

Land Use Bylaw Rewrite: What We Heard Summary

What is the Land Use Bylaw?

The Land Use Bylaw regulates the use and development of land and buildings within the Town of Okotoks. The Land Use Bylaw is the guiding document for Council and staff when making decisions about land use and development, and is used to carry out the vision and policies of the Municipal Development Plan, which is the primary long range planning document that establishes a holistic vision and guides overall growth and development of the Town.

Timeline



How We Engaged

From **January 20 to February 14, 2020** the Okotoks Land Use Bylaw Re-Write project received insights and feedback from **469 participants**. The engagement process was implemented to ensure Okotoks residents, workers and visitors could share their input on the use and development of land and buildings to guide how the Town should grow.

The engagement process used three distinct tactics for connecting with this audience, these include: pop-up engagement events, an online survey and community workshops.

Pop-Up Engagement: 123 participants via Eco Centre, at the Pason Winter Walk Day, and the Recreation Centre

Online Survey: 286 participants, live for over 3 weeks

Community workshops: 60 participants across two youth workshops (Westmount School and St John Paul II Collegiate) and one Community Workshop at Pason Centennial arena

What We Heard

Amenities

The top three preferences for services and amenities residents want within a 10 minute walk of their home were:

- **71%** said 'Parks or Green Spaces'
- **51%** said 'Coffee Shops'
- **44%** said 'Restaurants'

Housing

The top five most supported types of housing forms were:

- Single detached - **71% agree or strongly agree**
- Side by side duplex - **71% agree or strongly agree**
- Bungalow Court - **68% agree or strongly agree**
- Live-Work - **61% agree or strongly agree**
- Townhouse - **57% agree or strongly agree**

Commercial

The top five most supported types of commercial developments were:

- Market-style retail - **80% agree or strongly agree**
- Neighbourhood Commercial - **66% agree or strongly agree**
- Vertical mixed-use - **64% agree or strongly agree**
- Office building - **60% agree or strongly agree**
- Pop-up retail - **54% agree or strongly agree**

Parking

The parking change options, from most to least support were:

1. Sharing parking spaces between different businesses or buildings
2. Designing parking areas to be user friendly for cycling and walking
3. Allowing for more street parking
4. Reducing parking requirements for commercial development
5. Reducing parking requirements for developments with both residential and commercial uses
6. Limiting the size of parking lots
7. Reducing parking requirements for residential development

Industrial

For industrial uses, respondents were split as to whether they agreed that all industrial areas should allow for a mix of uses including commercial and institutional developments. Most respondents agreed the Town should add opportunities for more institutional uses or more business uses to exist in other areas of town, such as a private recreational use.

Big Ideas



Workshops

A mix of opinions surfaced for how to design future neighbourhoods. Common themes included:

- A mix of commercial and residential uses across communities
 - Yet most clustered like-forms of housing
- A 3-5 storey building height maximum
- Decentralizing green spaces across the community
- Many used a step-back approach to their design to enhance density without having impact on the street level

Next Steps

The project team will now fold these findings into their assembly of best practices and technical research, to draft policy direction for the Town. The team will be back out in the community in the Fall of 2020 to review and validate the policies with local residents and businesses.

Thank you to those who participated! For more details on the project and to get involved visit www.okotoks.ca/LUB2020.