

What We Heard Report

WEDDERBURN EAST | PUBLIC OPEN HOUSE
NEIGHBOURHOOD AREA STRUCTURE PLAN

APRIL 28, 2025



Wedderburn East Neighbourhood Area Structure Plan

PUBLIC OPEN HOUSE

When: Tuesday, April 15 2025 from 5:30pm - 7:30pm
Where: Crystal Ridge Golf Club (9 Crystal Green Lane, Okotoks)

INTRODUCTION

Anthem Properties is proposing to expand the new community of Wedderburn east to 32 Street. Construction of the western portion of Wedderburn is underway; however, to enable the development eastwards, a Neighbourhood Area Structure Plan (NASP) must be approved by Town Council. In August 2024, an amendment to the North Okotoks Area Structure Plan was approved which enabled Anthem to start more detailed planning of Wedderburn East. Throughout the ASP amendment process and into the NASP planning stage, Anthem has worked to engage residents of the surrounding communities and landowners to the north of 338 Avenue in more detailed planning of the expansion of Wedderburn.

The public open house held on April 15, 2025 was the second open house hosted by Anthem for the Wedderburn East NASP. The purpose of this open house was to:

1. Inform the public about the proposed Neighbourhood Area Structure Plan, including details on the community structure, public amenities, and next steps for the project.
2. Provide information about the planning and development process, and identify 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. Solicit feedback on the proposed plan, and gather feedback on the community park spaces and public amenities.

The following report summarizes what we heard from the public during the April 15 open house, and the feedback from this session will inform the final NASP prior to Council review of the plan.

ATTENDEES

Approximately 49 people attended the in-person open house, not including the developer's representatives and staff from the Town of Okotoks. Five members of the developer's team including their consultants, and three members from the Town of Okotoks representing Planning, Parks, and Engineering attended the event.

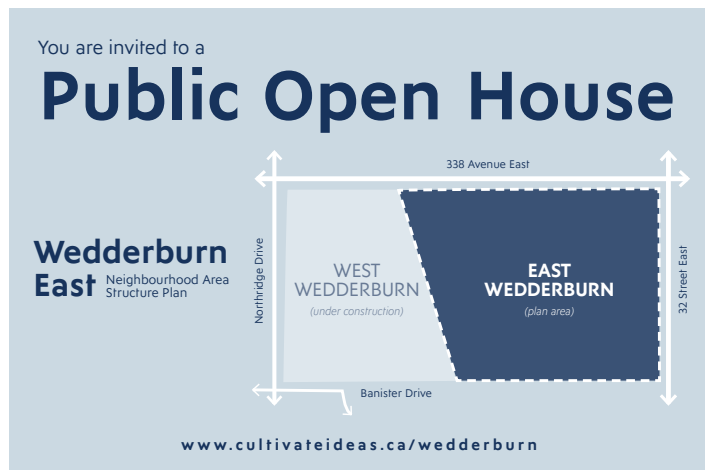
ADVERTISING

The open house was advertised using the following methods:

Postcard	A postcard was delivered to approximately 939 households in the areas directly adjacent to Wedderburn East.
Newspaper Ads	Advertisements were placed in the Western Wheel newspaper for three weeks prior to the event (issues published March 26, April 2, and April 9).
Road Signage	A mobile road-side sign was placed in the south-west corner of the intersection at 338 Avenue and 32 Street E advertising the date, time and place of the open house.

EXAMPLES OF OPEN HOUSE PROMOTIONAL MATERIALS

POSTCARD MAIL-OUT



WESTERN WHEEL ADVERTISEMENT

Western Wheel, Wednesday, March 26, 2025 - A9

Presentation offers help to those Living with Loss

By Western Wheel Staff

The Solace Grief Support Society is hosting Living with Loss, a presentation by noted psychologist Brianne Flaherty.

The presentation will be held on Saturday, April 5 from 10 a.m. to 2 p.m. at the Highwood Golf Course in High River. Tickets are \$40 and include lunch.

Flaherty will talk about the transformative power of understanding grief.

Register at solacegriefsupport.com, via e-transfer to solacegrief1@gmail.com or by mailing a cheque to RPO Box 45089, High River, AB, T1V 1R7.

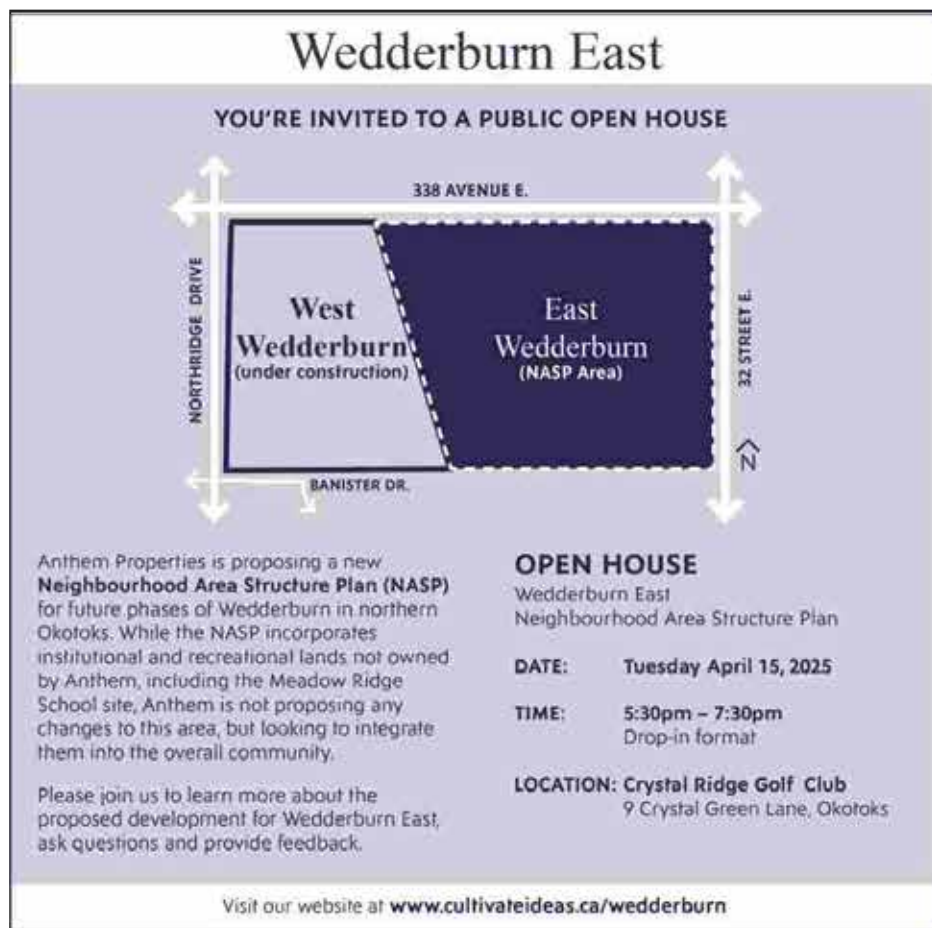
The Solace Grief Support Society offers free individual/group grief counselling on an ongoing basis.

Online group counselling is offered on the third Thursday of each month from 6 to 7:30 p.m.

In-person group counselling is on the first Wednesday at Okotoks Public Library and the third Thursday at Jacks Place in High River, both from 6 to 7:30 p.m.

A men's group is held on the second Tuesday at Okotoks Public Library and the fourth Tuesday at High River Library, also from 6 to 7:30 p.m.

Register at 403-601-3312 or solacegrief1@gmail.com.



OVERVIEW OF WHAT WE HEARD

The open house was an informal drop-in format. This enable questions and conversations to come up organically as attendees viewed the presentation boards at their own pace. Members of the project team and the Town of Okotoks were available to answer questions and gather feedback throughout the event.

A “graffiti” board was also used to gather feedback at the open house. Attendees could provide comments on post-it notes which were attached to a board. Feedback forms were also available for attendees to complete at the event and provide additional feedback in a more structured format.

TOPICS OF INTEREST

ADJACENT ROADS	Several attendees expressed concerns about increased traffic along 338 Avenue and 32 Street, commenting that both roads will “need more lanes” to support new development. Other comments focused on traffic during peak school times, stating there “needs to be a traffic light” controlling the intersection near the Campus Site and Holy Trinity Academy. One attendee asked why public transit is not planned further north of Wedderburn to the extents of the Town boundary.
PATHWAYS + MOBILITY	One attendee expressed concern about how pedestrians will safely cross 32 Street if it’s widened in the future. Multiple people were impressed with the proposed pathway network throughout Wedderburn. One attendee suggested there should be more pathways leading directly to the Campus Site.
PARKS + OPEN SPACES	Numerous people expressed concerns about potential noise generated by the outdoor pickleball courts, stating that the courts should “NOT be south facing” or there needs to be “a lot of sound barrier next to any outdoor pickleball courts.” One attendee voiced support for a toboggan hill in one of the outdoor spaces, as well as a fenced dog park on the east side of the community.
WATER + WATER MANAGEMENT	Two respondents had concerns about water and water management, particularly regarding Okotoks using Calgary’s water services and previous years’ water restrictions. One respondent asked “what will be done to eliminate [fluoride] in Okotoks water?”
OTHER	One attendee was interested in learning more about the parking strategy for stacked townhomes. Another attendee stated that the Okotoks “rec centre can’t accommodate extra”. Two other attendees expressed concerns over the lack of family doctors, medical clinics, and urgent care centres. One person asked where “the 5G tower” will be located.

VERBATIM COMMENTS: POST-IT NOTE FEEDBACK



ADJACENT ROADS

- Twin the 338 Avenue and 32 Street roads
- 338 + 32 both need double lanes
- Crystal Green Lane is already a nightmare during school times. More traffic will make it impossible to exist safely. There needs to be a traffic light!!!
- Traffic will definitely be an issue
- Town limits extend further up 32 Street. Why not transit planned for them? Bylaw gives speeding tickets there

PATHWAYS + MOBILITY

- How will pedestrians safely cross 32nd Street?

PARKS + OPEN SPACES

- Concerns about outdoor pickle-ball courts; NOT south facing – noise for residents
- Pickleball times of day? Noise! (outdoor court)
- Concerned outdoor pickleball courts noisy. Can they be put on the north side of the indoor pickleball building, ie. NOT south facing
- Seriously consider a lot of sound barrier next to any outdoor pickleball courts. They are VERY noisy!
- Toboggan hill
- Fenced dog park

OTHER

- Stacked Townhomes / apartments; parking? Underground? Designated (multiple) spaces?
- Where will the 5G tower be located?

VERBATIM COMMENTS: FEEDBACK FORM

Total Feedback Forms Completed: 3

The questions included a mix of multiple choice and written answer. Questions and answers received are outlined below.

1. What do you like about these proposed park spaces?

- o Basketball ✓✓✓
- o Playgrounds ✓✓✓
- o Group picnic sites ✓✓✓
- o Open lawns ✓✓✓
- o Trees ✓✓✓
- o Pathway loops ✓✓✓
- o Sheltered gathering spaces ✓✓
- o Opportunities for winter activities ✓✓

2. Do you have any other suggestions for the proposed community parks? [written answer]

- o More parks

3. Do you have any comments about the proposed community pathway network? [written answer]

- o Link to the existing pathway networks surrounding the community

4. Please tell us about your association with the project:

- o Other: Live in town limits north of 32 Street ✓
- o I live in an adjacent community ✓

5. The information presented at the Open House was clear, and it helped me understand what is being proposed in the plan (NASP) for Wedderburn East.

- o Agree ✓
- o Disagree: ✓ [written] lots of unanswered questions – school size, impact on water, change to plan with more high density

6. The project team was able to answer my questions and provide me with information on the plans for Wedderburn East.

- o Agree ✓
- o Somewhat agree ✓

7. The information presented at the Open House provided me with a better understanding of the planning process and next steps.

- o Agree ✓
- o Somewhat agree ✓

8. Do you have any additional comments or questions? [written]

- o H2O is a big issue. Okotoks is at east end of Bow River, if Bow drops to critical level what happens to Okotoks?
- o Fluoride in Calgary Water. What will be done to eliminate it in Okotoks water?
- o Infrastructure – no medical clinics or another urgent care – did not see one in planning.
- o Traffic must be addressed
- o Stop! No family doctors
- o Rec centre can't accommodate extra
- o Water restrictions – we are all on water, yet you build more
- o Deeply unpopular in the Okotoks community, but objection from tax paying residents is rather pointless as it will just get forced upon us

Appendix A

OPEN HOUSE PRESENTATION BOARDS

WELCOME TO THE PUBLIC OPEN HOUSE FOR THE

Wedderburn East

NEIGHBOURHOOD AREA STRUCTURE PLAN

Who are we and why are we here?

Anthem Properties has been developing communities in Okotoks for over 25 years. Wedderburn, in north Okotoks, is one of these communities and we are proposing a new **Neighbourhood Area Structure Plan (NASP)** for the continued development of this community. The Wedderburn East NASP specifically covers the land east of the area under construction, and will extend development to 32 Street.



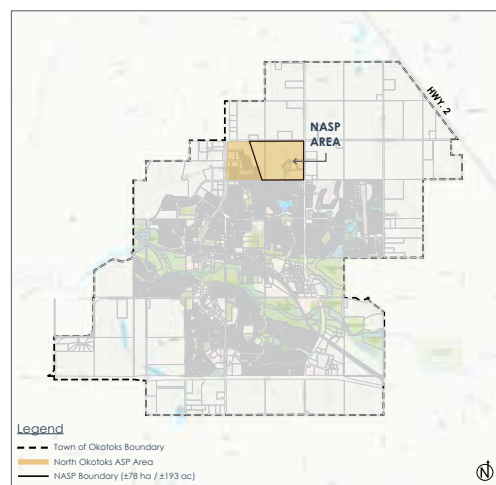
- ★ Learn about the proposed **Neighbourhood Area Structure Plan**.
- ★ Provide feedback on the network of park spaces, pathways, and community amenities - feedback that will help inform their future design.
- ★ Ask questions!

ABOUT THE PROJECT

Wedderburn
OKOTOKS • ALBERTA

Location

The Wedderburn NASP includes approximately 78 hectares (±193 acres) in north Okotoks and is situated south of 338 Avenue between the ATCO gas line and 32 Street East. This area is an extension of the developing community of Wedderburn just east of Northridge Drive.



What is a Neighbourhood Area Structure Plan (NASP)?

An "**NASP**" is a long-term planning document that shows the layout of a proposed community. It builds on higher-level planning documents, includes policies that will guide development, and incorporates details about overall community design. Typically, a NASP will identify the following:

- mix of land uses
- nature of development (e.g., housing types)
- park spaces + pathway networks
- road network
- utility layout
- construction phasing strategy

PLANNING HIERARCHY



ABOUT THE PROJECT

Wedderburn
OKOTOKS ★ ALBERTA

Local Context



Wedderburn East

is a community characterized by a mix of housing, public amenities, and employment opportunities which create a dynamic, inclusive and multi-generational community.

★ Places to Live & Work

Through diverse housing types, unique community destinations, and a mix of land uses, residents will be able to live and thrive in a complete and inclusive neighbourhood.

★ Places to Connect

By incorporating a range of parks, pathways, community amenities, prominent views, and naturalized areas, residents will be able to connect with their neighbours and the surrounding environment.

★ Places to Discover

Through thoughtful planning and design of the community, public places and in-between spaces will reflect the local context, animate and anchor distinct neighbourhoods with unique identities.

★ Places to Move

Residents will enjoy an active lifestyle unique to Okotoks by prioritizing safety, quality, comfort, and complete active transportation networks through the integration of regional and local pathway connections, future transit networks, safe school routes, and active transportation infrastructure.

SITE PLAN



Guiding Principles

How will we achieve this vision?

★ Connectivity

Create easy and welcoming connections with neighbouring communities.

Provide opportunities to connect through Wedderburn using all modes of active transportation.

★ Activity

Create a network of gathering places, with unique and diverse amenities.

Generate economic activity through retail opportunities in the Neighbourhood Hub.

Provide recreation opportunities for all ages and abilities.

★ Inclusivity

Create a complete and inclusive community - home, school, shop, work, and play.

Offer a variety of housing options to meet the needs of all kinds of people.



LAND USE

Proposed Land Uses

The Land Use Concept for Wedderburn East includes a mix of housing, streets, and open spaces. It supports a range of housing types, a compact mixed-use hub, and a connected open space network. Pathways will promote walking and cycling within the community and to nearby areas.

PROPOSED LAND USE DISTRICTS

General Commercial (GC)

This district supports a mix of uses, but it is primarily intended for retail, commercial and office uses with the ability to integrate higher density residential into the development.

Neighbourhood Core (NC)

This district supports a variety of housing options that are primarily attached, multi-unit developments with street-oriented entrances.

Traditional Neighbourhood (TN)

The primary intent of this district is enable a variety of primarily detached or side-by-side housing options.

Recreation Open Space (ROS)

This district supports a variety of public and private recreation activities in parks and open spaces. It also applies to public utility lots.



LAND USE

Housing Types

Residential development will make up about 41% of the plan area in Wedderburn East, offering a mix of low and medium density housing. Around 1,650 new homes are planned, bringing an estimated 4,500 residents to north Okotoks.

Low density housing will include a range of lot sizes for single and semi-detached homes with front-drive or laneway access. Medium density areas will feature townhouses and low-profile apartments with ground-level units that access the street. This mix supports diverse housing options for a growing community.

Single-detached and semi-detached housing (front drive + rear lane access)



Street townhouses (rear lane access)



Multi-unit (up to 6 storeys)



Neighbourhood Hub - Local Retail + Commercial Uses

The Neighbourhood Hub in the north-east corner of Wedderburn East will be a walkable, mixed-use area with small-scale shops and services, surrounded by higher density housing. It's designed to meet daily needs of local residents and support niche and community-focused businesses.

The Hub will feature pedestrian-friendly design, active streetscapes, and a mix of commercial and residential uses. Well-connected by pathways and sidewalks, it will link to the Community Campus, surrounding neighbourhoods, and future development in nearby Ridgmont, forming part of a broader commercial hub.



MOBILITY

Road Network

Wedderburn East is bounded by 338 Avenue to the north and 32 Street to the east, ensuring strong connectivity to the regional road network.

The internal road network is designed in a grid-like pattern, aligning with the Town's concept of complete streets to support all modes of transportation. This hierarchy of streets extends the established street network from Wedderburn West for seamless integration and accessibility throughout the community.



Active Mobility + Transit

Wedderburn East is designed to support safe and effective all-mode transportation through the community, with key connections to the surrounding communities.

Active Mobility - Featuring a network of pathways and sidewalks that connect residential areas to schools, parks, and commercial destinations, the community design supports the Town's Active Transportation Implementation Plan (2024), promoting Safe Routes for children to reach community facilities and schools.

Transit - Wedderburn may be serviced by a future public transit system, in keeping with the Town's Local Transit Implementation Plan (2019).



PARKS + OPEN SPACES

Wedderburn
OKOTOKS ★ ALBERTA

Community Park Spaces

Wedderburn East features a variety of parks, open spaces and a network of safe, multi-use pathways for walking, biking, and more - all designed with the community in mind, with ease of access from all parts of the neighbourhood.

Key characteristics include:

- ★ **Enjoyable in all seasons**
- ★ **Flexible spaces for both planned activities and casual use**
- ★ **Inclusive amenities for people of all ages and abilities, with shared spaces for everyone**
- ★ **Mix of spaces, including areas for play, relaxation, and enjoying nature**
- ★ **Integrated stormwater management using a natural drainage system that blends into the park design**
- ★ **Unique features in each park to support health, wellness, and community gatherings**

These spaces are designed to bring people together, support active lifestyles, and enhance the natural beauty of the neighborhood.



PARKS + OPEN SPACES

Wedderburn
OKOTOKS ★ ALBERTA

Neighbourhood Green

The **Neighbourhood Green** features a play area for small children, seating, and an open green space designed for spontaneous activities, respite, and relaxation.



East Feature Park

The **East Feature Park** offers a natural setting with various amenities for recreation and social gatherings.

Key Features:

- **Playground and Picnic Areas:** Ideal for small and medium-sized group gatherings.
- **Amenities:** Picnic tables, fire pits/BBQ areas, lawn games, horseshoes.
- **Primary Entrance:** Located in the northwest, designed to express the theme and character of Wedderburn.
- **Pathway Connections:** Connects to Central Park (north), Crystal Shores (south), and Campus lands and Neighbourhood Hub area (east).
- **North-South Linear Connector:** Regional pathway for pedestrians, cyclists, and other active modes, linking new development to the established park in Crystal Shores.

Environmental Reserves (ER) are integrated into the East Feature Park which includes existing tree and shrub stands and a wetland area. This area provides habitat for local birds, pollinators, and wildlife, and offers naturalized amenities for the community.



PARKS + OPEN SPACES

Central Feature Park

The **Central Feature Park** is near one of the main entries to the community.

Key Features:

- **Community Hub:** The park supports large community gatherings and programmable recreation activities.
- **Active Recreation Zone:** Located at the north end, this area includes a multi-use sport court and transitions to an open lawn space for flexible use.
- **Year-Round Use:** The park's undulating topography encourages spontaneous activities and offers views of the nearby foothills and Rocky Mountains.
- **Southern Gateway:** The south end features flexible lawn space and seating, serving as the southern entrance to the park.



Pond Park

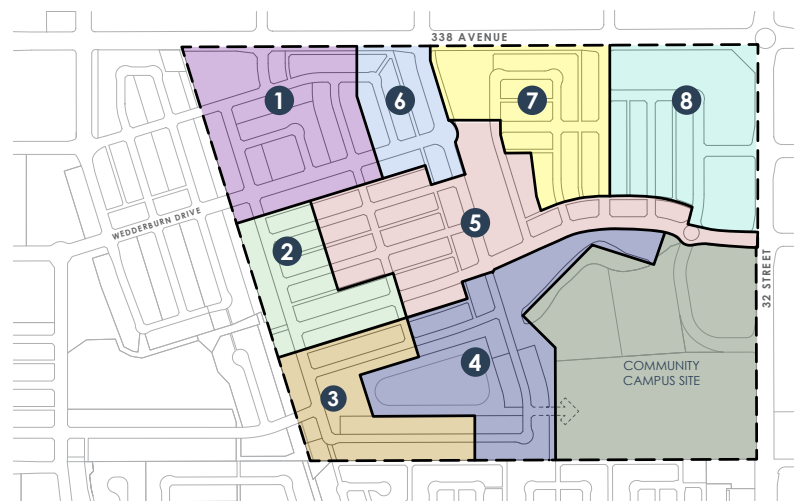
Pond Park includes a stormwater retention pond surrounded by public amenities.

Key Features:

- **Stormwater Management:** Overland drainage course and retention pond.
- **Sheltered Seating Area/Gazebo:** Focal point in the western portion of the park.
- **Looped Pathway System:** Supports walking and cycling, includes rest areas and look-out points.
- **Naturalized Amenities:** Direct connection to nature, opportunities for physical activity, and spaces for quiet reflection.
- **Varied Topography:** Natural vegetation reminiscent of pre-development conditions.



DEVELOPMENT PHASING + NEXT STEPS



Legend

- NASP Boundary
- Phase Boundary

Development Phasing

Wedderburn East will be developed in multiple phases over time. Phasing will be guided by the efficient extension of municipal services, progressing from north to south and then east. These boundaries may change somewhat as construction progresses.

Next Steps

★ Share your feedback

Please share your comments today or via email before April 28.

★ Finalize the NASP

Input will be collected and considered as finalize the Wedderburn East NASP. A summary of the input we receive from the public will be shared on our website.

★ Council Meeting + Public Hearing

Town Administration will review the final NASP.

The NASP will go to Council for a Public Hearing where the public can address Council directly before they make a decision on whether to approve the NASP.

★ ABOUT THE PROPOSED PLAN



Do you have any other suggestions for the future
community park spaces or pathway network?

A large, empty rectangular box with a thin grey border, intended for users to provide suggestions for future community park spaces or pathway networks.

planning@groundcubed.com



cultivateideas.ca/wedderburn

Appendix B

OPEN HOUSE FEEDBACK FORM

Feedback Form

Wedderburn East NASP Open House

ABOUT THE PLAN FOR WEDDERBURN EAST (NASP)

The proposed Wedderburn East development will offer a variety of public park spaces and amenities for residents and visitors.

1. What do you like about these proposed park spaces?

- ☐ Basketball
- ☐ Playgrounds
- ☐ Group picnic sites
- ☐ Open lawns
- ☐ Trees
- ☐ Pathway loops
- ☐ Sheltered gathering spaces
- ☐ Opportunities for winter activities (sledding, cross-country skiing)

2. Do you have any other suggestions for the proposed community parks?

3. Do you have any comments about the proposed community pathway network?

ABOUT THE OPEN HOUSE

4. Please tell us about your association with the project:

- ☐ I live in an adjacent community (Suntree, Tower Hill, Crystal Shores, Crystal Green, Wedderburn West, adjacent agricultural property).
- ☐ I am a resident of Okotoks, but I live in a community that is not directly adjacent to Wedderburn East.
- ☐ I live in Foothills County.
- ☐ Other (please specify).

5. The information presented at the Open House was clear, and it helped me understand what is being proposed in the plan (NASP) for Wedderburn East.

- ☐ Strongly agree
- ☐ Agree
- ☐ Somewhat agree
- ☐ Disagree
- ☐ Strongly disagree

6. The project team was able to answer my questions and provide me with information on the plans for Wedderburn East.

- ☐ Strongly agree
- ☐ Agree
- ☐ Somewhat agree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I did not ask any questions.

7. The information presented at the Open House provided me with a better understanding of the planning process and next steps.

- ☐ Strongly agree
- ☐ Agree
- ☐ Somewhat agree
- ☐ Disagree
- ☐ Strongly disagree

ABOUT THE OPEN HOUSE

8. Do you have any additional questions or comments?

Appendix C

WESTERN WHEEL ADVERTISEMENT + NEWS ARTICLE

Alberta's agriculture industry escapes tariffs from U.S.

By Robert Korotyszyn

Staff Reporter

Global markets took a hit after U.S. President Donald Trump announced tariffs on dozens of countries on April 2, but it looks like Canada's agricultural industry came through unscathed.

A fact sheet, published by the White House, says Canadian goods that qualify under the U.S.-Mexico-Canada (USMCA) free trade agreement will avoid further tariffs.

That means that Canadian agricultural products shipped to the U.S. will remain tariff-free, said Alberta's Agriculture Minister and Highwood MLA RJ Sigurdson in a statement.

"This is the result of months of hard work and advocacy, ensuring that our farmers and ranchers remain competitive on the global stage," Sigurdson said.

The United States is Canada's largest agricultural trading partner, and almost all agricultural products traded between the two countries fall under the free trade agreement, according to the U.S. Department of Agriculture.

Alberta Premier Danielle Smith called the tariff announcement a win for Canada.

Smith said her diplomatic approach in responding to tariff threats paid off.

"This is precisely what I have been advocating for from the U.S. administration for months," she said in a statement.

"I again call on all involved in our national advocacy efforts to focus on diplomacy and persuasion while avoiding unnecessary escalation. Clearly, this strategy has been the most effective to this point," she said.

U.S. tariffs on Canadian steel, aluminum and products not covered under the free trade agreement remain in place.

Prime Minister Mark Carney said on April 3 that Canada would fight back with countermeasures and would match a 25 per cent tariff on automobiles.

Despite seemingly good news for agriculture, and many other Canadian products, stock markets on both sides of the border fell sharply after Trump's tariff announcements.



ROBERT KOROTYSZYN/Western Wheel File Photo

An open house is scheduled next week on the eastward expansion of the Wedderburn neighbourhood in north Okotoks.

Open house next week to outline plans for East Wedderburn

By Robert Korotyszyn

Staff Reporter

An open house in Okotoks next week will outline plans for future expansion in the Wedderburn neighbourhood.

Anthem Properties is proposing a Neighbourhood Area Structure Plan for future phases in the development of Wedderburn East, on land west of 32 Street and south of 338 Avenue.

The neighbourhood plan includes long-range policies for land use, housing densities and other aspects

of community planning in more detail than what is included in an area structure plan.

The plan for Wedderburn East will be presented during an open house on Tuesday, April 15 from 5:30 to 7:30 p.m. at Crystal Ridge Golf Club.

Developers said input from the drop-in open house will be considered before the plan is submitted to the Town of Okotoks for review.

A public hearing is expected to take place later this year, before the Town considers adopting the Neighbourhood Area Structure Plan.

The area is anticipated to be primarily single-family and semi-detached residential, with some mixed-use retail and multi-unit housing. Meadow Ridge School and a future pickleball centre will be incorporated into the planning area.

The east Wedderburn lands were added to the larger North Okotoks Area Structure Plan during an update last year.

Besides adding more land after an annexation from Foothills County, last year's update included new policies for more compact development.

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Wedderburn East

YOU'RE INVITED TO A PUBLIC OPEN HOUSE

Anthem Properties is proposing a new **Neighbourhood Area Structure Plan (NASP)** for future phases of Wedderburn in northern Okotoks. While the NASP incorporates institutional and recreational lands not owned by Anthem, including the Meadow Ridge School site, Anthem is not proposing any changes to this area, but looking to integrate them into the overall community.

Please join us to learn more about the proposed development for Wedderburn East, ask questions and provide feedback.

OPEN HOUSE

Wedderburn East
Neighbourhood Area Structure Plan

DATE: Tuesday April 15, 2025

TIME: 5:30pm – 7:30pm
Drop-in format

LOCATION: Crystal Ridge Golf Club
9 Crystal Green Lane, Okotoks

Visit our website at www.cultivateideas.ca/wedderburn