



Saatoohsi Area Structure Plan

IPC2025-0686

July 21, 2025

Recommendation

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 September 09 **Public Hearing Meeting of Council**; and,

That Infrastructure and Planning Committee recommend that Council:

2. Give FIRST, SECOND, and THIRD READING to proposed bylaw, Saatoohsi Area Structure Plan (Attachment 2); and,
3. Give FIRST, SECOND, and THIRD READING to the proposed bylaw to amend the Municipal Development Plan (Attachment 3).

About the Name



Saatoohsi

(pronounced *Saa-toh-tss*)

Saatoohsi is a Blackfoot word meaning West.

Saatoohsi references the elements that the west brings into the city, such as clean air, clean moisture from the mountains and the hot springs, chinooks and clean water.

The gift of these elements makes this place thrive, making the area rich with *biodiversity* in this location.

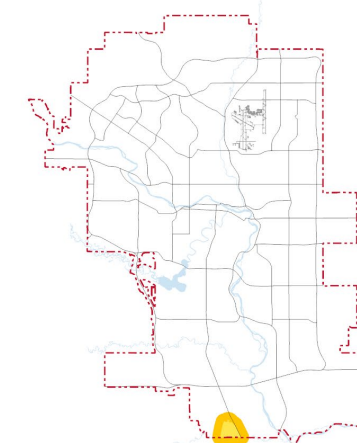
Plan Area: 220 ha (544 acres)

Boundaries:

- **North:** Pine Creek & 210 Ave SW
- **South:** Foothills County & Hwy 552
- **East:** Macleod Trail SE
- **West:** CPKC

Surrounding Communities

- Legacy
- Walden
- Belmont
- Pine Creek



Legend

- Belmont LRT Station
- 600m Belmont Station TSPA
- Plan Area
- West Macleod ASP Boundary
- City Limits



Engagement Summary



565+

CONTRIBUTIONS

Online
Feedback



8.8K +

WEB PAGE VISITS

Digital
Engagement



299

PARTICIPANTS

In-person &
Online
Sessions



9

PUBLIC
ENGAGEMENT
OPPORTUNITIES

20+

Direct Engagement
Sessions



18

MONTHS

4

PHASES

8

WORKSHOPS

2

INDIGENOUS
KNOWLEDGE
KEEPER
SESSIONS



**Foothills
County**

Collaborative
Planning
Sessions

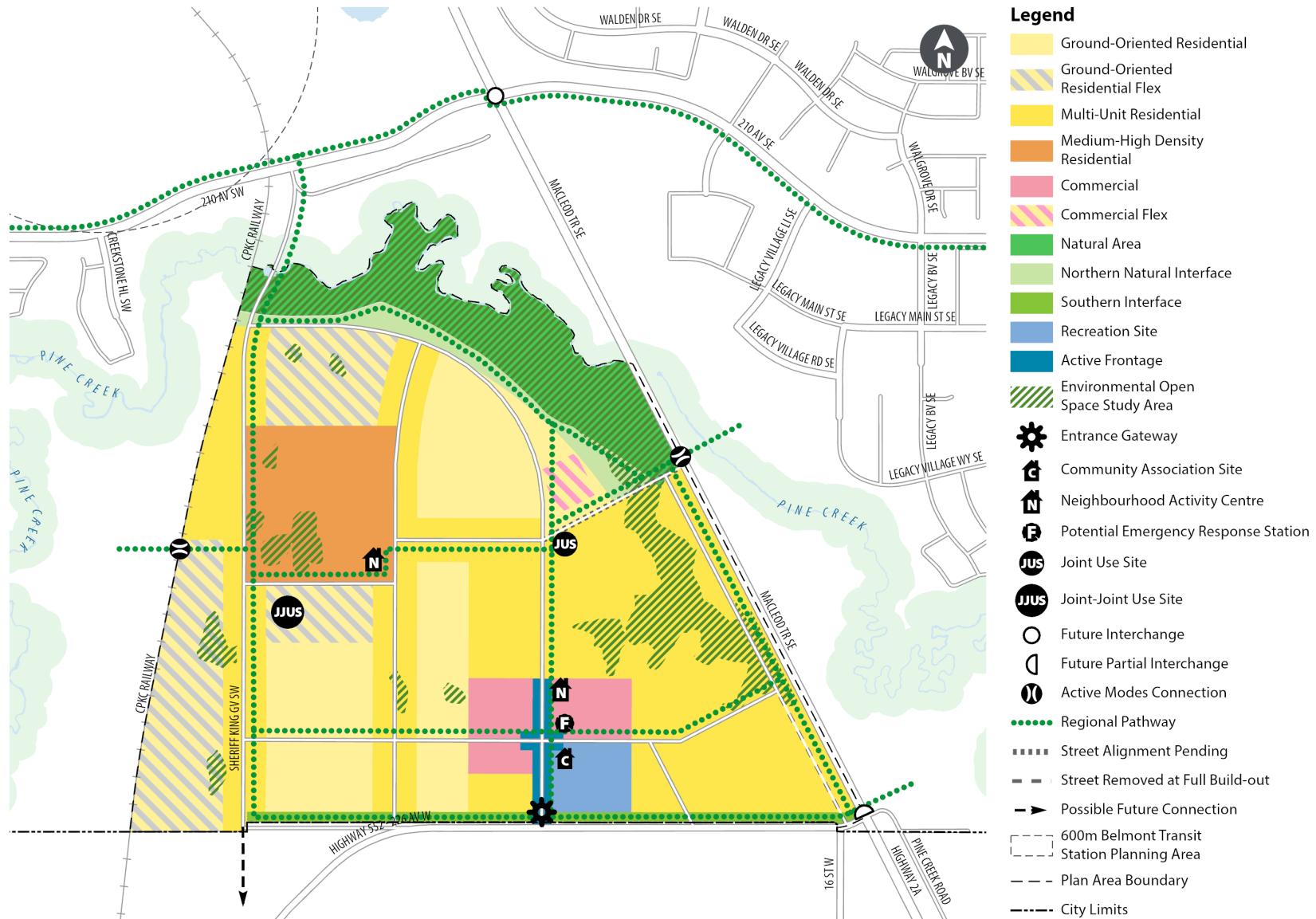
Vision

- Diverse & multi-generational housing options
- Preservation of natural spaces
- Walkable and multi-modal connectivity
- Respects Indigenous cultures
- Accommodates growth in responsible and sustainable manner



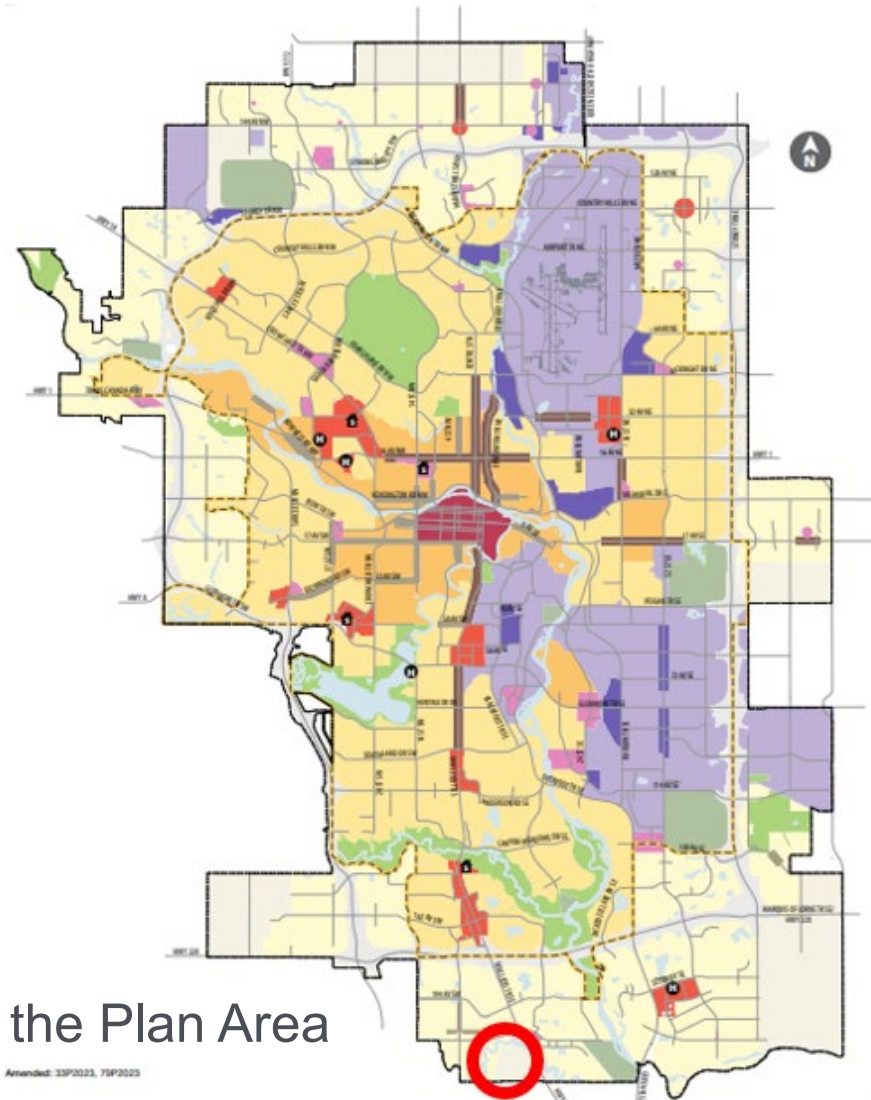


Land Use Concept



Municipal Development Plan

- The MDP identifies the land as future greenfield (a subset of Developing Residential)
- Minor MDP mapping amendment proposed



 Location of the Plan Area

Highlights of the Plan



220
Hectares



up to 20,000
People



up to 3,165
Jobs



up to 8,300
Units (All types)

30 – 50 (anticipated 40 UPH)
Density (Units per Gross Residential Area)



87 – 141 (p+j/ha)
Intensity (People + Jobs)

The Plan has a strong emphasis on:

- Mobility and access
- Housing diversity and density
- Environmental stewardship
- Cultural placekeeping and placemaking



That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 September 09 **Public Hearing Meeting of Council**; and,

That Infrastructure and Planning Committee recommend that Council:

2. Give FIRST, SECOND, and THIRD READING to proposed bylaw, Saatohtsi Area Structure Plan (Attachment 2); and,
3. Give FIRST, SECOND, and THIRD READING to the proposed bylaw to amend the Municipal Development Plan (Attachment 3).