

Anthem Properties
Wedderburn East

WHAT WE HEARD REPORT

December 6, 2023 | Public Open House
North Okotoks Area Structure Plan Amendment



WHAT WE HEARD

North Okotoks ASP Amendment + NASP Pre-Application

Public Open House

Event Date: Wednesday, December 6th from 5:00pm – 7:30pm
Location: Crystal Shores Beach House (403 Milligan Drive, Okotoks)

Purpose of the Open House

The public open house held on Dec. 6, 2023 was the second open house hosted by the developer on the proposed amendment to the North Okotoks Area Structure Plan (NOASP).

The purpose of the open house is as follows:

1. Inform residents of the refined amendments to the NOASP focusing on how public feedback from the first open house and information from the Town's technical review was incorporated into the refined amendments.
2. Ensure the public is aware of the planning and development process and identify the ways in which the public can stay informed and continue to provide feedback to the project team, the Town and to Council at a Public Hearing.
3. Present initial ideas on the direction of the Neighbourhood Area Structure Plan (NASP) should Council approve the NOASP amendment; and
4. Solicit feedback on the refined amendments and on the initial ideas for the NASP before the proposed NOASP amendment is presented to Council.

Attendees

Approximately 32 people attended the in-person open house, not including the developer's representatives and staff from the Town of Okotoks. Four members of the developer's team and three members of the Town of Okotoks representing Planning, Parks and Transportation attended the event.

Advertisement

The open house was advertised using the following methods:

Postcard	A direct mail out was sent to approximately 3,000 addresses adjacent to the site, including the communities of Suntree, Tower Hill, Wedderburn, Crystal Shores, Crystal Ridge, Crystal Green, and D'Arcy.
Newspaper Ads	The open house was advertised in the <i>Western Wheel</i> local newspaper in the issues published on November 22 nd and 29 th (for two weeks prior to the event).

Overview

The event was informal and organized so attendees could review the presentation boards at their own pace, with members of the project team and Town of Okotoks available to answer questions and gather feedback. A presentation board was used for attendees to provide specific comments using post-it notes.

Topics of Interest

INTERSECTIONS + ADJACENT ROADS

Multiple attendees provided feedback on the number of intersections along 338 Avenue, stating that there are “too many” intersections which will likely result in “gridlock” along the road. One attendee requested that these intersections be controlled via roundabout or right-in/right-out restriction to eliminate traffic congestion. The topic of intersections along 338 Avenue was the most common matter brought up to both Town of Okotoks staff and project team members during the open house.

We also heard from one attendee that the proposed pedestrian crossing on Northridge Drive (connecting the Wedderburn park on the east side of Northridge Dr. with D’Arcy to the west) seems unnecessary and has the potential to lead to safety issues for pedestrians using this crossing point.

HOUSING

Multiple attendees suggested bungalow-style housing should be incorporated into the community, specifically with respect to enabling residents to age-in-place without the need to completely downsize or move into assisted living communities. Housing affordability was also a concern for some attendees who expressed the desire to see smaller or “tiny” homes.

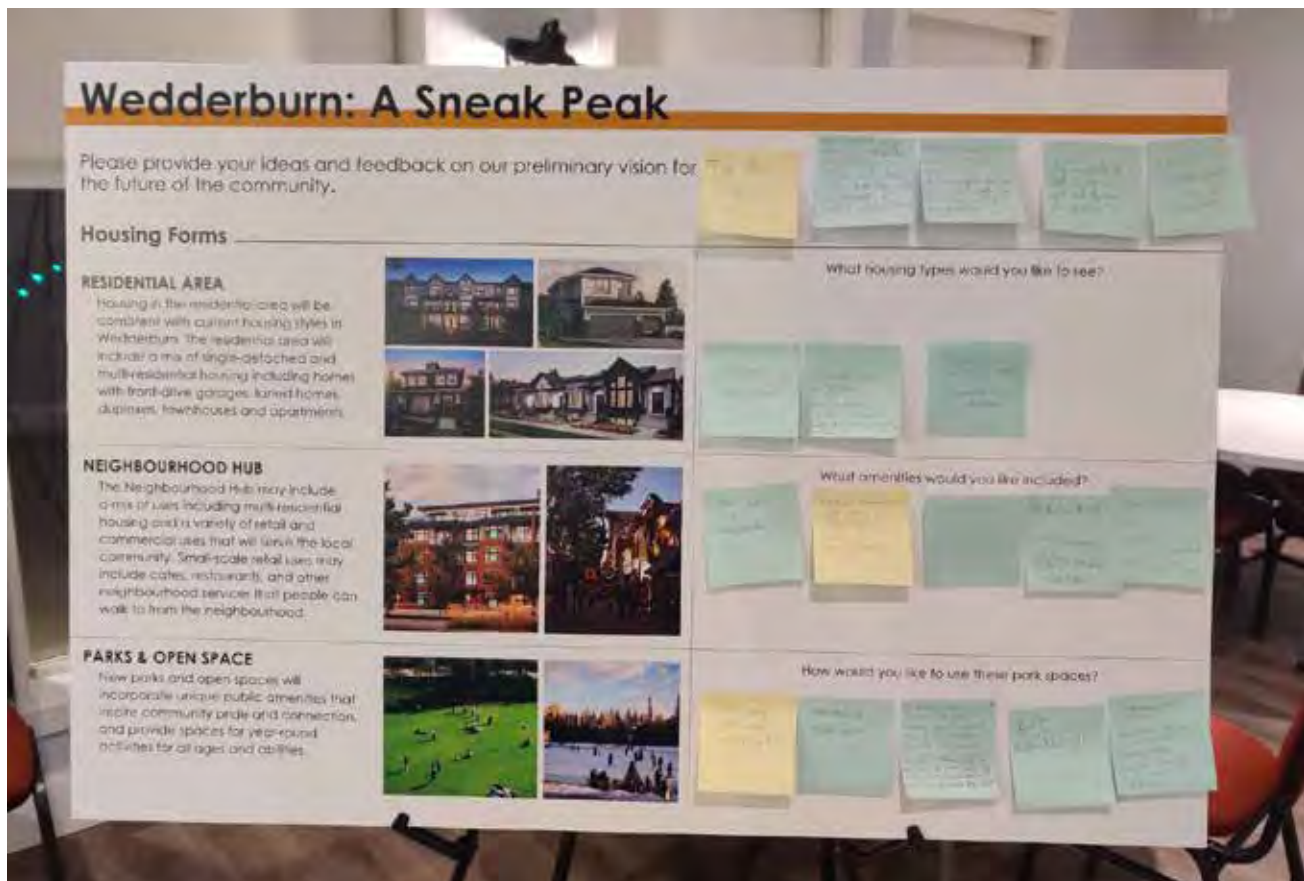
NEIGHBOURHOOD HUB AMENITIES

Attendees indicated a desire for a wide range of amenities in the Neighbourhood Hub, including restaurants, cafes, a brew pub, spa and wellness facilities, a yoga studio, a gas station, and opportunities for people of all ages to recreate and socialize. One attendee specifically suggested a need for prioritizing activities for teenagers as there are currently “not a lot of activities” for this age range in the area.

PARK SPACES

Attendees expressed a desire to incorporate a dog park into the plan area, and places for leisure skating rather than ice rinks for ice hockey. Attendees were also interested in seeing well-lit and safe pathways, ample seating in park spaces, and naturalized landscaping around storm ponds to promote dragonfly and songbird habitat.

Verbatim Comments: Post-it Note Feedback



GENERAL

- Too many intersections.
- There continue to be too many intersections planned along 338 Avenue. Please reduce them, turn them into roundabouts, or right-in/right-out only.
- PLEASE reduce the number of intersections along 338 Ave. As it is currently outlined would result in “stop and go” on a major roadway. Very frustrating...
- Six new sets of traffic lights will gridlock the area on 32/338.
- Less new intersections to avoid gridlock.

HOUSING TYPES

- Simply bungalow.
- Bungalows are hard to find. Really unfortunate Town Council increased density to 10-12 units/acre from 8.
- Affordability for single people – small and tiny homes.

AMENITIES

- Coffee shops and restaurants.
- Design storm pond with more vegetation to attract birds and dragonflies (cattails, etc.).
- Gas station.
- Brew pub.
- Spa + wellness.
- Yoga.
- Something for all ages to attend to mix socially from baby to 100+.

PARK SPACES

- Safe ways to walk to school.
- Naturalized landscaping.
- Ice rink for leisure skating, not stick hockey. Don't want to have to drive across town for leisure ice.
- Dog park – many people on the current dog park Facebook page often comment on wanting another dog park.
- Lit walkways.
- Walkways that are lit.
- Somewhere you can sit in shade.
- Paddling pool.
- Lots of seating.
- Picnic tables.
- Bathrooms.

APPENDIX A: **Presentation Boards**

Welcome to the North Okotoks Area Structure Plan Amendment Open House

Why are we here?

Anthem Properties is proposing an amendment to the **North Okotoks Area Structure Plan (NOASP)** to enable the development of future phases of Wedderburn east to 32 Street.

The amendment will identify changes to the boundary of the NOASP and will update policies on land use, transportation, open space, sustainability and servicing to align with the objectives of the Town's new Municipal Development Plan (MDP).

At this session you can:

- **Review what we heard** during our last phase of public engagement and **how we responded** to the feedback.
- **Learn about the proposed changes** to the North Okotoks ASP and initial ideas on future phases of Wedderburn.
- **Ask questions** of Anthem Properties, their representatives and Town staff.
- **Learn about next steps** in the planning process and timelines.



Area Structure Plans

What is an Area Structure Plan?

An Area Structure Plan (ASP) is a long-range plan developed collaboratively with Town staff and stakeholders. It is a statutory document approved by Town Council and outlines a vision for a new community and how it can evolve over time. The plan guides future development decisions through community-specific policies on future land use, density, open space, transportation and servicing.

PLANNING HIERARCHY

General,
high-level
plans

Calgary Metropolitan Region Growth Plan

Intermunicipal Development Plan

Municipal Development Plan (MDP)

Area Structure Plan (ASP)

Neighbourhood Area Structure Plan (NASP)

Land Use (Zoning)

Subdivision

Development Permit

Detailed,
site-specific,
plans

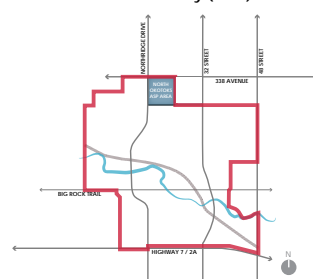
Why are we amending the Area Structure Plan?

In 2016, Town Council approved the North Okotoks ASP which enabled the development of Wedderburn east of Northridge Drive between 338 Avenue and the communities of Suntree and Tower Hill. Since then, there have been changes to the Town's boundary and Municipal Development Plan (MDP).

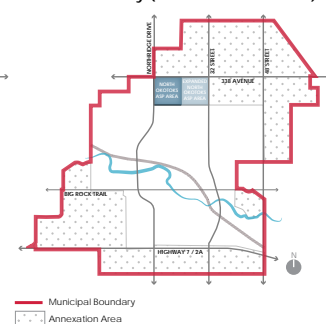
- In 2017, the Town annexed 4,900 acres from Foothills County.
- In 2021, Town Council approved a new MDP which directs the Town to develop more compactly and sustainably while ensuring sufficient servicing capacity for homes and businesses.

The proposed changes to the NOASP involve adjusting the ASP boundary to include ±158 acres that was annexed by the Town in 2017 and updating NOASP policy to align with the MDP approved in 2021.

Town Boundary (2016)



Town Boundary (2017 after annexation)



— Municipal Boundary
••• Annexation Area

ASP Amendment Process

North Okotoks Area Structure Plan
ASP Amendment Open House

- ✓ **Original NOASP Approved**
NOVEMBER 2016
Town Council adopts the North Okotoks Area Structure Plan (NOASP).
- ✓ **NOASP Amendment Initiated**
MAY 2021
Anthem Properties initiates an amendment to the NOASP, and begins preliminary discussions with the Town and interested parties on potential changes.
- ✓ **Public Engagement #1**
MARCH 2022
Anthem hosts an Online Open House to gather feedback from the public on the proposed changes.
- ✓ **Technical Studies & Plan Amendment Preparation**
SUMMER 2022 to 2023
Anthem completes technical studies to ensure the Plan Area is suitable for future development, and prepares draft NOASP amendment.
- ✓ **Plan Review & Revisions**
SUMMER/FALL 2023
The Town circulates the NOASP amendment application to external agencies and adjacent landowners for comment.
- **338 Avenue Functional Study & Design**
ONGOING (by the Town of Okotoks)
The Town is studying 338 Avenue between Northridge Dr. and Hwy. 2 to determine the spatial requirements for road widening to support growth and improve safety.
- **Public Engagement #2** **WE ARE HERE**
FALL 2023
Anthem hosts an Open House to present the refined changes to the NOASP and gather feedback prior to Council's review of the proposed amendment.

What we heard from initial reviews:

- More study is required on the **transportation impacts** of new development, especially on 338 Avenue.
- **Green space** should be consolidated into larger and more flexible park spaces, and all residents should be within walking distance of a park space.
- More **technical studies** are required including an Environmental Site Assessment, Biophysical Overview, Historical Resources Overview and a Transportation Impact Assessment.
- New policies addressing **sustainable development** are required.
- **Density targets** should be updated to align with MDP targets.

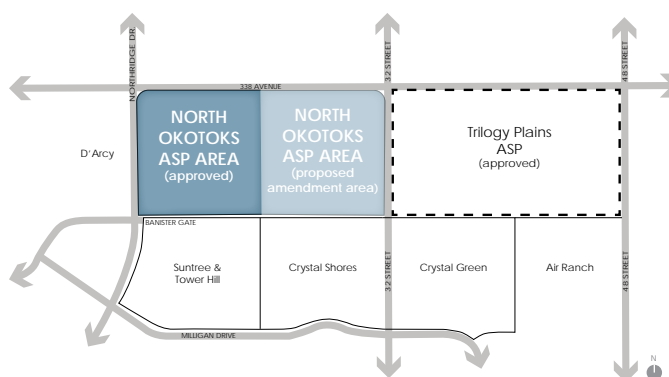
Proposed Changes

North Okotoks Area Structure Plan
Amendment Open House

Key changes to the NOASP:

- **NOASP boundary** is adjusted to include ±158 acres (±64 hectares) east of Wedderburn - land that was formerly part of Foothills County.
- Identify a **primary road network** for new development.
- Identify **general land uses** that will create a walkable and complete community.
- Achieve a **minimum density of 10 units per acre** across the NOASP area. This equates to 12 units per acre within the eastern portion of the Plan Area, and aligns with Council approved MDP targets.
- Identify a **system of parks and open space** that will connect Wedderburn and adjacent communities.
- Identify the **approximate location of municipal infrastructure** (water, sanitary and stormwater management services).
- Introduce **new policies on innovation** in building and landscape design which encourage:
 - » Low Impact Development techniques such as bioswales, rain gardens, pervious pavements and absorbent landscaping.
 - » Sustainable building design and construction practices.

NORTH OKOTOKS AREA STRUCTURE PLAN CONTEXT



Transportation Improvements

North Okotoks Area Structure Plan
ASP Amendment Open House

How will increased traffic be managed along 338 Avenue and 32 Street?

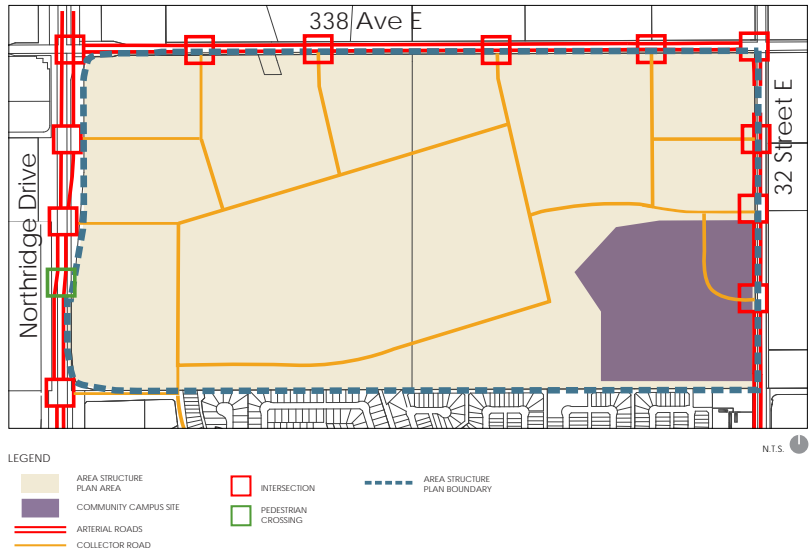
The Town is currently planning upgrades to 338 Avenue and developers in the area are working closely with the Town to align their plans with these upgrades. Upgrades will include **widening 338 Avenue, adding multi-use pathways and trees, and planning for future intersections** as new communities develop.

Will there be traffic lights at new intersections?

New intersections on 338 Avenue are expected to be controlled through **signal lights, a roundabout or right-in/right-out restrictions** to ensure the safety of motorists, pedestrians and cyclists.

A median is planned on 338 Avenue which will restrict turning movements to the general locations shown on the map.

PROPOSED PRIMARY ROAD NETWORK



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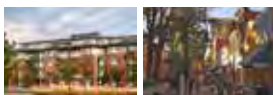
Land Use & Development Forms

North Okotoks Area Structure Plan
ASP Amendment Open House

GC The **General Commercial (GC)** land use district accommodates a variety of retail, commercial and office uses.



NC The **Neighbourhood Core (NC)** land use district is intended for mixed-use and multi-residential development. It also allows for neighbourhood-scale retail and commercial uses.



TN The **Traditional Neighbourhood (TN)** land use district is primarily intended for single and semi-detached housing.



PROPOSED LAND USE CONCEPT



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Parks & Open Space

Are there new park spaces planned for the expanded area?

The NOASP identifies a framework for parks and open space that connects people to places within and around the community.

Wedderburn is designed so **all residents are within walking distance of a park space**. This will apply to the area east of Wedderburn where there will be **large central parks** for programmed and unprogrammed activities, **linear parks with pathways**, and **small parks** with playgrounds.

Will there be a safe pathway connection to the Community Campus Site?

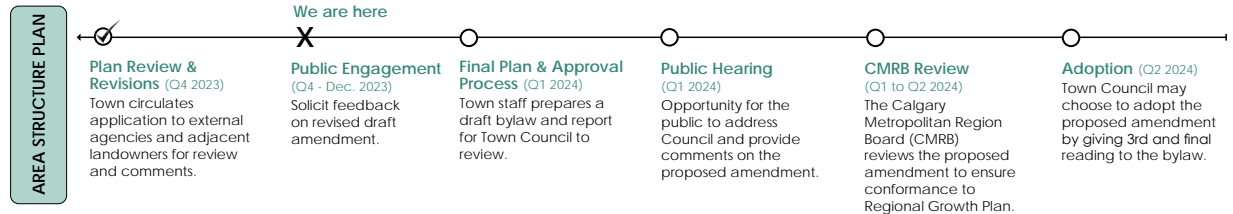
A pathway for pedestrians and cyclists will connect the west side of Wedderburn to the Community Campus site in the east. This pathway will provide safe access for residents, and connect to the greater regional pathway system.

PROPOSED PARKS & OPEN SPACES CONCEPT

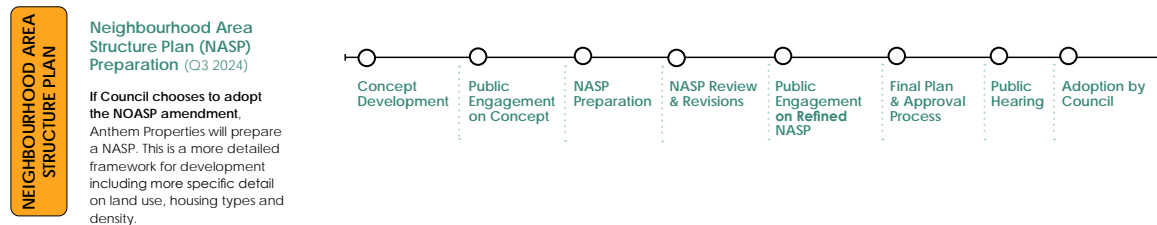


Next Steps

1. AREA STRUCTURE PLAN PROCESS



2. NEIGHBOURHOOD AREA STRUCTURE PLAN PROCESS



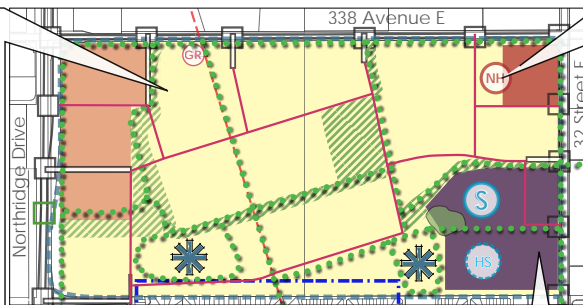
Wedderburn: A Sneak Peak

We're gathering ideas and feedback on future phases of Wedderburn to inform the **Neighbourhood Area Structure Plan (NASP)**. Here are some preliminary thoughts on our vision for the future of the community.

Housing Forms

RESIDENTIAL AREA

New housing will be consistent with current housing styles in Wedderburn. The residential area will include a mix of single-detached and multi-residential housing including homes with front-drive garages, laned homes, duplexes, townhouses and apartments.



TRANSITION TO EXISTING DEVELOPMENT

The North Okotoks ASP requires new development adjacent to existing homes to be contextually sensitive. This means new development in the transition area will be similar what currently exists. For example, we propose to locate similar single-detached, and possibly semi-detached, houses next to homes in Crystal Shores and Wedderburn.

COMMUNITY CAMPUS



NEIGHBOURHOOD HUB

The Neighbourhood Hub may include a mix of uses including multi-residential housing and a variety of retail and commercial uses that will serve the local community. Small-scale retail uses may include cafes, restaurants, and other neighbourhood services that people can walk to from the neighbourhood.



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Wedderburn: A Sneak Peak

Please provide your ideas and feedback on our preliminary vision for the future of the community.

Housing Forms

RESIDENTIAL AREA

Housing in the residential area will be consistent with current housing styles in Wedderburn. The residential area will include a mix of single-detached and multi-residential housing including homes with front-drive garages, laned homes, duplexes, townhouses and apartments.



What housing types would you like to see?

NEIGHBOURHOOD HUB

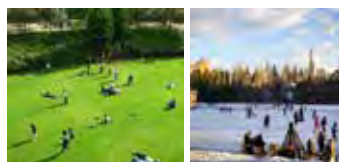
The Neighbourhood Hub may include a mix of uses including multi-residential housing and a variety of retail and commercial uses that will serve the local community. Small-scale retail uses may include cafes, restaurants, and other neighbourhood services that people can walk to from the neighbourhood.



What amenities would you like included?

PARKS & OPEN SPACE

New parks and open spaces will incorporate unique public amenities that inspire community pride and connection, and provide spaces for year-round activities for all ages and abilities.



How would you like to use these park spaces?

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Wedderburn: A Sneak Peak

Parks and Open Spaces

UNIQUE PUBLIC AMENITIES

Public amenities will include diverse and connected parks and pathways. Parks and open spaces will have amenities which may include a bike pump track, naturalized play areas for a range of ages and abilities, and flexible areas for year-round recreation.



CONNECTING THE COMMUNITY

New development will have a transportation network that promotes active lifestyles, connects open spaces throughout the community, and provides pedestrian and cyclist connections to the Town's multi-use pathway network.



SPACES FOR ALL SEASONS

The orientation of the street network, pathways and open spaces will be guided by outdoor comfort principles to maximize sun exposure and minimize negative effects of the westerly winds. The goal is to create comfortable park spaces that will be used throughout the seasons.



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Contact Us

What if I have more questions or comments about the project?

If you have any questions, comments or concerns about the project, please contact us at our email below. You can also visit our website for project updates and information about future opportunities to provide feedback.



planning@groundcubed.com



cultivateideas.ca/wedderburn

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