

RE: Bylaw 08-25  
Attention: Legislative Services

I am sending this email to express my opposition to amend Bylaw 08-25 to redesignate approximately 7.04 acres of Lot 11, Block 1, Plan 051 3261 from general commercial or senior living to multi-residential land use.

I am an owner in the Tucker Circle community and I did my due diligence before I purchased my residence that backs onto the proposed development. The original proposal for that piece of land was more senior designated housing and some commercial which is in keeping with the already established community surrounding that parcel. The increase from the original proposed number of units (approximately 160 units) of senior living, to approximately 390 units of multi-residential that includes buildings of 5 stories high, is a huge increase from the original designated plan.

I would also like to express my doubt that there is anywhere near 7 acres of land as is stated in the Bylaw. There is more accurately approximately 5 acres. If the residences occupy an average of 4 people per residence, at 390 units, that is a potential for 1560 people in a 5 acre area that also must allow for roadways and sidewalks I presume. I have been informed at there is limited parking planned.

This is not a case of NIMBY (Not In My Back Yard). It is a case of an extreme increase of the original plan laid out by the Town of Okotoks planning department which is what residents have to base decisions on before making a purchase. A 25 - 50% increase in proposed units overtime would be expected and tolerable. This is a 244% increase to the original plan.

The benefit of this enormous increase to the proposed use of the parcel of land is only for the town to increase their tax base and for the developers to maximize their profits. In my opinion this decision for the land use totally disregards the investment of the current owners adjacent to this development.

In closing, in a country with the second largest land mass in the world, stacking people on top of each other in the name of monetary gains is not only completely unnecessary, it is not humanitarian. People in densely overpopulated areas are more prone to violence and crime. I haven't even touched on the obvious concerns of fire.

Please reconsider the density of this proposed development for the enjoyment and safety of everyone concerned. Thank you for your time and attention to this matter,  
Regards,

Patricia A. Hauser

[REDACTED]

T1S 2J7

[REDACTED]

**CONCERNED HOMEOWNERS – TUCKER HILL CONDOMINIUM CORPORATION**

<sup>25</sup>  
**Bylaw 8-12 Amend Land Use and,**

**Bylaw 12-25 Amendment to Re-Zone Area Structure Plan in Southwest Okotoks**

I am voicing my opposition to the above-mentioned Bylaws for the vacant lot directly east of Tucker Hill. The residents of Tucker Hill have had no direct communication about this Amendment until we received the letter from Town of Okotoks dated March 11, 2025.

The proposed zoning change amending the density from 160 dwelling units to 391 non-single detached, non tradition housing units is opposed on the basis of significant congestion by introducing 600 – 800 additional vehicles into a 7 acre parcel, significant parking issues in the Area, negative impact to the Westmount Centre business parking: increased traffic on Westland Street, at Westmount School, along Westmount Rd, as well as Southridge Drive from Westland Street to Highway 7.

Most concerning is the significant negative impact to property values for at least 30 Tucker Hill Condominium homeowners and the proximity of 3 storey townhouses looking down onto their properties.

Town of Okotoks Bylaw 22-02 was passed to allow "Multi-unit residential including Senior Citizen Campus and Commercial in their entirety. This significant increase in density in the center of an already fully developed Commercial area brings into question its feasibility and the many negative impacts this high density will create.

In addition, owners within the Area Structure Plan require ask the Town Council to provide:

1. Bylaw 12-25 is very confusing regarding the size of the land being re-designated and would like confirmation of the size of the affected change area.
2. Details on what the "transportation impact assessment entails and if this would be completed before any new development is approved.

**NAME:** PATRICIA A. NAUSER

**ADDRESS:** [REDACTED] TUCKER CIRCLE

**CONTACT INFO (EMAIL/PHONE NUMBER):** [REDACTED]

**SIGNATURE:** [REDACTED]

**DATE:** APRIL 6, 2025