

# 800 – 200 Southridge Drive Public Hearing

**To:** Town of Okotoks Mayor and Council  
**From:** Brian Horton (O2)  
**CC:** Mayor Tanya Thorn; Councillor Oliver Hallmark; Councillor Ken Heemeryck; Councillor Gord Lang; Councillor Brent Robinson; Councillor Rachel Swendseid  
**Date:** 2025-04-10  
**Re:** **800 – 200 Southridge Drive Land Use Redesignation and ASP Amendment Public Hearing**

Dear Mayor and Members of Council,

In light of recent public interest, we are writing to offer information about our Land Use Redesignation and ASP Amendment application. We are happy to meet and discuss questions or concerns about the application anytime today or this weekend ahead of the Public Hearing on Monday, April 14.

O2 is proposing to redesignate 800 - 200 Southridge Drive in the neighbourhood of Westmount from General Commercial (GC) to Neighbourhood Core (NC). This land use redesignation will enable multi-family housing development on this site. 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. O2 has collaborated with the Town of Okotoks Planning Staff over the past several months and has received staff support for the application.

## Application Summary (LU24-06)

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

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

**Proposed Maximum Height:** 6 storeys

## Site Context

The subject site is a +/- 2.85 hectare undeveloped parcel adjacent to Westmount Centre in southwest Okotoks. The parcel is primarily surrounded by commercial amenities.

- To the east is commercial development, single-family and multi-family development in the neighbourhood of Cimarron.
- To the south is commercial development, Highway 7, and future development land.
- To the west is townhouse and low-density residential development within the neighbourhood of Westmount.
- To the north is commercial development, a community school, and single family residential.
- The subject site has direct access to Southridge Dr (Highway 2A) which provides connections to Highway 2 and 7.

## Development Vision

The development concept:

- Introduces diverse and attainable housing
- Efficiently uses existing infrastructure
- Leverages nearby parks and schools
- Connects to the trail network and bolsters the tucker parkway on the edge of the site
- Supports local businesses by introducing new residents to the area in close proximity to commercial centres

- Respects the existing built context to the west by providing the same building typology and proposed land use



## Policy Alignment

The proposed development aligns with policy from the Town of Okotoks MDP and Housing Needs Assessment by:

- Focusing growth in a well-established area with existing servicing, contributing to creating an urban node (1.2.2b, 1.1.1b)
- Developing within an neighbourhood hub adjacent to commercial uses, pathways, and a short walk to schools (2.4.1a, 2.4.1b)
- Achieving a density of 36 UPA, comprised of multi-family building typologies including townhomes and an apartment (1.1.2a)
- Providing 100% of the new proposed housing as multi-family that meets the objectives of the Housing Needs Assessment (5.1.1a, 5.1.1b, 5.1.3b)

## Community Engagement

O2 implemented an outreach strategy to share details of the proposed land use redesignation and ASP amendment and receive feedback from interested stakeholders. 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 3 emails from community members interested in the project - no negative feedback was received.

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.

We are happy to meet to answer any questions or address concerns prior to the Public Hearing on Monday, April 14.

Thank you,



Brian Horton MCIP, RPP  
Principal, Urban Planner

