved by Council.

At a high level, the pre-application design shown to Administration proposes a mix of townhomes and a five- or six-storey apartment building. The six-storey apartment building is located closest to the commercial area, while the three-storey townhomes will be adjacent to the regional pathway/municipal reserve that separates this site from the Tucker Hill villas to the west.

#### Municipal Development Plan

Overall, this application aligns strongly with the goals and objectives of the Municipal Development Plan (MDP). The MDP focuses on creating “complete communities” where residential and commercial development are effectively integrated, providing a range of services within walking distance of the majority of homes in the community. Complete communities also emphasize having all necessary amenities within a short distance of dwellings, ranging from education and employment to recreational, institutional, and other community uses. This application is in close proximity to existing schools (Westmount School), health clinics, shopping, and other amenities within both the adjacent Westmount community and the Cornerstone shopping area across Southridge Drive.

The proposed range of housing types meets the MDP’s goals of densifying existing communities over time, where appropriate, and providing a greater diversity of housing options within the Town.

#### Southwest Okotoks Area Structure Plan (as amended)

Although the current Southwest Okotoks ASP does not contemplate residential uses in this location, the proposed ASP amendments being considered concurrently by Council with this application will align the high-level statutory plan with the application. The amendments were considered in coordination with a high-level transportation analysis of the proposed development, which found that traffic volumes would not differ significantly from those expected if the proposed commercial uses for the space were built. This high-level review was assessed by the Town’s Engineering department and found sufficient for this stage of the application. The developer has been advised that a more detailed Traffic Impact Assessment (TIA) may be required at the development permit stage when more specifics of the application are finalized.

Overall, at a high level, the ASP amendments align with the MDP’s goals and objectives for community-building and integrate this application with the higher-level policy framework, considering potential impacts on the overall community, such as traffic flow.

### Westmount Centre Concept Plan

At the time of the adoption of this concept plan in 2004, the Town had a very different planning framework. Instead of today's Neighbourhood Area Structure Plans (NASPs), non-statutory concept plans were prepared by developers for commercial sites and reviewed by the Municipal Planning Commission (MPC) for a decision. These plans were intended to guide future development permit applications for the subject sites. However, because they were non-statutory, the Development Authority had significant flexibility in reviewing these against an application.

Under the current process, the Town no longer utilizes conceptual plans and no longer has an MPC. As a result, an ASP amendment, which is a statutory plan, was deemed the most appropriate process for making changes to the higher-level planning framework before considering this redesignation application.

### Land Use Bylaw

The proposed redesignation aligns with the NC of Land Use Bylaw 17-21, as it proposes higher-density residential development within a commercial hub. The primary intent of the district is to provide a variety of housing options, which may include a central neighbourhood hub, where dwellings are primarily attached, or multi-unit, with street-oriented entrances, mixed with non-commercial activities. The district allows for the proposed townhomes and apartment dwellings and outlines reasonable setbacks, lot coverage, and other regulations that will integrate future development on this site into the overall community.

The district allows for up to six (6) storeys. As noted, the townhomes will be located adjacent to the green space and neighbouring residential development, while the future multi-storey apartment building will be internal to the overall Westmount Commercial area, located on the eastern edge of the subject site. Landscaping, parking, lighting, architecture, waste disposal, and other site details will all be addressed through the subsequent development permit application, in alignment with this land use district.

### Water Allocation

This application is subject to Water Allocation Policy CMD-P-3.10, which requires a Water Verification and Assignment Process (WVAP) Clearance Certificate to be issued for the lands before the adoption of Bylaw 08-25. Issuance of the WVAP Clearance Certificate is subject to, among other things, sufficient availability of water allocation for this site and the payment of water allocation costs. A WVAP Clearance Certificate has not yet been issued for this phase and is required prior to consideration of third reading.

### **Strategic Plan Goals**

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

### **Community Engagement Strategy**

An Open House was held for this application 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 this 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 and are attached to this report for both Bylaw 08-25 and Bylaw 12-25. Public Hearing written submissions for both Bylaw 08-25 and 12-25 are attached to this report only once to avoid duplication in the agenda package.

### **Alternatives for Consideration**

n/a

### **CAO Comments**

I support consideration of second reading of the Bylaw dependent upon the outcome of the public hearing.

### **Attachment(s)**

1. Bylaw 08-25 Land Use Bylaw Amendment - 800-200 Southridge Drive - First Reading Version
2. Westmount Land Use Redesignation Application Package
3. Westmount Land Use Redesignation Application - Public Information Session
4. Applicant Outreach Summary - Westmount Okotoks
5. Public Hearing Written Submission 1
6. Public Hearing Written Submission 2
7. Public Hearing Written Submission 3
8. Public Hearing Written Submission 4
9. Public Hearing Written Submission 5
10. Public Hearing Written Submission 6
11. Public Hearing Written Submission 7
12. Public Hearing Written Submission 8
13. Public Hearing Written Submission 9
14. Public Hearing Written Submission 10
15. Public Hearing Written Submission 11
16. Public Hearing Written Submissions 12-98
17. Letter from Applicant

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