



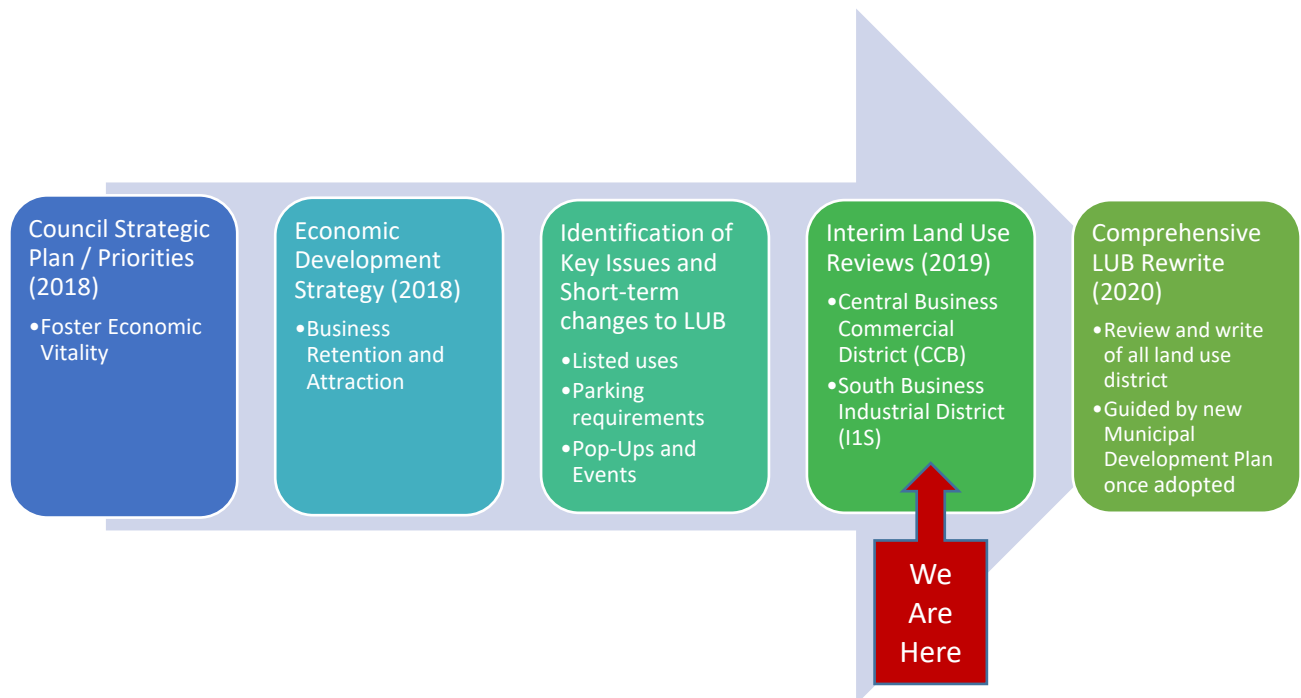
What We Heard Report

CCB Central Business Commercial District Survey

Introduction

The CCB District was identified as one of two key business-focused districts for review as part of the current initiative to increase business retention and expansion under the 2019-2020 Economic Development Implementation Plan. The other district, being the South Business Industrial District (I1S), is addressed in a separate what we heard report.

The proposed amendments to the CCB district are part of a larger journey to improve the Land Use Bylaw, better support economic outcomes, and align with new strategic direction of Council.



Online Survey

Administration provided public participation opportunity for residents and business owners/operators to share their thoughts on the proposed amendments to the CCB district through an online survey, which was available from June 6 to June 21, 2019. Additionally, a public open house was held on June 13, 2019 from 5:30 p.m. to 8:00 p.m. in Council Chambers.

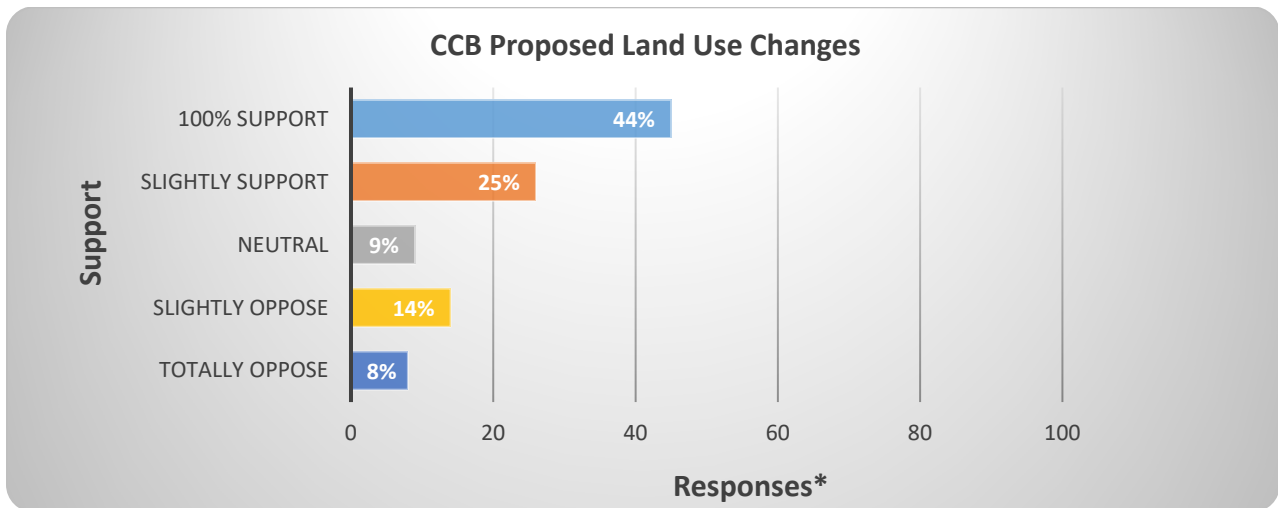


Q1. Do you agree with the proposed changes to add the following uses to the permitted use category of the CCB?

- Amusement Arcades (currently a discretionary use)
- Boutique Manufacturing (new use)
- Community Markets (new use)
- Convenience Stores (new use)
- Flea Markets (new use)
- Pet Care Services (currently a discretionary use)
- Retail Cannabis Store (currently a discretionary use)

What is the Intent of this proposed change?

- Provide more certainty for uses that are permitted and reduces requirements for development permits.
- Additional opportunities for new and expanded businesses.
- More opportunities for special events, markets and marketspaces for artisans.



**There were 102 responses to this question*

Q1 Comments:

- Not sure about the amusement arcade. Also not sure what is meant by "convenience store". We don't need any more dollar store replicas.
- There's more than enough liquor stores in Okotoks.
- We don't need more cannabis stores, nail bars, liquor stores, pizza places or gyms. We don't need an amusement arcade. A market and unique stores that would attract people to shop locally would be good.
- No to the idea of more liquor/cannabis stores.. we don't need more. But I like the idea of markets, a book store would be great, like the arcade idea too



- Not sure we need more liquor and cannabis locations. I'm sure we can think of something else. Shoe store? Book store? Children's clothing other than Osh Kosh or Walmart.
- Yes, no more liquor or Cannabis stores! Sheesh, how many does 1 town need?? Something for kids, like the arcade idea, or a market also would be well utilized by many residents.
- We don't need more Cannabis or Liquor stores. Not sure we need more convenience stores either. Arcade would be nice, and markets...
- Great Selection
- Cannabis store should be left out of the area
- Hard to vote on this as you are asking for 7 items in 1.
- Please keep the cannabis outlets to a lower per capita rate than the current rate of liquor stores. This should always be a discretionary use.
- No to liquor stores/cannabis/convenience stores. I think something more unique like a market or a arcade would be a better fit. Something for kids.
- No more Cannabis stores!!
- Public use will determine long term successes. Give all a chance.
- We don't need more cannabis retailers
- I am all for new businesses but don't think we need another liquor store or cannabis store
- I live within a block of the clock and I agree that liquor and cannabis stores should be limited. We don't need them on every block. An arcade for young people would be awesome. Not sure about the convenience stores though, don't we already have convenience stores within the gas stations?
- As a property owner downtown, we already have parking problems, relaxing the parking bylaw is going to result in serious issues.
- I agree totally about liquor and cannabis stores being permitted is a step in the wrong direction. The rest seem fine to move to permitted.
- Personally, I think we should cap the number of cannabis/liquor store licenses we all and I don't think the downtown needs anymore. I do think an arcade/gathering space for youth would be so beneficial. A skatepark/playground in downtown would be a great way to get more parents to attend events in the core. Kids are engaged, mom and dad can shop.



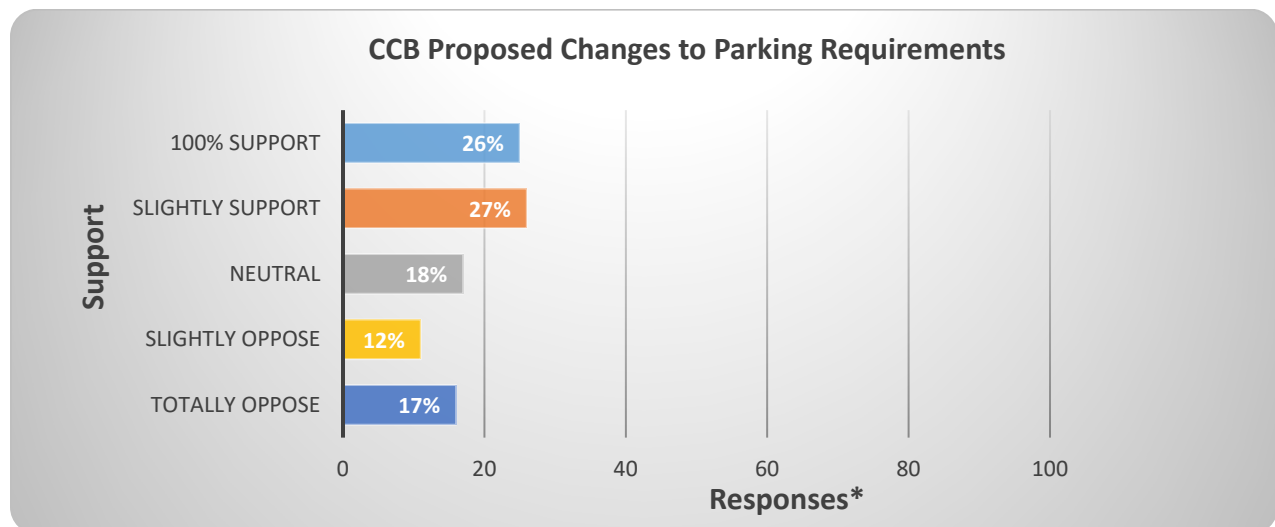
Q2. Do you agree with the proposal to change the parking requirements of the CCB District as described below?

While no changes to the current standards are proposed, changes are proposed to:

- Allow for a permitted use that does not meet the minimum parking standard to locate in an existing building without a development permit.
- Allow for redevelopment to be exempt from providing parking spaces based on the findings of a parking study; and
- Requiring new parking spaces to be located behind buildings, underground, or screened for public roads.

What is the intent of this proposed change?

- Provides greater flexibility of parking standards to reduce costs of new and redevelopment.
- Encourages walkability of downtown, and allows for a measured approach to parking reform prior to a comprehensive rewrite of the Land Use Bylaw.



*There were 95 responses to this question

Q2 Comments:

- Parking is an issue in downtown Okotoks. Too many staff from businesses park on the street and no one enforces the 2hr minimum parking. Before building parking venues, the Town need to look at alternative ways to create more parking - angled parking in downtown for one.
- I don't think we need or want big public parking venues in old town. It would ruin the appeal. There is never a major issue with parking spaces as all the shops are relatively close with the possible exception being handicapped spaces. It would be nice to have a



few of those scattered on the street parallel parking with curb cuts.

- There is plenty of parking downtown when staff of businesses and municipality park in designated areas of their own business and services. Adding ground level parking facilities will remove the charm of the downtown. Add parking signs to the "off main road" Parking lots will help and not requiring businesses to have specific numbers of stalls will help too. Evening parking is a nonstarter. No issues at all.
- Parking is critical for business access and event access. Not sure why it needs to be hidden from view.
- Having enough parking is key to making this work. People shouldn't have to pay though, unless it is made easy with eg. with phone payments and is reasonably priced eg - \$1-2
- Stacked parking lot is the only downtown parking answer, I believe.
- The parade isn't a horrible idea
- I absolutely agree that we need a parkade or another parking lot in the downtown area.
- Parkade a great idea.
- I really think we need a parkade structure. I also think staff should have some type of alley parking away from the main business. Similar to a Banff or Canmore approach.
- Maintaining free parking for commercial service users is vital to increasing our tourist, and local use, of the downtown area. We need to invite people to spend their money in our businesses not on parking services.
- Downtown parking is a disaster. What's needed is a 3 to 5 storey parkade with no fees attached. If you don't expand the parking, next thing that goes in are parking meters and restrictions. Then no one will go downtown. Underground is not an option...flood plain and a low water table. Just asking for trouble.
- Accommodations need to be made for combined residential/commercial parking requirements. If we want to encourage live/eat/sleep in our core to vitalize it, we need to remove the restrictions on parking. Businesses need daytime parking, residential needs evening/overnight parking (generally speaking). No reason why we can't have more two and three story building with commercial on street level and residential above. What a great downtown we could have, and maybe contribute to low cost housing at the same time.
- Adding screened parking or underground parking certainly doesn't speak to reducing costs for the proposed business owner it just sounds like another deterrent put forward by this town administration and council. Think of the weather here, the aging population...you really think reducing parking will help residents? I find this town's thought process very limiting and this survey is starting to sound like others where you attempt to placate the residents by asking our opinion but your minds have been made up. And I can guarantee that this is the consensus of many of the population.

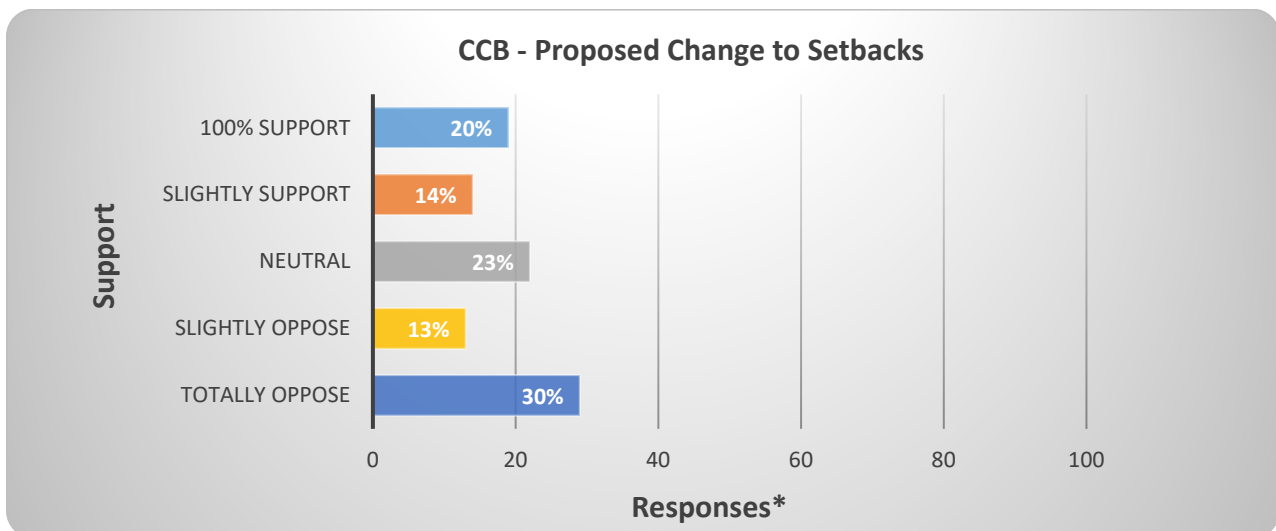


Q3. Do you agree with the proposal change to the minimum front setback as described below?

- The current minimum setback from the front of a building to the property line is 3.0m. The proposal is to change the minimum setback to zero (0.0m).

What is the intent of this proposed change?

Reducing the front setback distance aligns with Downtown Urban Design Master Plan with a focus on the street and provides more flexibility for site redevelopment.



*There were 97 responses to this question

Q3 Comments:

- It seems that Council is looking to remove pedestrians from old town and they should be looking to increase pedestrian traffic, not vehicle traffic. That will make it more family friendly and less dangerous and less exhaust fumes.
- This would make the street look so narrow and would reduce pedestrian friendliness. I do not like this idea AT ALL.
- I like the wide side walks. It is inviting and allows for character
- I am concerned that this would open the Town up to minimal sidewalks, crowding for outdoor patios effecting accessibility past the building etc. Wider sidewalks would accommodate this, I assume.
- Is there to be no small town atmosphere which attracts all types of visitors, tourists and foot traffic? No to a minimum setback of 0.0 m. No removing the 3 story building height limit either.



- As a tax payer of this town for the last 44 years I am sick and tired of subsidizing this rat nest you call central business district. Flatten the whole fire trap on main street and allow a developer that feels it is feasible to construct something feasible. The town fathers do not give a rats ass about the real shopping areas of town, while always pouring tax payer cash into an area that I doubt has one viable, needed business.
- I've been in business the entire time you have been a taxpayer. You clearly do not understand the economics of land development. When you bulldoze a property, it all becomes land cost, probably plus some re-servicing, plus redevelopment levies. The net result is land that is triple the cost of new commercial development land. The only way to make that viable would be to lift the 3 story height limitation. And then listen to the complaints about losing the small town look and feel. Not as simple as you make it sound.
- Some of the businesses throughout downtown are past the point of repair and have accessibility issues. I think we should allow a developer to tear down and bring the structures forward both physically and frugality so they work better for modern business and consumers. I completely support this allowance.