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From: Theresa White <[REDACTED]>
Sent: Monday, April 13, 2026 9:03 PM
To: LegislativeServices
Subject: Bylaw 08-26

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Dear Mayor and Council,

I am writing to formally express my concerns regarding the proposed Neighbourhood Core development within D'Arcy Phases 12 and 19 in D'Arcy Ranch, directly across from my home.

While I understand that growth is part of Okotoks' long-term planning, I am deeply concerned that the scale and intensity of this proposed higher-density development may create significant safety, infrastructure, and livability impacts for existing residents.

My concerns are as follows:

1. **Traffic and Pedestrian Safety**

An elementary school is currently being built across from this proposed development, with a high school to follow nearby, with which already significantly increases traffic volumes, pedestrian activity, and the number of children walking and cycling in the area. Adding a higher-density Neighbourhood Core development in this same location will further increase vehicle traffic, turning movements, delivery vehicles, and visitor parking.

This raises serious concerns for pedestrian safety, particularly for children and families navigating the area before and after school hours. The intersection of D'Arcy Boulevard and D'Arcy Ranch Drive is already a concern. In the three years that we have lived here, there have been several traffic accidents and numerous close calls at this corner. The current road configuration and traffic patterns already present safety challenges, and increased density in this location will likely worsen those risks.

2. **Parking and Spillover Impacts**

Neighbourhood Core developments often underestimate resident and visitor parking needs. I am concerned that insufficient on-site parking could result in overflow parking onto surrounding streets, creating congestion, visibility issues at intersections, reduced access for emergency vehicles, and additional challenges during winter snow clearing.

3. **Privacy, Building Scale, and Neighbourhood Compatibility**

As a resident living [REDACTED] from the proposed development, I am concerned about the scale, height, and massing of future buildings. Without appropriate limitations and design controls, this development could create significant privacy concerns, shadowing, overlooking into homes and yards, and a loss of the open residential character that current homeowners reasonably expected when purchasing in this area.

4. Drainage and Flooding Concerns

Another significant concern is drainage and stormwater management. During heavy summer downpours—which are frequent in this area—the intersection of D’Arcy Boulevard and D’Arcy Ranch Drive already experiences substantial pooling and roadway flooding. Given these existing drainage issues, I am very concerned that additional hard surfaces, roads, and building density could worsen runoff and create greater flooding risks for nearby roads, intersections, and adjacent properties. A comprehensive stormwater and drainage review should be required before any approvals proceed.

5. Buffering, Setbacks, and Landscaping

A development of this nature should include meaningful setbacks, mature landscaping, and buffering measures to protect nearby homes from increased noise, overlooking, traffic impacts, and visual intrusion. I strongly urge Council to require substantial transition measures between higher-density development and existing low-density homes.

6. Construction and Livability Impacts

Construction of a higher-density project will also create significant temporary disruption, including noise, dust, heavy vehicle traffic, and access issues. A detailed construction management plan should be required to minimize impacts on nearby residents.

I respectfully ask Council to carefully consider the direct and cumulative impacts this proposal may have on surrounding homeowners and families. Specifically, I urge Council to:

- carefully review traffic and pedestrian safety impacts, especially in relation to the future school;
- limit building heights and density to ensure compatibility with surrounding homes;
- require increased setbacks, landscaping, and privacy buffering.
- require an updated traffic impact assessment for D’Arcy Boulevard and D’Arcy Ranch Drive;
- ensure adequate parking and traffic mitigation measures;
- require a comprehensive stormwater and drainage review;

As residents who live [REDACTED] this proposed change, we are already experiencing traffic and drainage challenges. I strongly encourage Council to prioritize safety, infrastructure capacity, and neighbourhood livability before approving further readings or future development applications.

Thank you for your time and consideration.

Sincerely,
Theresa White