

# Applicant Outreach Summary

## **Project Overview:**

O2 is proposing to redesignate 200 Southridge Drive in the neighbourhood of Westmount to enable a multi-family development consisting of an apartment building and townhomes. 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. This application requests to redesignate the site from General Commercial (GC) to Neighbourhood Core (NC). The proposed NC designation allows for a flexible multi-family development that offers new housing supply in proximity to schools, commercial amenities, and regional transportation corridors. An Area Structure Plan (ASP) amendment is also required to facilitate the desired development.

## **Outreach Strategy**

O2 implemented an outreach strategy to share details of the proposed land use redesignation and ASP amendment and receive feedback from interested stakeholders. The following engagement tactics were implemented:

- Postcard Circulation
- Public Information Meeting

## **Postcard Circulation**

Approximately 300 postcards were distributed to neighboring residents surrounding the subject site. The postcards outlined the proposed applications, public information meeting details, and the project team's contact information. The project team received an email from a community member interested in purchasing a future condominium unit. No other comments were received through the postcard circulation.

## **Public Information Meeting**

*November 21, 2024*

On Thursday November 21, the project team hosted a public information meeting in the Provincial Room at the Viking Rentals Centre. A series of information panels were displayed in the space and offered an overview of the proposed development and associated applications. The public information meeting was attended by 21 community members. The project team provided contact information to community members who wanted to be kept updated on the project.

## What We Heard

The main comments outlined during our Public Outreach included:

- Curiosity about how to invest in the proposed condominium
- Support for the proposed development as a multi-family offering
- Support for the proposed development as an alternative to the original hardware store proposal
- Concern about the interface between the proposed development and adjacent townhomes to the west/southwest
- Curiosity about the serviceability and subdivision of the development
- Interest in seeing the condominium being seniors-focused housing
- Appreciation for not having a drive-aisle against the west property line and support for a greenbelt/walking path on this edge
- Appreciation for the general decrease in height and density moving west along the transect
- Concern about potential impacts on school catchments
- Interest in the land being dedicated as a conservation area and how development would impact wildlife
- Curiosity about the choice for building height that exceeds 3 storeys
- Curiosity about what conversations have taken place between the project team and surrounding businesses

### Additional Comments:

Project:

Event:

Date: NOV. 21, 2024

### Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below or scan/email to: [development@o2design.com](mailto:development@o2design.com)

Name	WENDY MOSELEY
Email Address or Phone #	[REDACTED]
Organization + Title (If Applicable)	
Initials*	[REDACTED]
<small>*I consent to be contacted about the future events related to the project</small>	

### Additional Comments or Concerns:

- ① Interested in knowing how you are going to keep residents updated.
- ② How can we provide feedback / good or bad?
- ③ Why do you need to do 3+ floors.
- ④ What consideration / talks have taken place re. wildlife - how it impacts it.
- ⑤ Why can't you simply make the land a conservation area?
- ⑥ Have you reached out to Businesses, what is their feedback?

### Additional Comments:

Project:

Event:

Date:

### Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below or scan/email to: [development@o2design.com](mailto:development@o2design.com)

Name	Tara Belland
Email Address or Phone #	[REDACTED]
Organization + Title (If Applicable)	[REDACTED]
Initials* <small>*I consent to be contacted about the future events related to the project</small>	[REDACTED]

### Additional Comments or Concerns:

The green space + walking paths are the best feature Okotoks has! Please ensure a wide greenbelt on the walking path side + shared green spaces would be very appreciated.

21p

## Sign-In Sheet

Project: Westmount Okotoks (LU24-06)

Event: Public Information Session – Viking Rentals Centre

Date/Time: November 21, 2024 – 6-8pm

Name	Address	Email Address	Phone Number
Doreen Watson			77
Stephen Bricholb			
Vaughan Henning Tara Bedford			
Kathy Bailey			
* WENDY MOSELEY			59
PAUL MOSELEY			
LES & JOYCE SNEHL			650
Patti Weaver			

Name	Address	Email	Phone
	Doug Seinfeld		
	Colton Nickel		
Leah Spurway			
Colin Hughes			
Wayne Perhalagon			
Randy Cokerill			
Elliott Salmon			
Paul Salmer			