

Donald & Janet Clements

[REDACTED]

Okotoks, AB T1s 2J7

April 5, 2025

Town of Okotoks

RE: Bylaw 08-25 and Bylaw 12-25

As adjacent landowners affected by any changes made under the above bylaws we want to put our observations on record.

We are opposed to both of these bylaws as presented and request that they not be approved.

The redesignation from Commercial to some form of residential zoning has some merit but **definitely not** as indicated in Figure 5 to become a "High Density Residential Node,"

The proposed number of residential units to be increased from 160 to 391 for the specified lot is absolutely unreasonable. That is an increase of 231 units! It appears that Bylaw 12-25 redraws the area under consideration in order to make this possible by using averages for the entire area. The approximately 2.85 hectares is far too small for the number of units proposed. This is totally out of proportion with the original planning for this area of the Town of Okotoks. Original allowances should be "grandfathered in" for any current development.

The previously approved commercial design included significant green areas which are the norm for the Town of Okotoks. A change to residential zoning should include at least an equal amount of green area and probably more green area in consideration of the wellbeing of future residents, especially children.

The required traffic study should clearly show that the proposed density of residential units is far beyond what is desirable and safe. The existing streets that connect the lot under consideration with the nearest traffic thoroughfares are totally inadequate to support the proposed number of units. This would be regretted for many years to come.

Town Council should be more transparent and make available to details of the proposed development to adjacent residents before any approval is given. What is the actual number of units? How many stories, how high will the structures be? Reasons should be given for the proposed changes to green areas, public right of ways and pathways.

We are very disappointed in our Town Council. We did not elect you to change the Okotoks that we chose to make our home.

Sincerely,

Donald and Janet Clements

CONCERNED HOMEOWNERS – TUCKER HILL CONDOMINIUM CORPORATION

**Bylaw 8-²⁵12 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.

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SIGNATURE: [REDACTED] [REDACTED]

DATE: April 6, 2025