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# Westmount

Land Use Redesignation Application - Public Information Session

November 21, 2024 | Viking Rentals Centre

LU24-06

02



# Development Process

Where are we and what are the next steps?

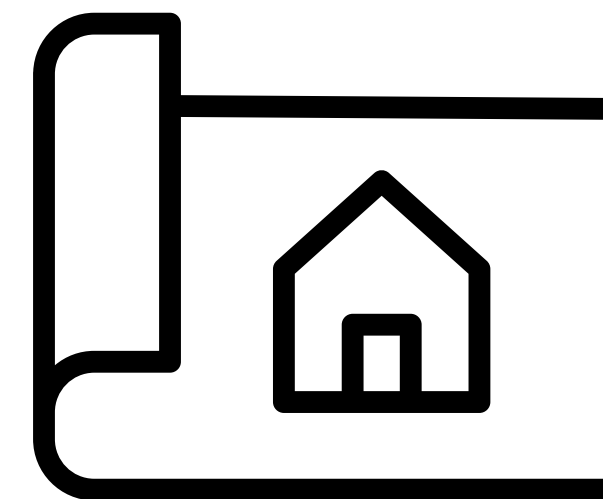
We are here



## Land Use Amendment

### Purpose:

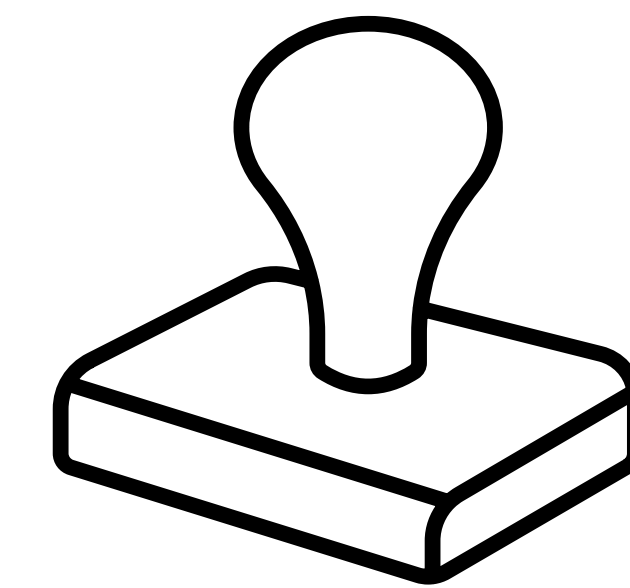
- Land Use districts regulate what is permitted on any given parcel of land, including but not limited to: uses, height, density, and setbacks.
- Land Use Amendments are reviewed by Town of Okotoks staff and external agencies before being referred to Council.



## Development Permit

### Purpose:

- The Development Permit stage is where details such as building design, tenure, and density are finalized.
- Development Permit applications typically require public engagement to share details of the proposed design.
- The Development Authority may approve a Development Permit if it complies with all relevant policies from the Land Use Bylaw, Area Redevelopment Plans, and Municipal Government Act.



## Building & Construction Permits

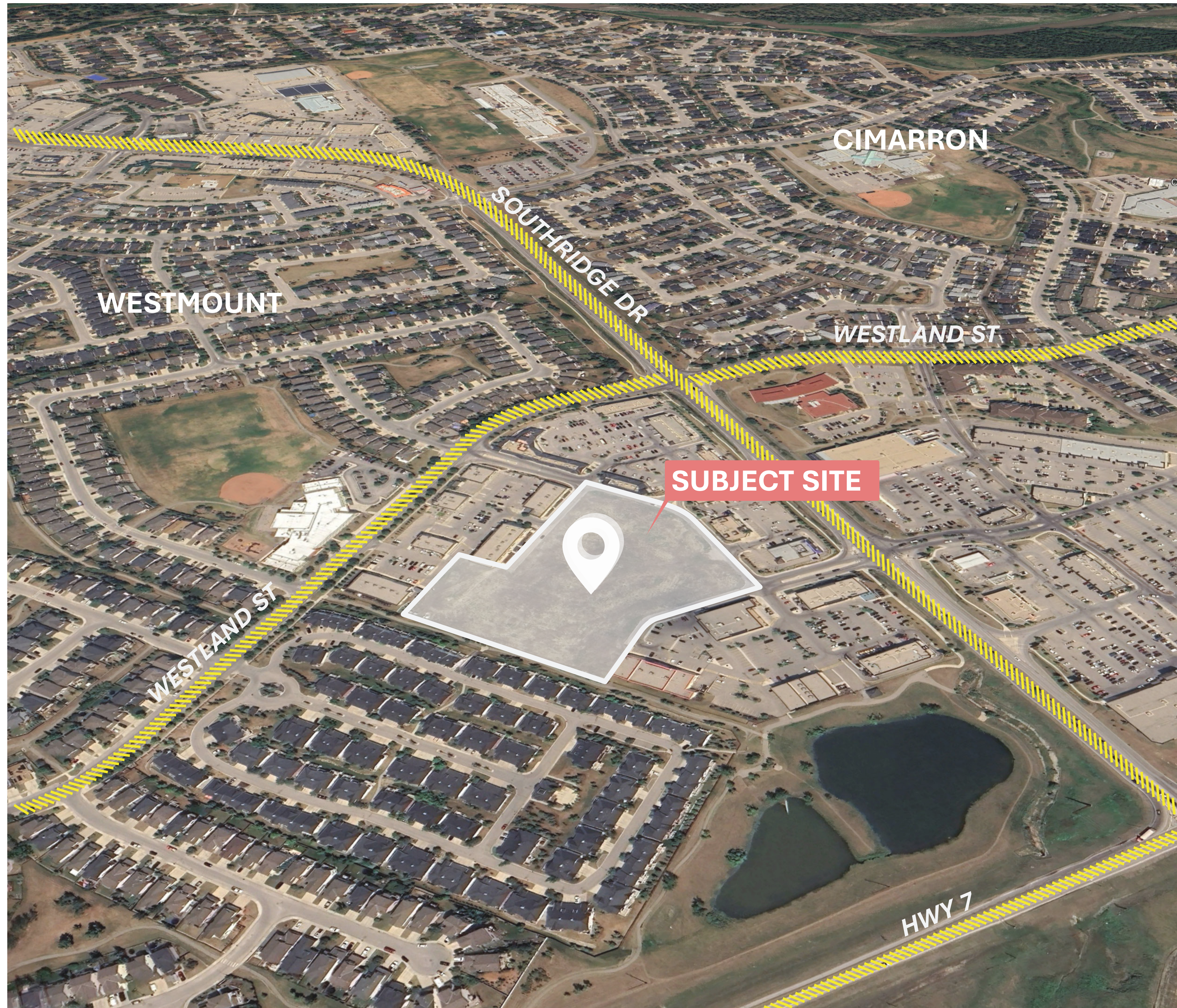
### Purpose:

- Several additional steps take place prior to when construction can begin, including but not limited to: issuing construction drawings, site stripping and grading, and receiving approval for a building permit.



# Application Overview

O2 is proposing to redesignate a +/- 2.85 hectare undeveloped parcel adjacent to Westmount Centre in southwest Okotoks.



The application proposes to redesignate 200 Southridge Drive in the neighbourhood of Westmount. The subject site is the remaining undeveloped parcel within the Westmount Centre commercial development area.

**Existing Land Use District: General Commercial**  
**Proposed Land Use District: Neighbourhood Core**

An Area Structure Plan (ASP) amendment is also required. The land use and ASP amendments are necessary to accommodate multi-family development on the subject site.



# Site Context

The subject site is surrounded by several natural and built amenities that improve livability and contribute to a complete community environment.



- Future residents will be able to quickly and easily access key commercial amenities for everyday needs within walking distance.
- 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.
- The subject site is within the Okotoks Transit service area, providing an option for future residents to utilize public transit to commute within the Town.

## Recreational Amenities

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

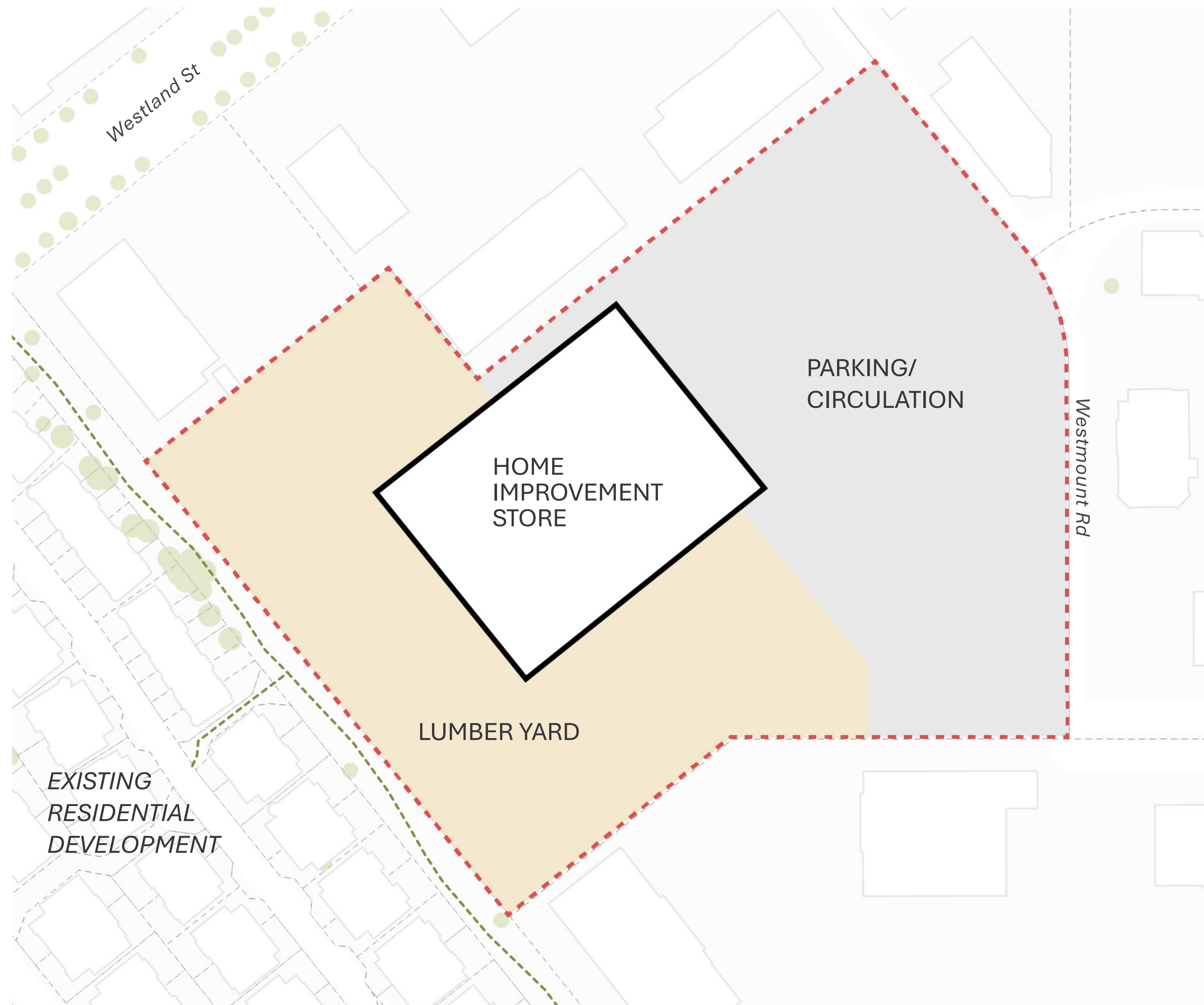
## Institutional Amenities

- 1 Westmount School
- 2 Okotoks Health and Wellness Centre



# Previous Development Concept

The subject site had a previous development proposal that was met with opposition in 2012.



2012 Schematic Plan

- The 2012 development concept proposed a Home Improvement Store on the subject site, which was met with opposition and ultimately failed to be approved.
- The west edge of the site was intended as a lumber yard that abutted existing residential development.
- Surface parking to support the hardware store comprised a large portion of the site concept.



East Elevation



West Elevation (facing the adjacent residential)



# Development Vision

The proposed concept offers a diverse mix of residential housing that contributes to the public benefit by increasing supply in a manner that complements the existing context.



Conceptual Site Plan

The image represents a scenario that **could** occur on the sites if the land use amendment is approved. Final design schemes will take place at the **Development Permit** stage.

## The proposed land use change:

- Responds to the need for more attainable multi-family housing in the market.
- Provides the site with new built forms that cater to a broader demographic, including young couples and empty-nesters.
- Diversifies available housing options near key amenities, services, and employment opportunities.
- Encourages efficient use of existing infrastructure.

 Apartment Building

 Townhome



# Development Vision

The development intention is to offer a thoughtful addition to the community with diverse housing options that support the evolving needs of Okotokians.



Conceptual Site Plan

The image represents a scenario that **could** occur on the sites if the land use amendment is approved. Final design schemes will take place at the **Development Permit** stage.

- The site can be divided into 3 areas that represent potential development phases.
- There are 3 site access points from Westmount Rd in addition to an emergency egress point.

	Area 1	Area 2	Area 3	Total
Site Area (Acres)	2.88	2.94	1.23	7.04
Housing Typology	Townhomes	Townhomes	Apartment	N/A
Storeys	3	3	Up to 5	N/A
Unit Count	74	80	77	231
Unit/Acre	25.69	27.21	62.60	32.81

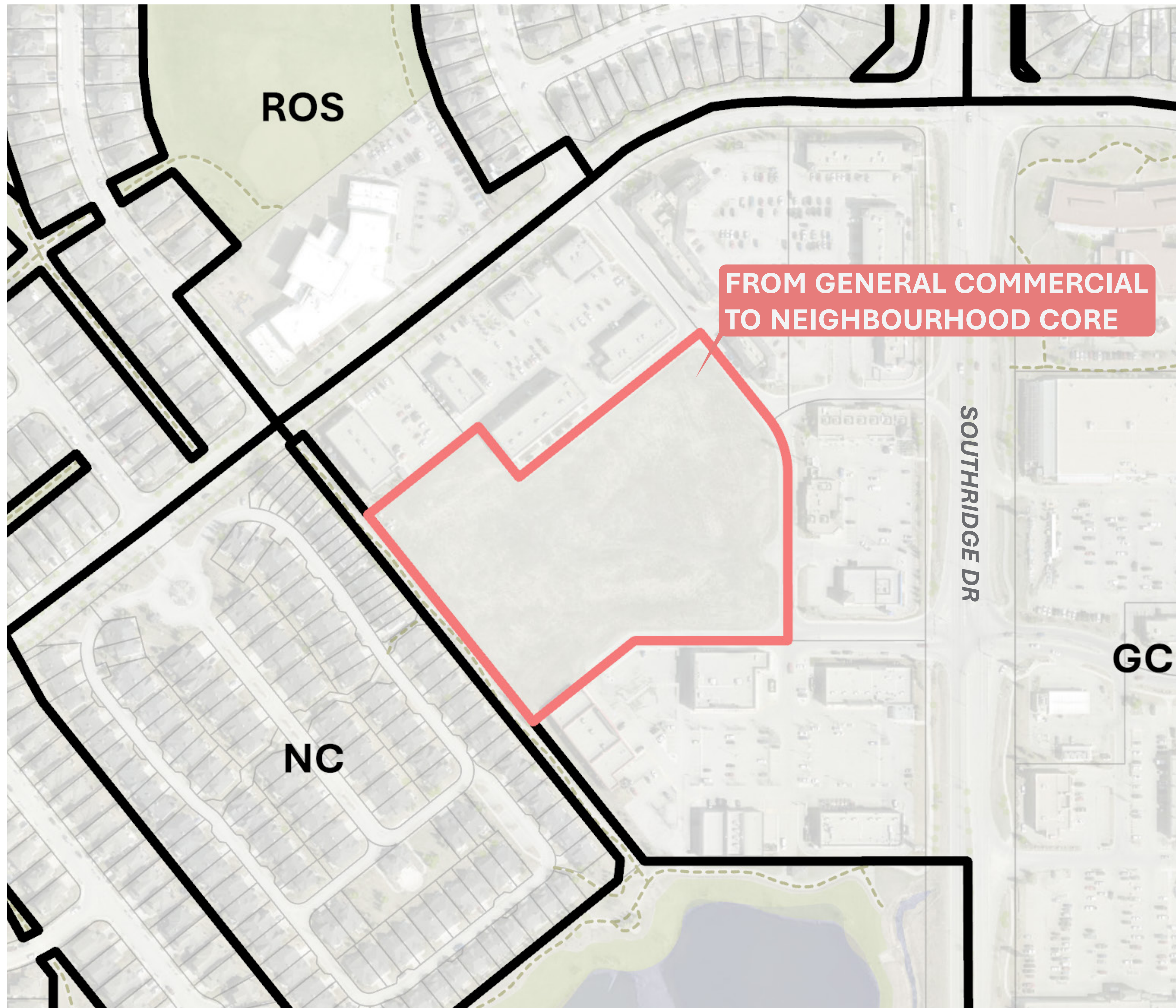
Preliminary Development Statistics Table

- ← Site Access Point
- Additional Emergency Egress



# Land Use Redesignation

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



**The application proposes to amend the existing land use to permit multi-residential development.**

**Current** Land Use: General Commercial (GC)

**Proposed** Land Use: Neighbourhood Core (NC)

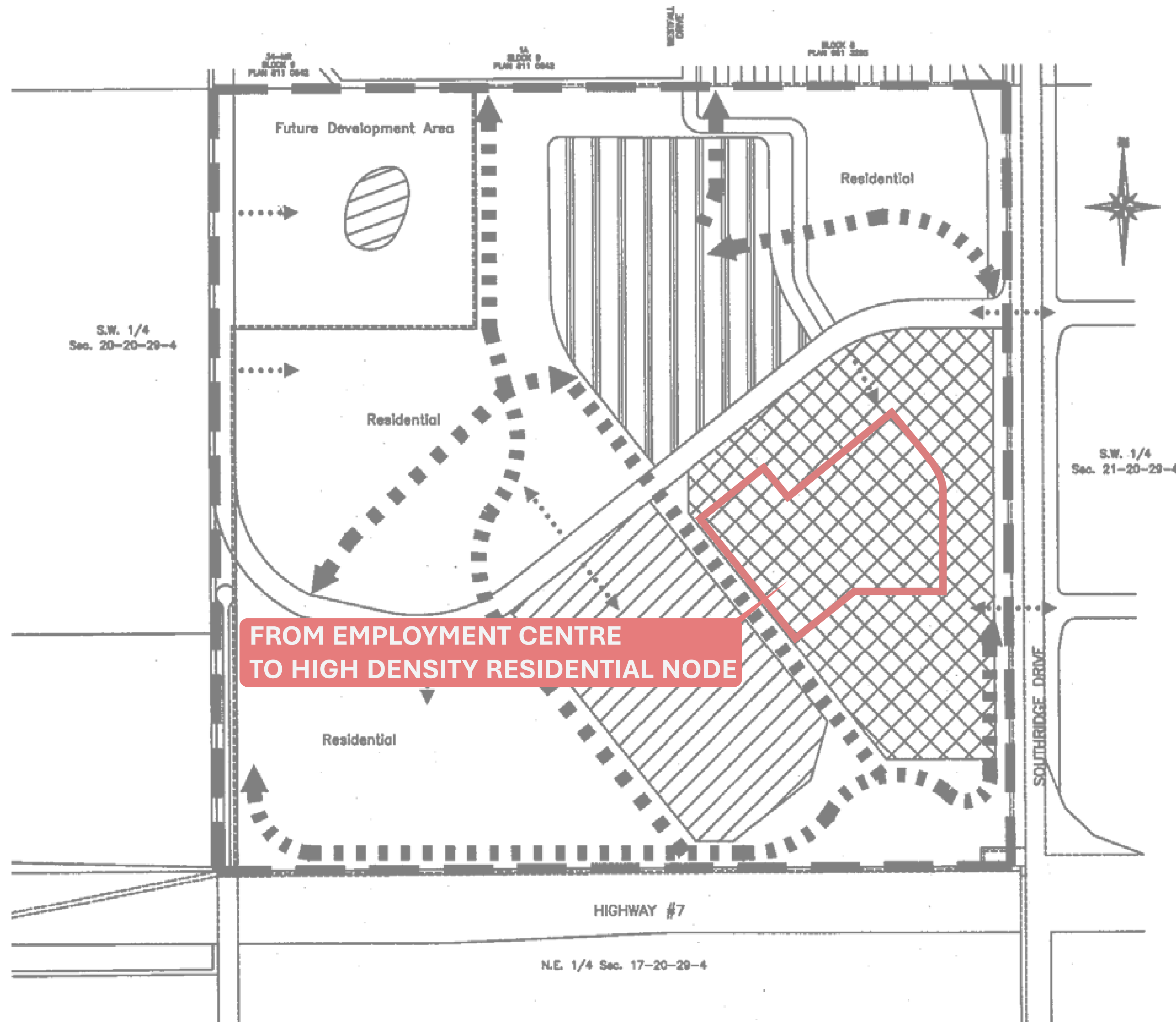
## Why is this necessary?

- The existing land use district (GC) does not permit dwelling units to be located on the ground floor of any development (2nd floor or higher only)
- The proposed land use district (NC) allows for dwelling units on the ground floor of a development, and up to 6 storeys in height, although the proposed development is only up to 5 storeys in height.
- The existing residential development immediately to the west is also designated NC. The NC land use district is supported by the Town of Okotoks to enable the proposed multi-family townhome/ apartment development on the subject site.










# Area Structure Plan Amendment

The subject site is identified as an 'Employment Centre' and proposed 'Commercial Gateway' site in the Southwest Okotoks Area Structure Plan (ASP).



Southwest Okotoks ASP Development Plan

- The Southwest Okotoks Area Structure Plan (ASP) provides a development framework for a +/- 160 area.
- 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 proposal.
- The project team is applying for an Area Structure Plan amendment to change the subject site from a commercial/employment centre to a high density residential node.

-  Residential Single Detached District
-  Residential Medium Density Multi-Unit District
-  Employment Centre
-  Public Service District (school site)
-  Plan Area
-  Conceptual Vehicle Access
-  Conceptual Public Open Space System



# Precedent Imagery

The Neighbourhood Core (NC) land use district permits a diverse range of multi-family development. The images below showcase what could be constructed on the subject site if the amendments are approved.



Apartment Precedent



Townhome Precedent

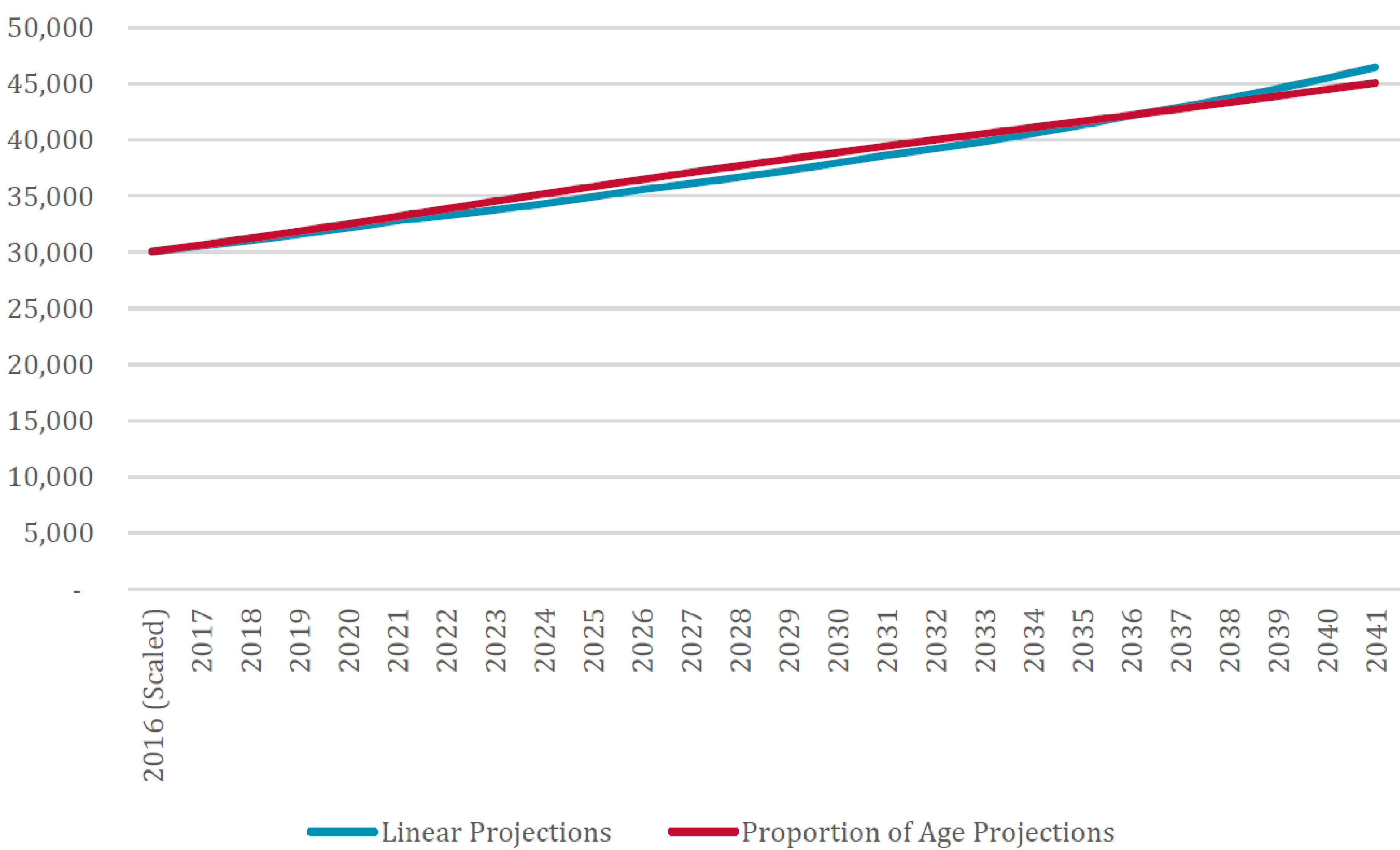


Townhome Precedent



# Policy Rationale

The proposed development aligns with policy direction from the Okotoks Housing Needs Assessment (HNA).



Okotoks Housing Needs Assessment Population Projections

- The Housing Needs Assessment estimated a population increase to over 45,000 residents by 2041 which will require 75% more households (+/- 17,500) to accommodate growth. Single-family homes currently make up 77% of the housing supply.
- Couple households are projected to grow the most, specifically couples without children.
- Townhomes and apartments are appropriate housing typologies for couples without children as well as empty-nesters and downsizers.
- The proposed development will provide much needed multi-family housing to accommodate population growth and diversity housing supply.



# Policy Rationale

The proposed development aligns with policy direction from the Municipal Development Plan. The table below describes policies 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.
1.2.2b	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.
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.



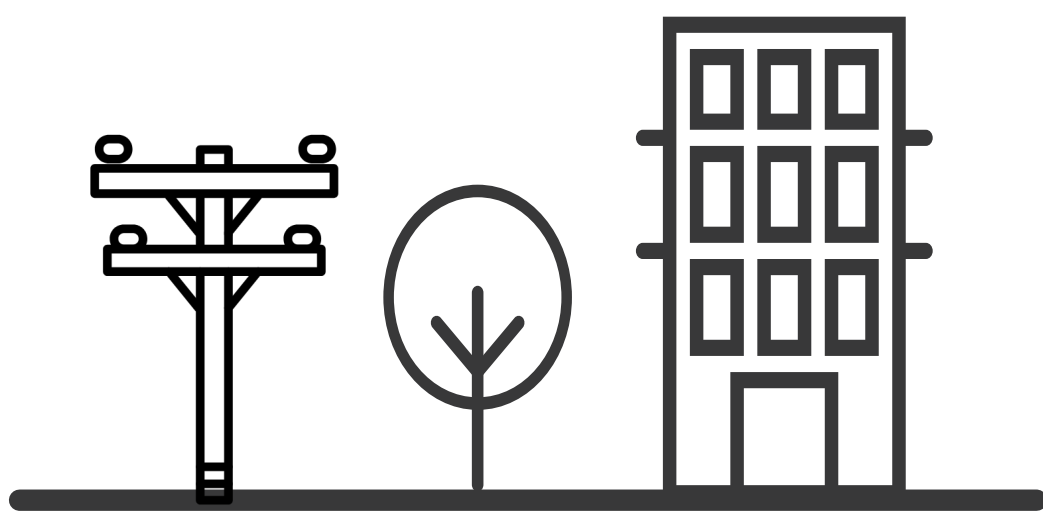
# Application Summary

The proposed land use redesignation seeks to amend the existing commercial land use district in favour of a residential district to facilitate a multi-family development. The redesignation is necessary to facilitate the development vision for this parcel.



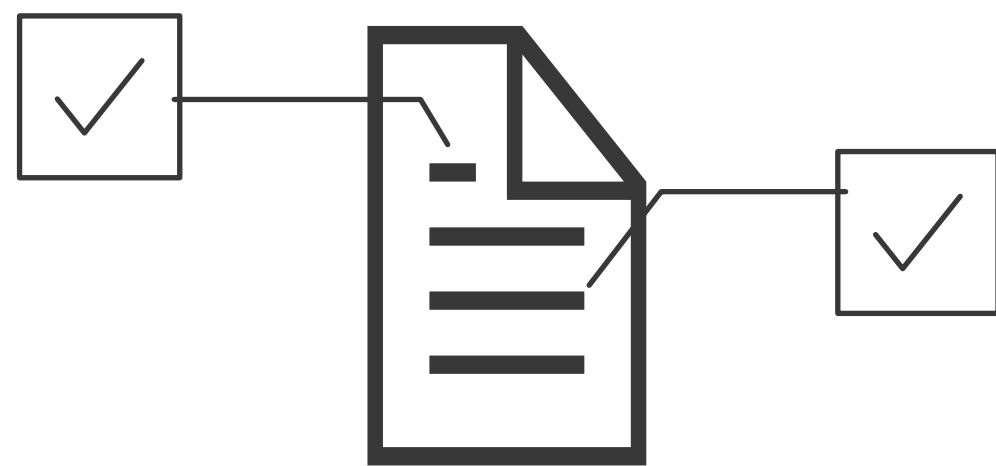
## Diversifies Available Housing

Diversifies residential offerings in proximity to existing transit and key amenities.



## Utilizes Existing Infrastructure

Increasing available housing supply on undeveloped land near existing utility and transit infrastructure.



## Consistent with Okotoks Planning Policies

Aligning the site with policy intentions as a multi-family development, and through a land use amendment responding to the significant potential for the area.



# Outreach Strategy & Project Timeline

## Tactics

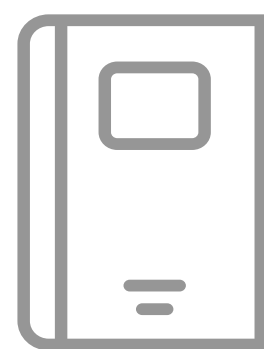


Postcard  
Circulation

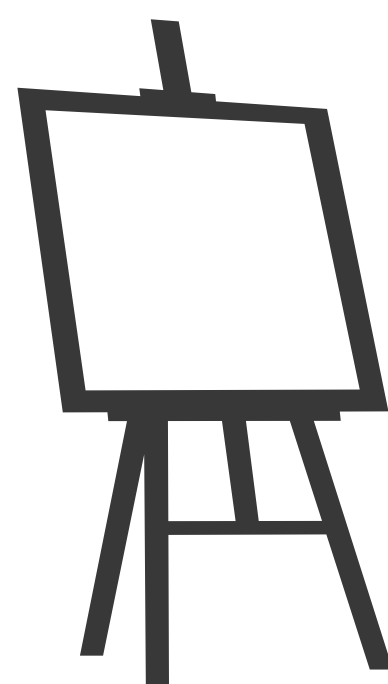


Community  
Information Session

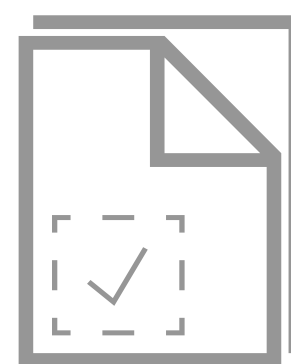
## Timeline



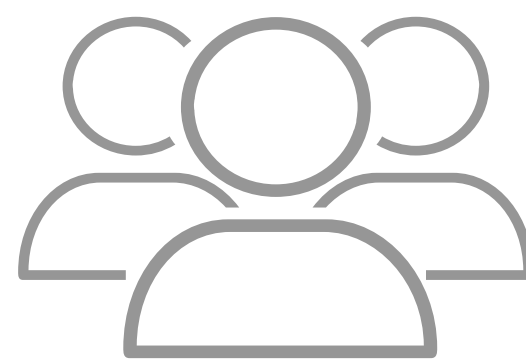
Fall 2024  
Land Use  
Application  
Submission



Fall 2024  
Community  
Engagement



Fall 2024/Winter 2024  
City Circulation &  
Application Review



Winter 2025  
City Council Public  
Hearing & Approval





# Share your thoughts!

1. **Grab** a sticky note from the table below.
2. **Write** your thoughts about the land use redesignation.
3. **Stick** your note to this board!