

Colton Nickel

From: Donna Eon <[REDACTED]>
Sent: Saturday, April 5, 2025 6:04 PM
To: Colton Nickel
Subject: Fw: Bylaw 8-25 Opposition to Proposed Land Use Bylaw Amendment

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Attention: Legislative Services

I am writing to express my strong 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 urge you to reconsider this proposal.

As a resident of Tucker Circle, I am concerned that this change will negatively impact our community and the existing character of our area.

Specifically, I am concerned about:

1. **1. Increased traffic and congestion.** The proposed increase in housing density will inevitably lead to more vehicle on our streets making it difficult for residents to safely navigate our neighborhood. Constructing 390 units could add more than 1500 people to a very small area, an enormous increase to what was originally planned.
2. **2. Increase in density.** The proposed change will alter the character of our neighborhood, transforming it from a quiet, safe and friendly community into a congested living area. It will potentially increase the noise and decrease the privacy and safety of those living nearby as the development will overlook many of the houses on Tucker Circle. Lack of parking space will also be an issue.
3. **3. Strain on infrastructure.** The proposed changes will strain our limited infrastructure such as schools, water supply, safety, and medical systems which are already struggling to meet the needs of our current population. Currently, we do not have a hospital or 24-hour urgent care, and our fire protection services are maxed out.
4. **4. Impact on Property Values.** I am concerned that this change will negatively impact property values in our area. It will benefit the developer but not our community.

I urge you to prioritize the needs and concerns of the existing residents and protect the quality of life in our community. Please feel free to contact me to discuss these concerns further.

Thank you for your time and consideration.

Sincerely,

Donna Eon

[REDACTED]

Okotoks, AB T1S 2J7

[REDACTED]

[REDACTED]

CONCERNED HOMEOWNERS – TUCKER HILL CONDOMINIUM CORPORATION

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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: Donna Eon

ADDRESS: [REDACTED] Tucker Circle, Okotoks, AB T1S 2J7

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

SIGNATURE: [REDACTED]

DATE: Apr 6/25