



Westmount Rd

Land Use Redesignation

Application Package
October 2024

02

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Introduction

O2 is proposing to redesignate 200 Southridge Drive in the neighbourhood of Westmount from General Commercial (GC) to Neighbourhood Core (NC). This land use redesignation will enable the development of housing on this site. The subject site is approximately 2.85 hectares (7.04 acres) in size and is the remaining undeveloped site within the Westmount Centre commercial development area.

Legal Parcel Information: Plan 0513261; Block 1; Lot 11

This application proposes to amend the existing commercial land use district to support development of multi-residential and townhouse dwellings on site.

Existing Land Use: GC – General Commercial

Proposed Land Use: NC – Neighbourhood Core

An Area Structure Plan (ASP) amendment is also required to facilitate the desired development. This application presents the vision and rationale for a new multi-family development in a prominent location.



Figure 1. Aerial Context

- To the east is commercial development, single-family and multi-family development in the neighbourhood of Cimarron.
- To the south is commercial development, Highway 7, and future development land.
- To the west is townhouse and low-density residential development within the neighbourhood of Westmount.
- To the north is commercial development, a community school, and single family residential.
- The subject site has direct access to Southridge Dr (Highway 2A) which provides connections to Highway 2 and 7.



Surrounding Amenities

The area surrounding the subject site offers several natural and built amenities that improve livability and contribute to a complete community environment.

- Cornerstone Okotoks is a large commercial centre east of the subject site with a variety of retail and personal services tenants.
- Several additional commercial tenants are located adjacent to the subject site and accessed via Westmount Rd and Southridge Dr.
- Open space amenities include a diverse range of programmed and passive recreation spaces.
- Several pathways connect the network of open spaces, including Tucker Parkway on the west/southwest site edges.

Institutional Amenities

- 1 Westmount School
- 2 Okotoks Heath and Wellness Centre

Greenspace Amenities

- 1 Thompson Park
- 2 Westmount Baseball Diamond
- 3 Westmount Playground
- 4 Rhine Park
- 5 Hayes Park
- 6 JP II Sports Area



Figure 3. Amenities

Transportation

The subject site is well-connected to the surrounding transportation network.

- The site fronts Westmount Rd, a designated Private Road that can be used to access the internal commercial development.
- Westmount Rd provides direct access to Southridge Dr (Highway 2A) which is designated as an Arterial Road.
- Westmount Rd also connects to Westland St - an east/west Primary Collector that joins Cimarron and Westmount neighbourhoods.
- Highway 2 and Highway 7 are easily accessible and provide convenient regional connections for future residents.
- The subject site is also within the Okotoks Transit service area, providing an option for future residents to utilize public transit to commute within the Town.

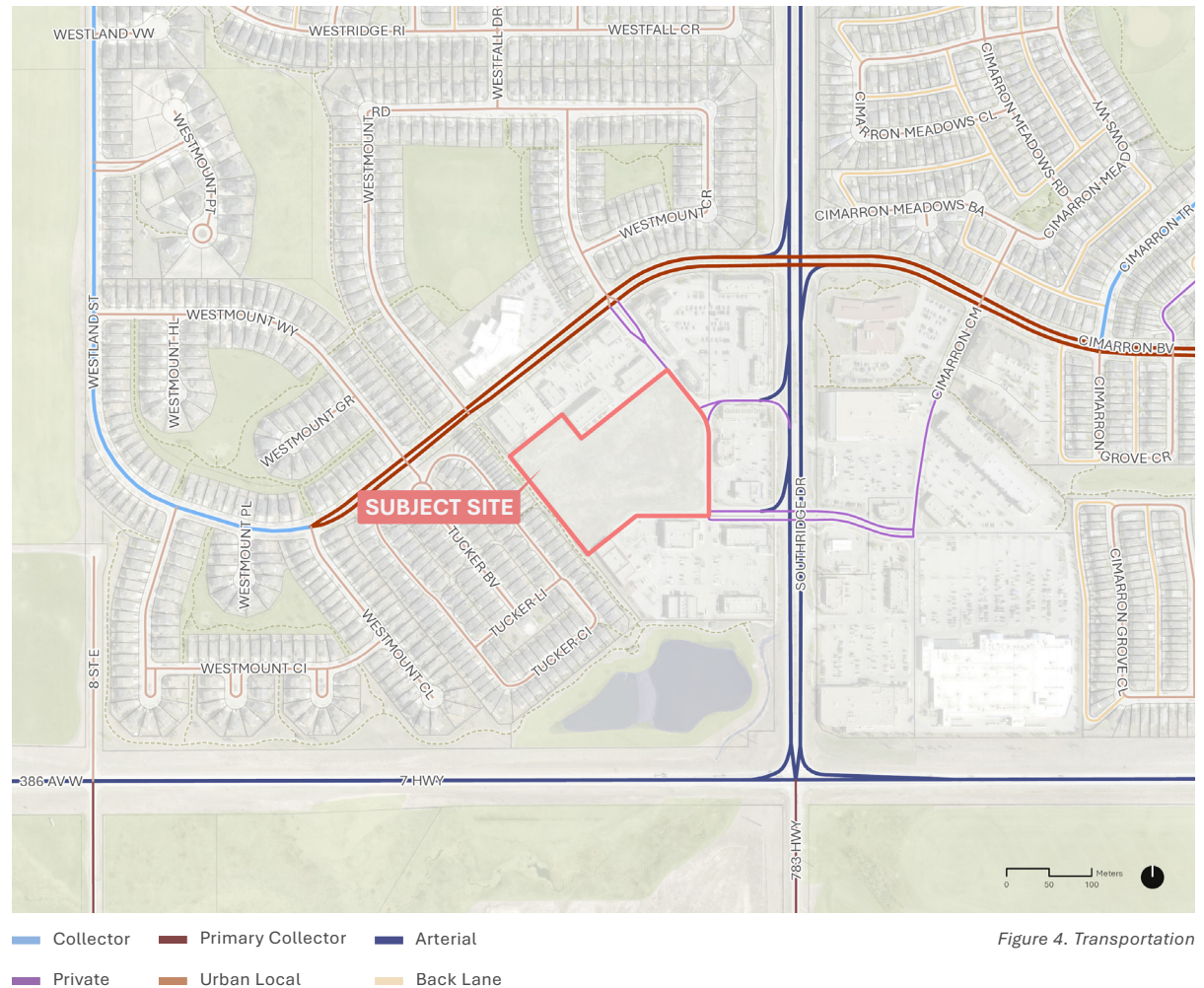


Figure 4. Transportation

Development Vision

The applicant team views this site as an excellent opportunity to provide much-needed housing supply in an already developed area of Okotoks, with access to numerous commercial and recreation amenities. Housing supply in the south of Okotoks has stagnated over the past decade, particularly for multi-residential options which are currently in very limited supply.

Our development concept introduces diverse and attainable housing stock that complements the existing market and caters to a broader demographic, including young couples and empty-nesters. Given the substantial commercial supply already in place, the focus on residential development will ensure the site fulfills its potential, offering increased housing choice and supporting the overall vitality of the area.

The proposal offers approximately 256 multi-family units, with 102 condo units and 154 townhomes. The site design leverages existing access to the Westmount commercial centre and features a compact layout that integrates well with the surrounding context. The apartment building is strategically positioned in the northeast corner to minimize impacts on surrounding residential areas. Additionally, a central amenity space and dedicated dog run further enhance the quality of life for future residents. The development intention is to offer a thoughtful addition to the community with diverse housing options that support the evolving needs of Okotokians.



Development Statistics

The site can be divided into 3 areas that represent potential development phases. Area 1 is on the west boundary and includes 74 townhomes arranged in a grid. Area 2 contains 80 townhomes and the community amenity space. Area 3 is dedicated to an apartment structure up to 6 storeys. There are 3 site access points from Westmount Rd in addition to an emergency egress point on the north edge. Table A below provides the proposed development statistics.

	Area 1	Area 2	Area 3	Total
Site Area (Acres)	2.88	2.94	1.23	7.04
Housing Typology	Townhomes	Townhomes	Apartment	
Storeys	3	3	Up to 6	
Unit Count	74	80	102	256
Unit/Acre	25.69	27.21	82.93	36.36

Table A. Proposed Development Statistics



← Site Access Point Additional Emergency Egress

Figure 6. Proposed Site Plan Areas

Land Use Redesignation

A land use redesignation application is required to facilitate the desired multi-family development.

Existing Land Use: General Commercial (GC)

The existing land use designation is General Commercial (GC) which permits a variety of uses, including commercial, light industrial, and residential. Residential dwelling units in this district are limited to the second storey or higher, therefore forbidding the development of townhomes and other ground-oriented residential uses.

Proposed Land Use: Neighbourhood Core (NC)

O2 is proposing to amend the subject site's land use to Neighbourhood Core (NC). The NC district permits residential development up to 2-6 storeys and does not restrict ground-oriented units. This district is appropriate to enable a multi-family townhome/apartment development on the subject site.

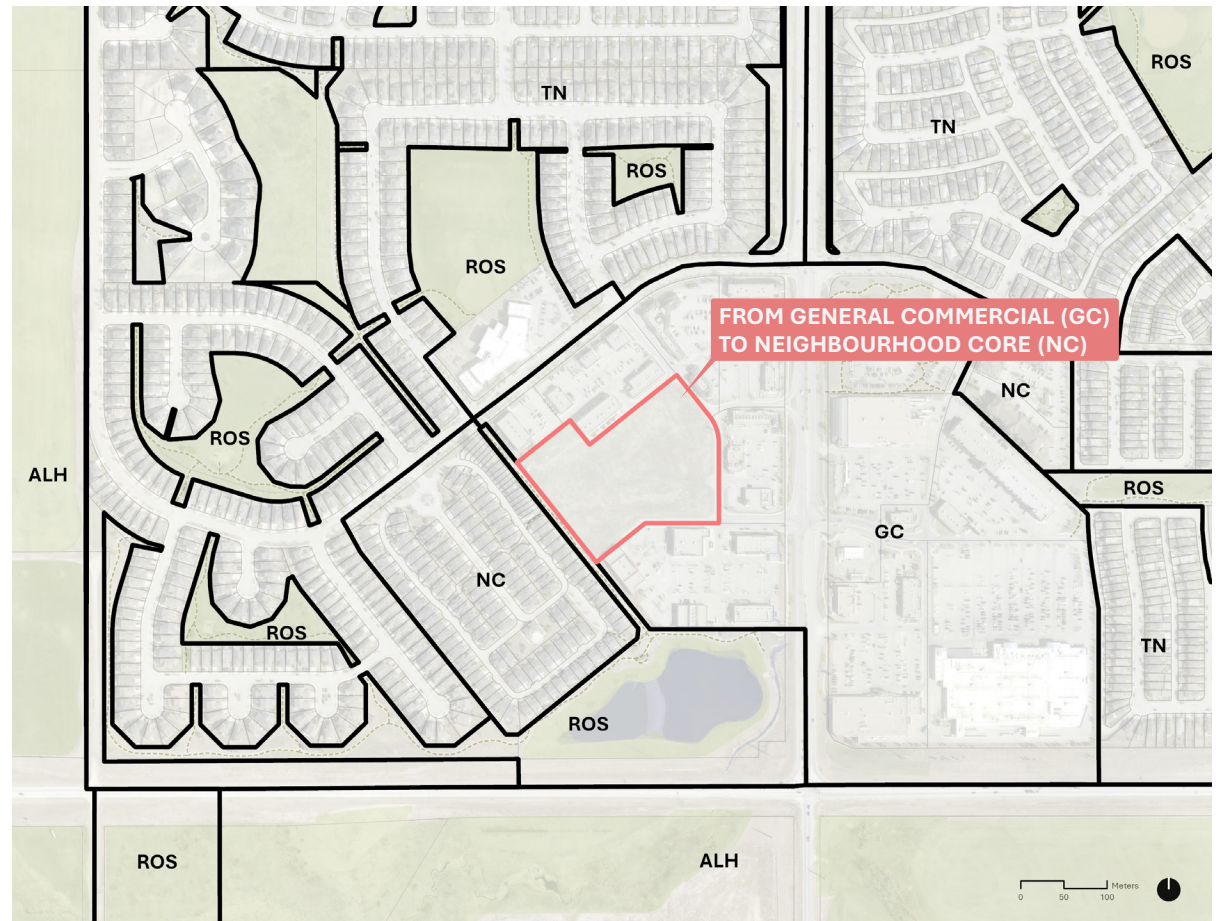


Figure 7. Proposed Land Use

Area Structure Plan Amendment

The Southwest Okotoks Area Structure Plan (ASP) provides a development framework for a +/-160 acre collection of parcels. The ASP identifies the subject site as an Employment Centre and proposed Gateway Commercial site. There are specific policies that apply to the Gateway Commercial site which conflict with the proposed multi-family development. Accordingly, an ASP amendment is required to facilitate the desired proposal.

Policy 4.4a describes the total area allotted to the Gateway Commercial site. We propose amending this policy and designating our site as Residential Medium Density Multi-Unit District.

Existing Policy Statement: Total area of the Gateway Commercial site shall be approximately 9.92ha (24.5 acres).

Amended Policy Statement: Total area of the Gateway Commercial site shall be approximately 7.07ha (17.5 acres).

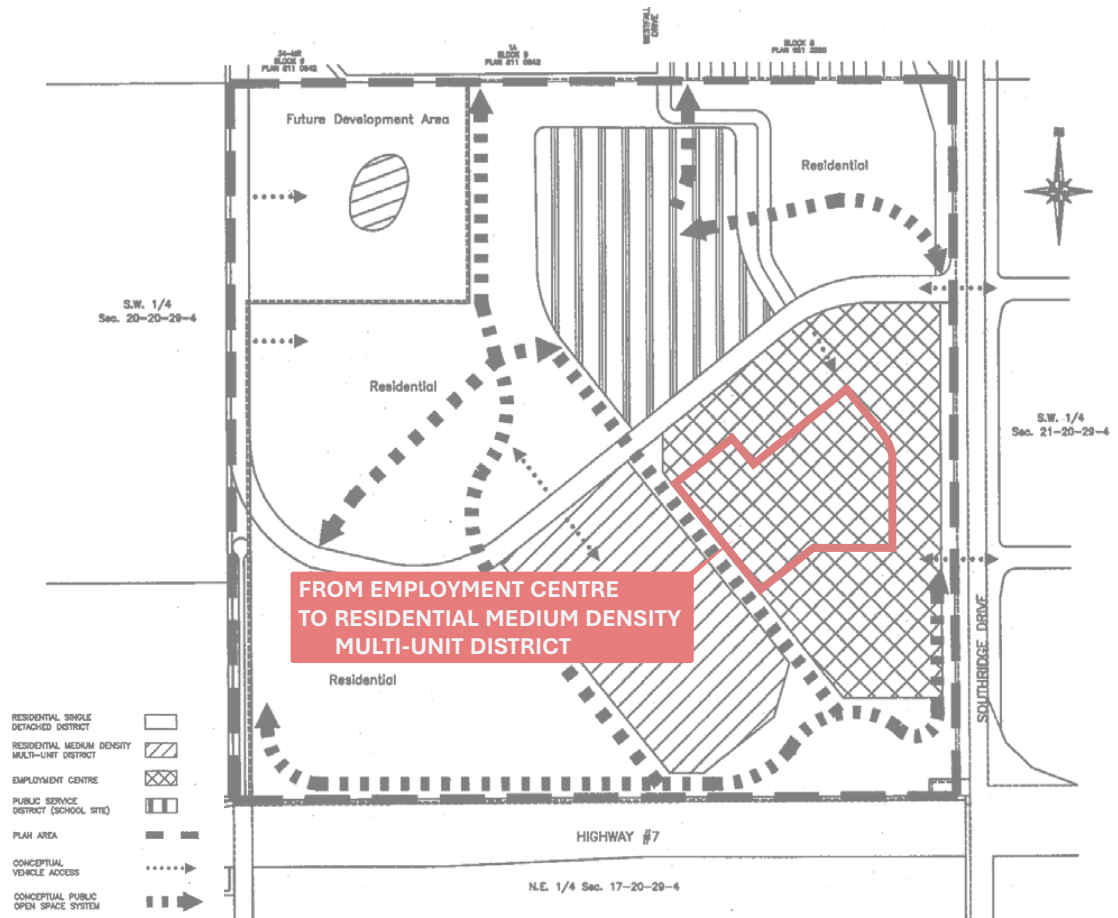


Figure 8. Southwest Okotoks ASP Development Plan

Policy Review & Rationale

Okotoks Housing Needs Assessment

The 2019 Okotoks Housing Needs Assessment (HNA) provides insight on the town's housing supply and offers recommendations on how to address current and emerging housing needs. The HNA estimated the population of Okotoks will increase to over 45,000 by 2041 which will require 75% more (+/- 17,500) households to accommodate growth.¹ Couple households are projected to grow the most in this time frame, more specifically couples without children.¹ Additionally, single-family homes currently make up 77% of the housing supply, creating significant need and opportunity to diversify housing in the community.¹

The proposed development will provide much needed multi-family housing in the form of townhomes and an apartment building in an established area. Townhomes and apartments are a desirable housing typology for couples without children, as well as couples with children, empty-nesters, and downsizers. The development would help meet the pressing need for increasing housing supply and diversifying housing while accommodating the changing population demographic.

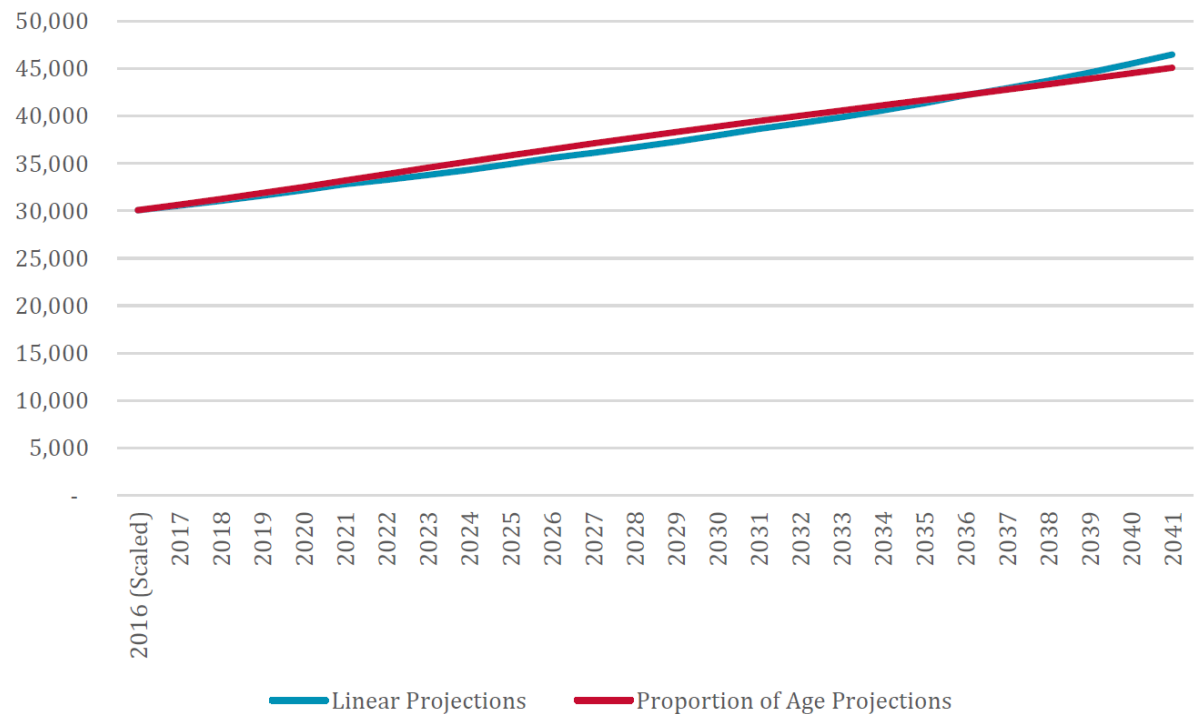


Figure 9. Okotoks Housing Needs Assessment Population Projections²

¹Okotoks Housing Needs Assessment, 2019, p. 40

²Okotoks Housing Needs Assessment, 2019, p. 35

Policy Review & Rationale

Okotoks Municipal Development Plan (MDP)

Okotoks' Municipal Development Plan (MDP) guides the long-term growth, connectivity, resource management, and land development within the community. The proposed development aligns with several policies from the MDP - Table B describes each policy and their relevance to the proposal.

Policy Number	Policy Description	Relevance to Proposal
1.1.1b	Focus growth to create a network of medium density, mixed-use urban nodes connected by active transportation routes, pathways, and support future transit.	The subject site is in a well-established area with surrounding residential and commercial uses, transportation corridors, parks, and pathways. The site is also within the Okotoks Transit service area. The proposed development provides medium-low density multi-family development in the form of townhomes and a low-rise apartment building.
1.1.2a	New residential and mixed-use neighbourhoods will be required to achieve a minimum overall (gross) density of 30 units per hectare (12 units per acre) over time. Proponents of new growth areas must demonstrate how the plan will increase from 8 units per acre to 12 units per acre by build out of the ASP in order to create more sustainable and compact neighbourhoods that support active transportation, local retail and public transit. These densities should be achieved by integrating a variety of housing types and densities throughout neighbourhoods including within mixed-use nodes.	The proposed development has an estimated density of +/- 36 units per acre which is comprised of townhomes and an apartment building.
1.2.2b	Prioritize growth in areas already serviced.	The subject site is located in Westmount, an established neighbourhood in south Okotoks. Existing servicing connections are readily available; however, additional water licensing capacity must be approved to facilitate the desired multi-family development.

Table B. Okotoks MDP Rationale

Policy Review & Rationale

Okotoks Municipal Development Plan (MDP)

Policy Number	Policy Description	Relevance to Proposal
2.4.1a	All new neighbourhoods must include a neighbourhood hub that allows most residents to access many of their daily needs within walking distance. Neighbourhood hubs must include a mix of uses, which may, at the Town's discretion, include residential, commercial, institutional, recreational, and other amenities.	The proposed development contributes to Westmount as a neighbourhood hub by adding multi-family units that are adjacent to daily amenities and services. Additionally, Westmount School is within walking distance as well as several community parks and pathways.
2.4.1b	90% of residences within a new neighbourhood should be no more than 800 metres from a neighbourhood hub, representing a comfortable 10-minute walk.	The proposed development contributes to Westmount as an existing neighbourhood hub that contains a variety of amenities and services.
5.1.1a	Developers of new neighbourhoods must demonstrate how their proposal addresses the diversity of housing need in the community with reference to the most recent Housing Needs Assessment completed by the Town.	The proposed multi-family development offers townhomes and apartment units which helps diversify the housing supply that is currently dominated by single-detached dwellings.
5.1.1b	Developers of new neighbourhoods must provide at least 40% of the total proposed housing as units other than single detached housing stock to meet the need for housing choice and affordability.	The proposed development will provide 100% of the housing as multi-family units.
5.1.3b	For projects seeking rezoning for residential development, require residential unit mix to meet needs in the community as per the current Town's Housing Needs Assessment.	The proposed multi-family development offers townhomes and apartment units which helps diversify the housing supply that is currently dominated by single-detached dwellings.

Table B. Okotoks MDP Rationale (continued)



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