# Tillotson

JUNE 22, 2021

### Neighbourhood Area Structure Plan

**Virtual Public Information Session** 





## Welcome and thank you for joining us today.





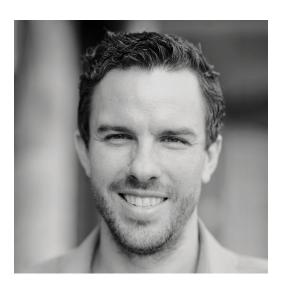




## Tillotson









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### Today's Agenda

- **Project Overview** 1
- 2 Policy Context
- **3** The Vision for Tillotson
- **4** Transportation
- 5
- 6 Site Servicing & Technical Studies
- **Project Next Steps**





#### **Big Rock Trail Functional Transportation Plan**





# PART 1 **PROJECT OVERVIEW**





### Site Location







#### Town of Okotoks

Big Rock Trail

#### Tillotson

WEST OKOTOKS AREA STRUCTURE PLAN BOUNDARY

Highway 7

E

FOOTHILLS COUNTY

03

oad

Township

B. With

Westland Street



### **Project Timeline**





**Baseline Reporting and Site Analysis** JUN - OCT 2020 Complete

**Preliminary Land Use Concept Development SEP - MAY 2021** Complete



\*Please note:

- Project process subject to adjustments based on Town feedback and direction.
- Project communications and updates will be provided throughout project process.
- Public engagement may be limited from June 25th October 29th due to the municipal election.

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#### WE ARE HERE



**Engagement and Land Use Concept Refinement** JUN 2021



**DRAFT Neighbourhood Area Structure Plan / Technical Study Preparation JUN - SEP 2021** 



**Follow-Up Stakeholder Engagement on Proposed** NASP FALL 2021



**Final Stage: NASP Approval Process** 









# PART 2 POLICY CONTEXT

#### 



### Neighbourhood **Area Structure Plan**



- A Neighbourhood Area Structure Plan (NASP) is a required land use concept plan that must be prepared prior to the development of any large undeveloped parcel of land; it is a statutory plan requiring Council approval.
- NASP requirements are outlined in Appendix E of the Municipal **Development Plan.**





#### Planning Hierarchy

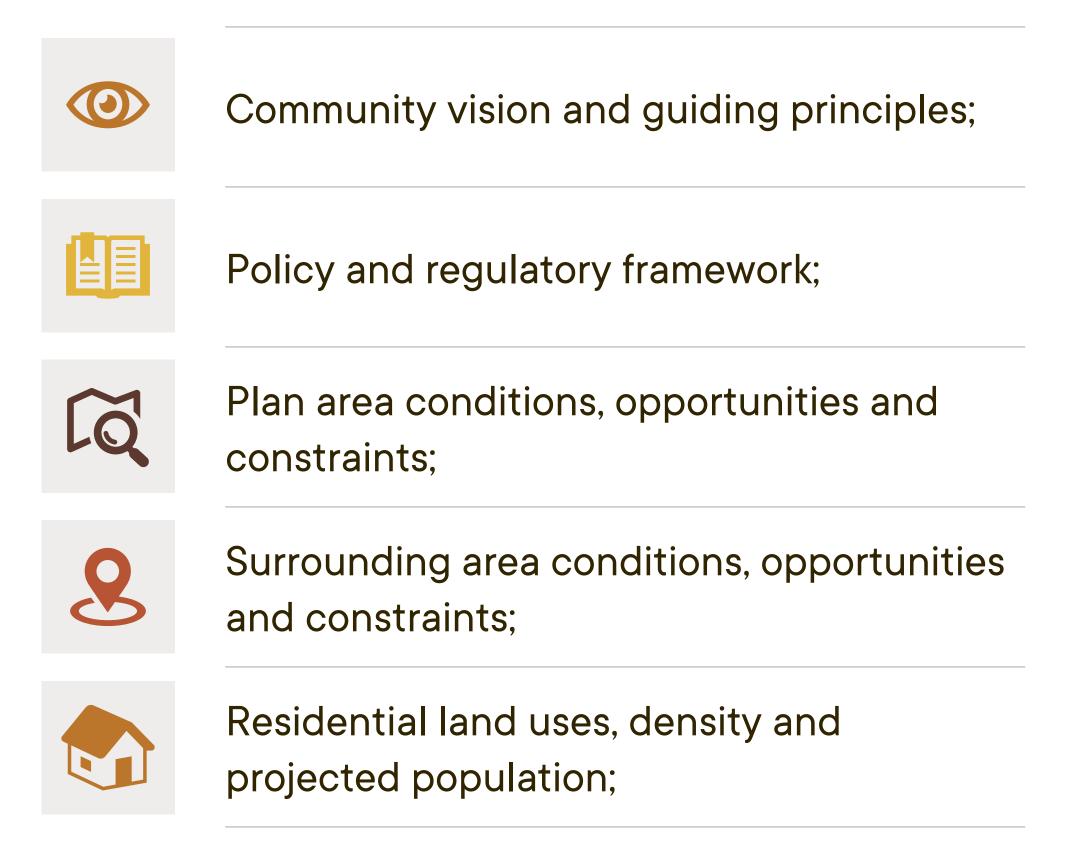






### What is a Neighbourhood **Area Structure Plan?**





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Non-residential land uses, employment density and projected jobs;



Open space network and conceptual programming;



Pedestrian and vehicular circulation;



Water, Sanitary and Stormwater utility servicing systems; and,



Phasing of development within plan area.





### **Okotoks Municipal Development Plan**



 Site is designated primarily as future residential, with defensive areas and a future commercial/ mixed use area.

Residential Commercial / Mixed Use Defensive Areas **Open Space / Public Service Future Residential** Future Commercial / Mixed Use







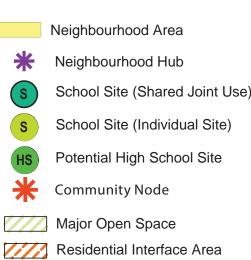


### West Okotoks **Area Structure Plan**



- Site designated as Neighbourhood Area with School Site, Neighbourhood Hub, Potential Stormwater Pond, Pathway system, and Cemetery Expansion.
- cture Plan Boundary Pathway **External Intersection** 🛑 Highway Arterial System Collector System Potential Stormwater Pond (SP) Potential Regional Water Reservoir

Potential Cemetery Expansion



Highway Interface Area





#### **Planning Hierarchy**

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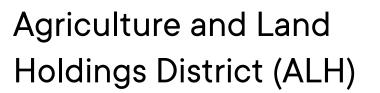


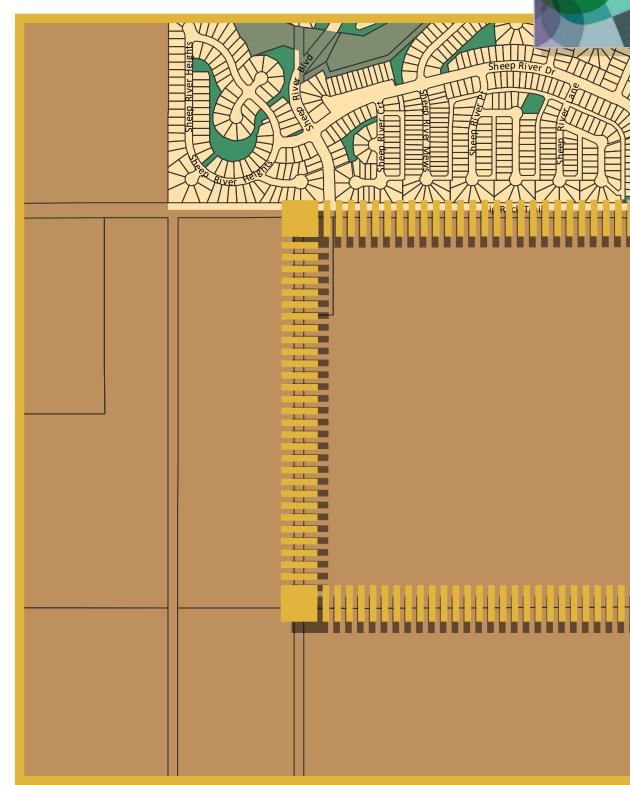


### Okotoks Land Use Bylaw



- New Land Use Bylaw designates the site as Agricultural and Land Holdings District.
- Adopted by Council on Monday, June 14, 2021







#### **Planning Hierarchy**



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## PART 3 THE VISION FOR TILLOTSON





# **Vision & Guiding Principles**

Tillotson is envisioned as a complete community "where people, business, ideas and a sense of community thrive". It will be a vibrant community for all ages and lifestyles, connected by an extensive pathway network and integrated park system, with a neighbourhood hub providing services to residents and defining a unique gateway into the community.

#### **Tillotson Guiding Principles:**





Places to Shop & Socialize



Diverse Housing Options



Active Transportation & Connectivity







Integration with Existing Communities







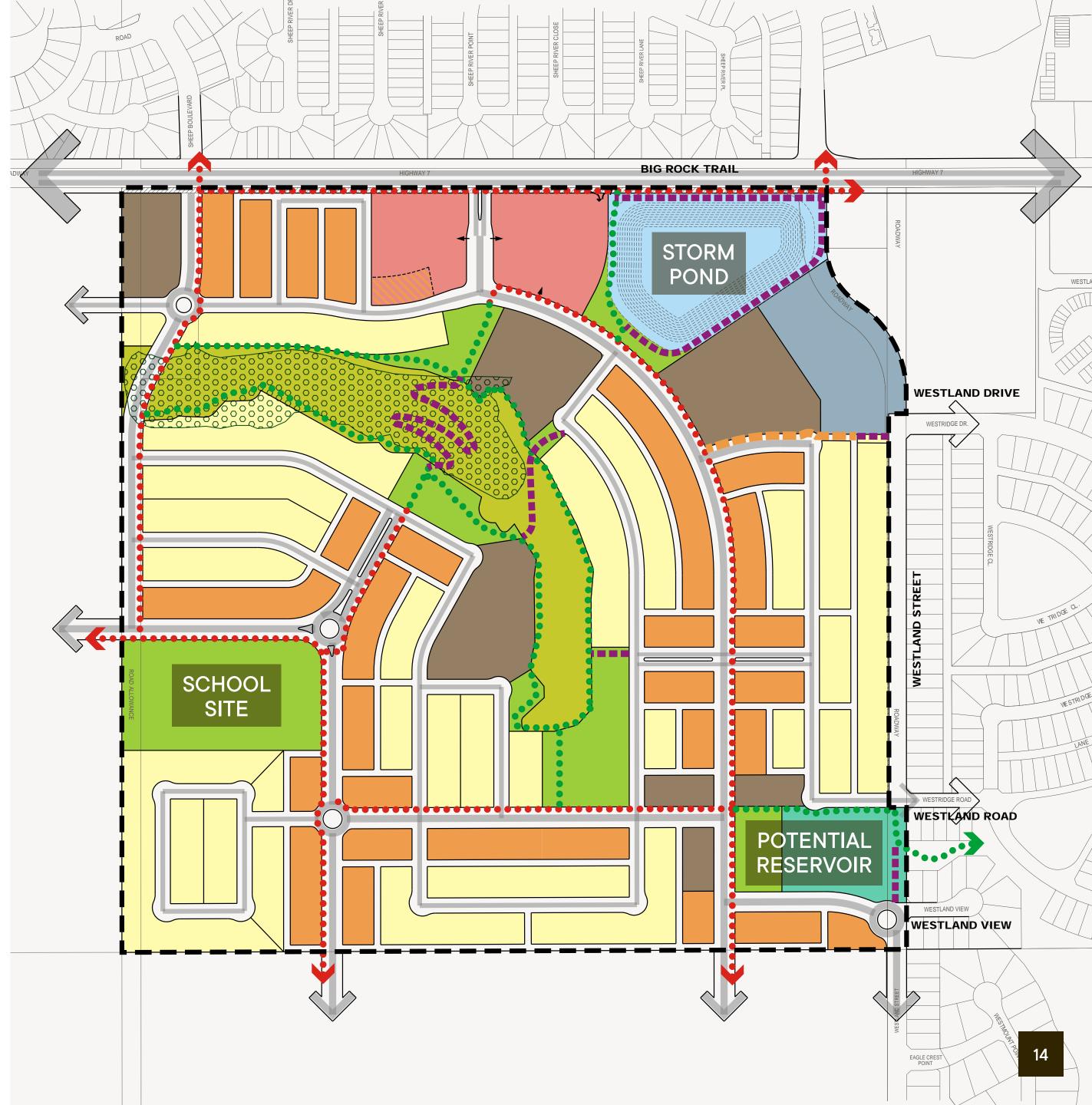






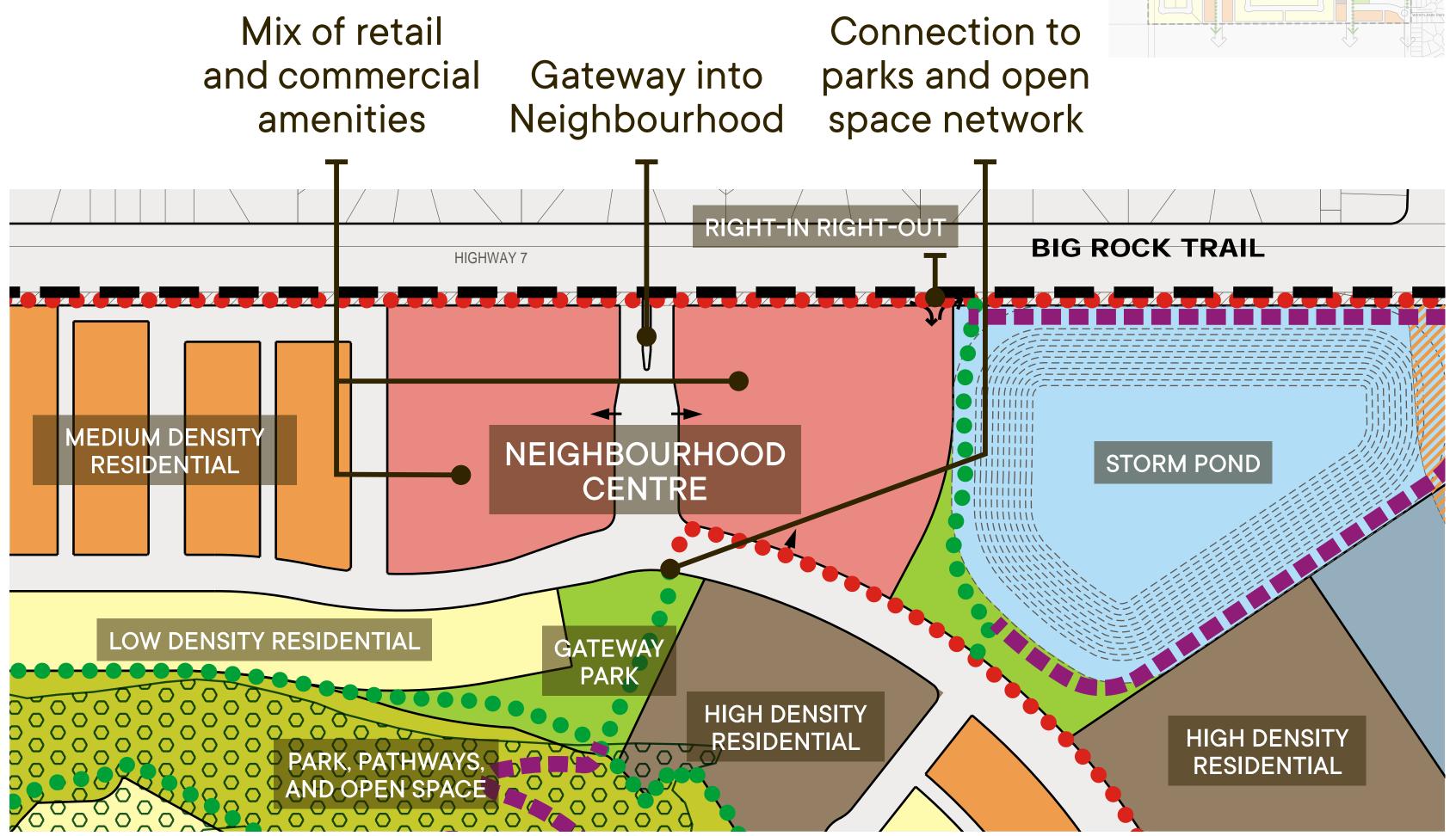
# PRELIMINARY <br/> Land Use <br/> Concept





### Neighbourhood Centre

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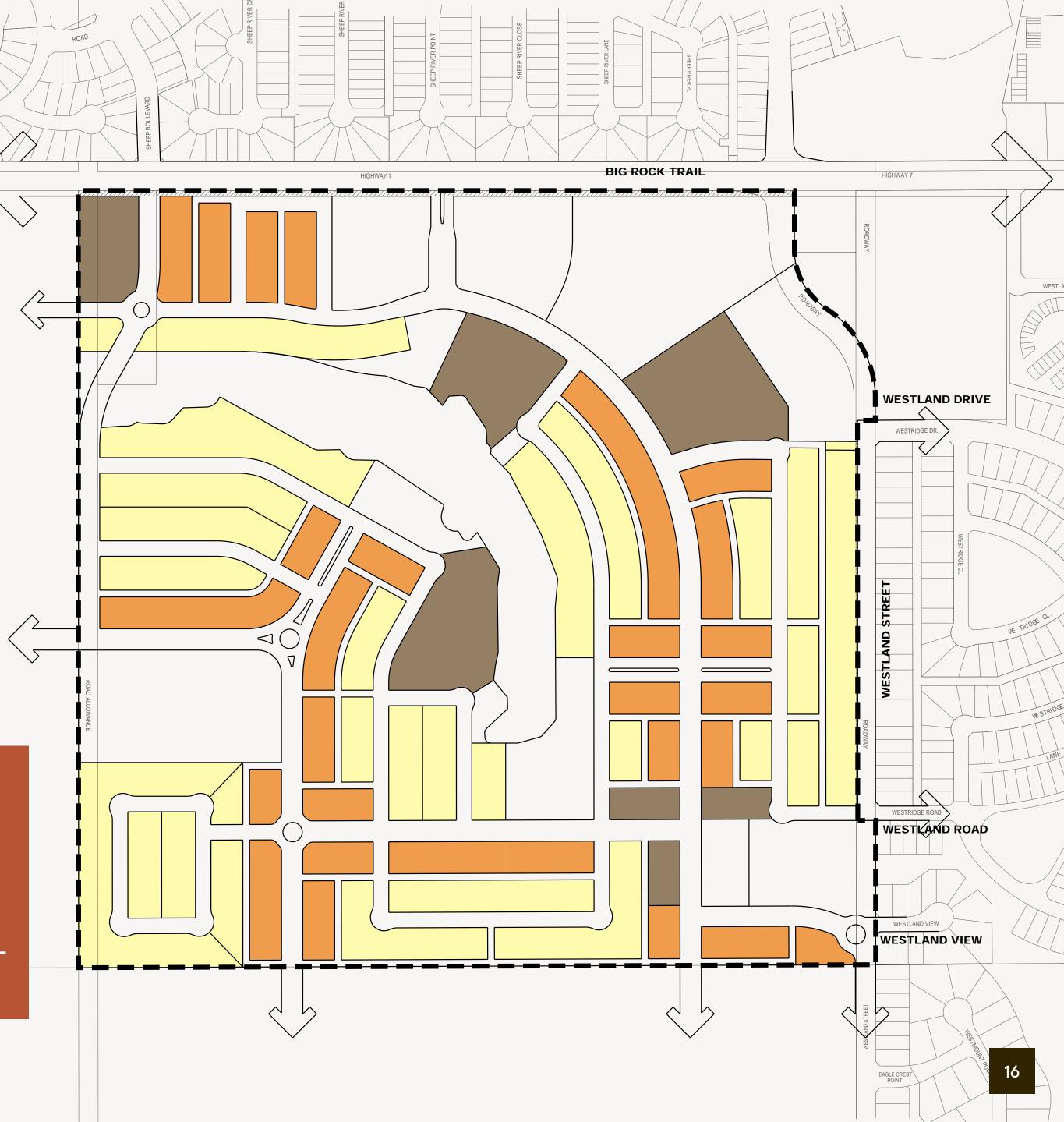
### Residential

High Density (Multifamily)	~253-417 units
Medium Density (Towns, Row, etc.)	~441 units
Low Density (Singles & Semis)	~421 units
<b>Estimated Total Units:</b>	1,115–1,279 units





#### ESTIMATED POPULATION OF **3,800** AT FULL BUILD OUT



### **Open Space**

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	Environmental Reserve	4.95 ha / 12.24 ac
	Municipal Reserve	5.58 ha / 13.80 ac
	Stormwater Pond & Potential Underground Reservoir	2.97 ha / 7.33 ac
	Total Parks & Open Space	13.50 ha / 33.37 ac
•••••	Pathway Network (on and off-street)	~ 6.5 km





# OPEN SPACE IS 24% OF TOTAL PLAN AREA



### Westland Street Transition

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Westland Street road closure allows for cemetery expansion and storm water pond.

Pedestrian connection has been maintained.

Similar block orientation as East side of Westland Street.

One connection to Westridge Road.

Road closure to accommodate potential Town underground water reservoir and limit cut through traffic.

> Indirect collector connection to Westland Street to the South.







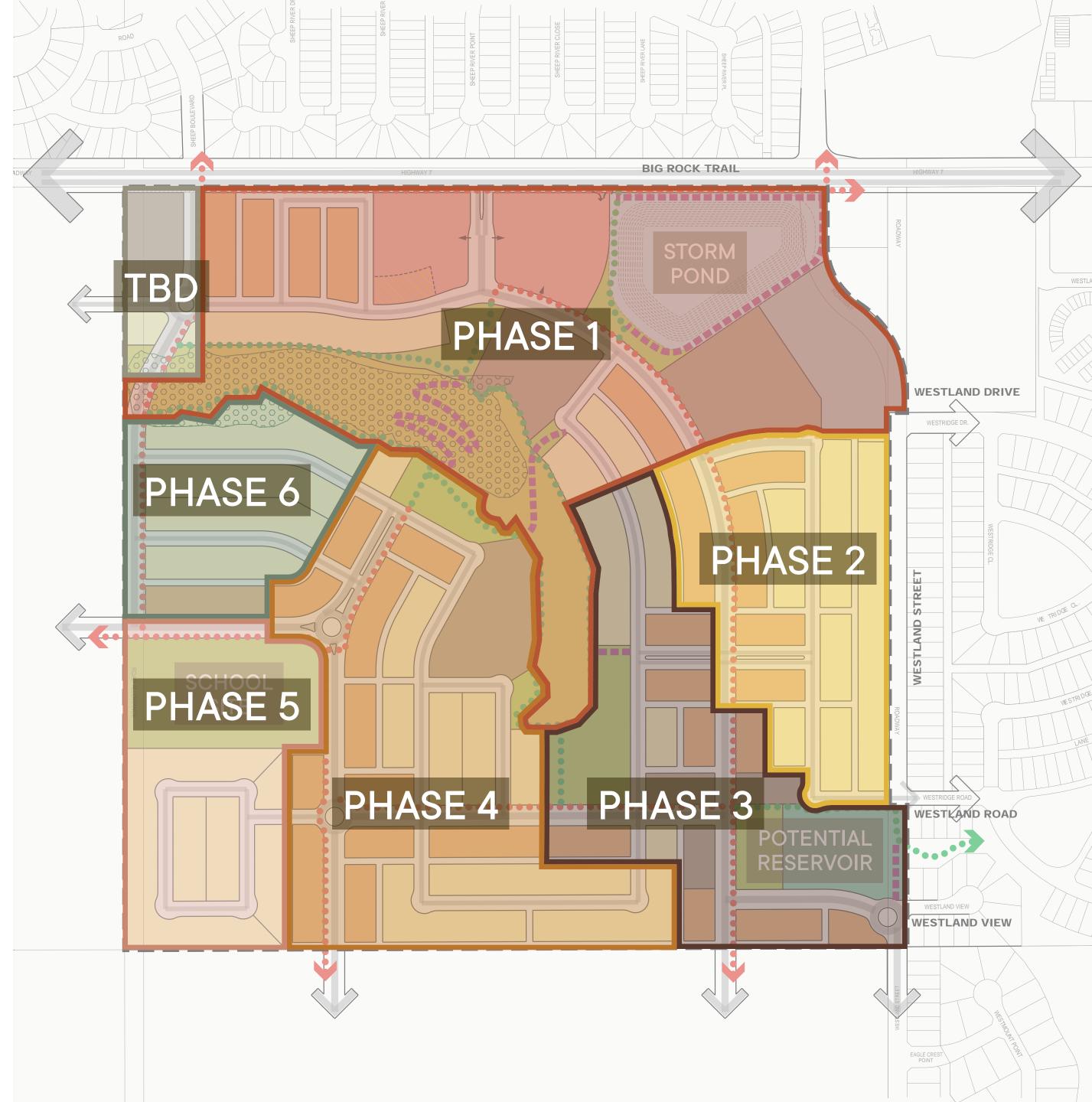






# PRELIMINARY Phasing Plan

- A preliminary phasing plan has been established.
- Phasing of development informed by existing servicing and transportation connection points.
- Phasing anticipated to move from north to south and then progress westward.
- Phasing subject to change based on market demand and absorption.

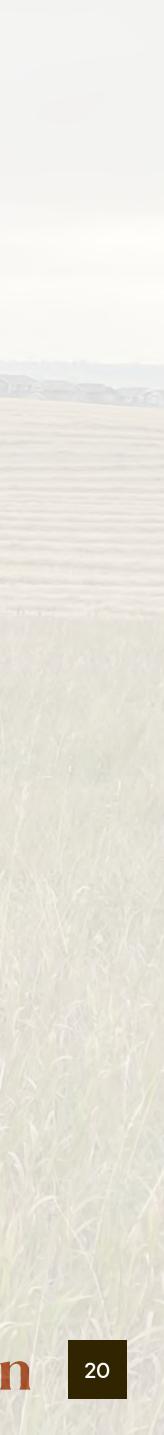


# PART 4 TRANSPORTATION



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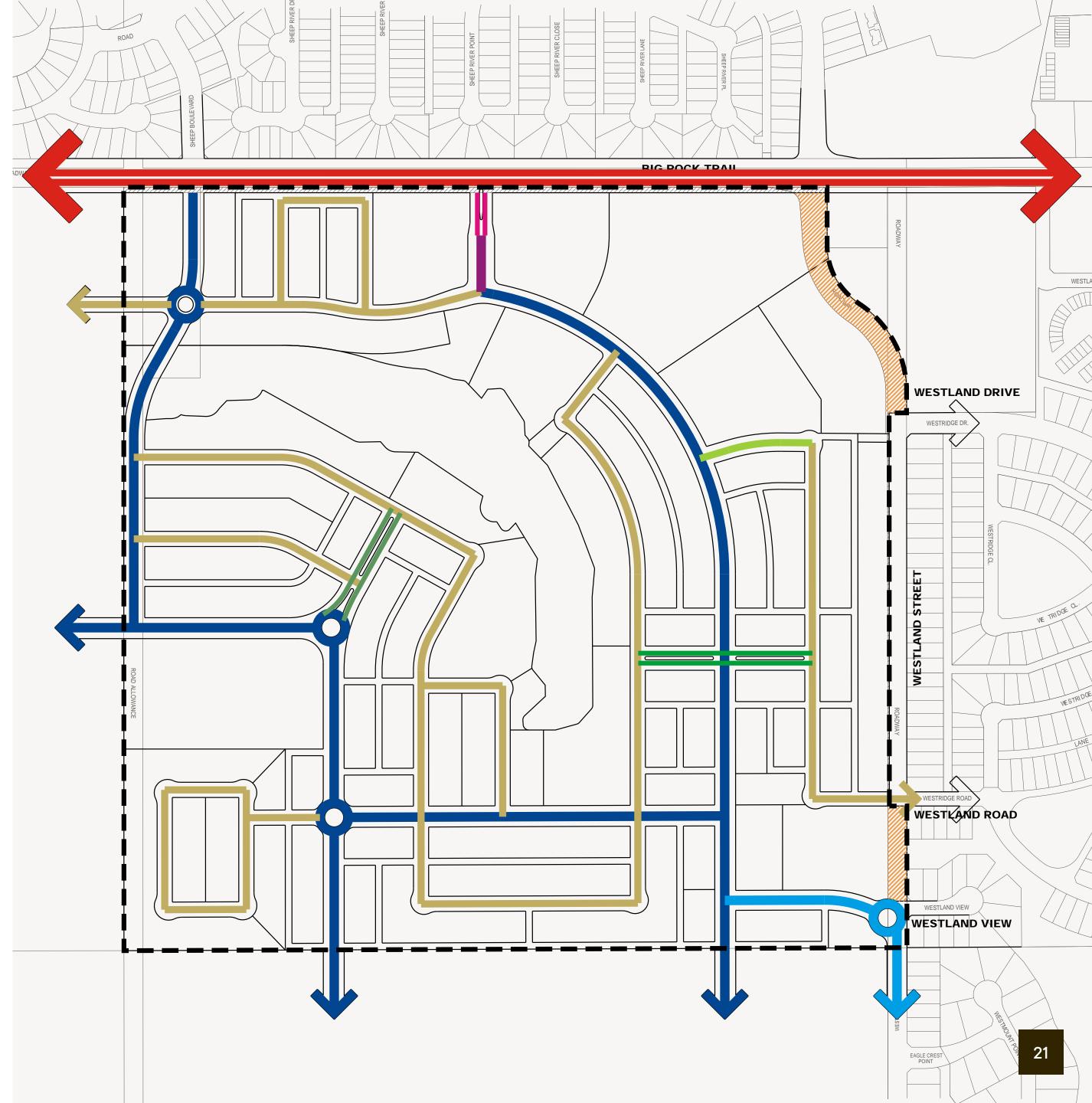
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### Road Network



- Proposed Arterial Road
- Proposed Modified Commercial Entrance 23.6m 20.1m
- Proposed Modified Commercial Entrance 28.2m
- Proposed Collector Road 21.0m
- Proposed Collector Road 22.0m
- Proposed Residential Entrance Road 25.5m
- Proposed Residential Modified Entrance Road 26.5m
- Proposed Residential Modified Connector Road 19.4m
- Proposed Residential Road 16.0m
- ////// Proposed Road Closure



### Pathway Network

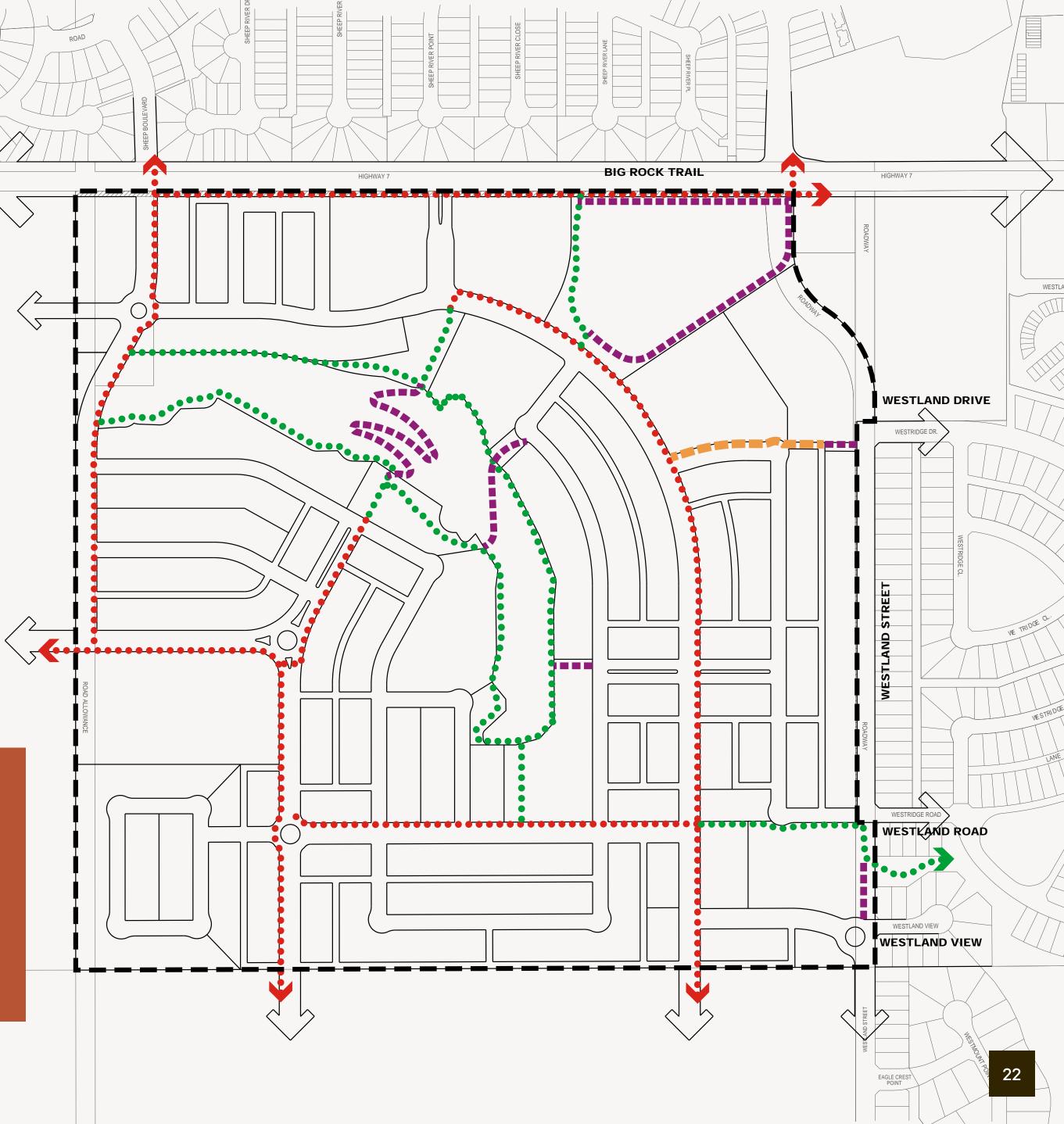


- •••••• 3.0m Regional On-Street Pathway
- •••••• 3.0m Regional Off-Street Pathway
- 2.5m Local On-Street Pathway
- 2.5m Local Off-Street Pathway





# APPROXIMATELY <br/> **6.5km**<br/> OF PATHWAYS



### Westland Street **Road Closures**

Westland Street road closure allows for cemetery expansion **H** and storm water pond.

Road closure to accommodate potential Town underground water reservoir and open space connectivity.





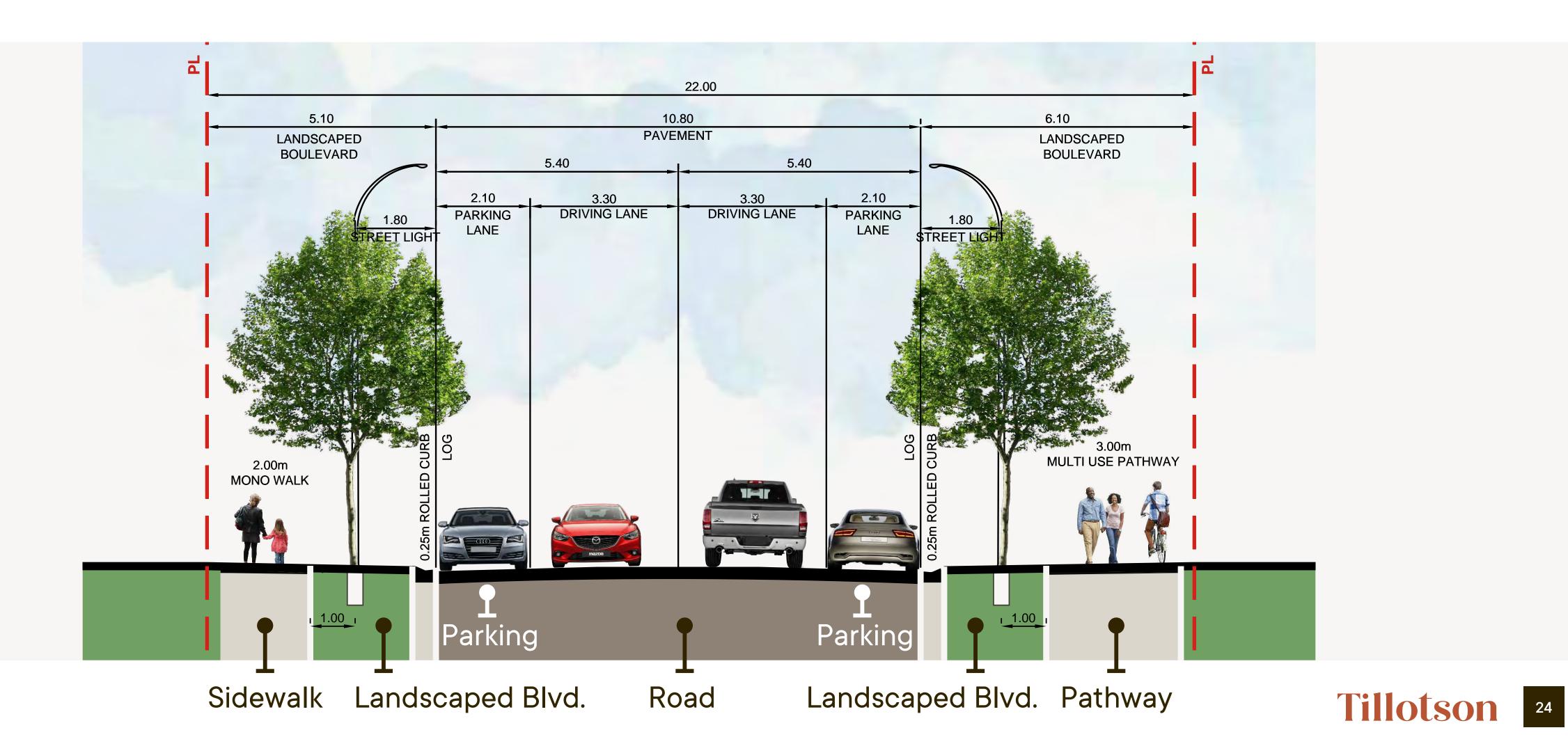




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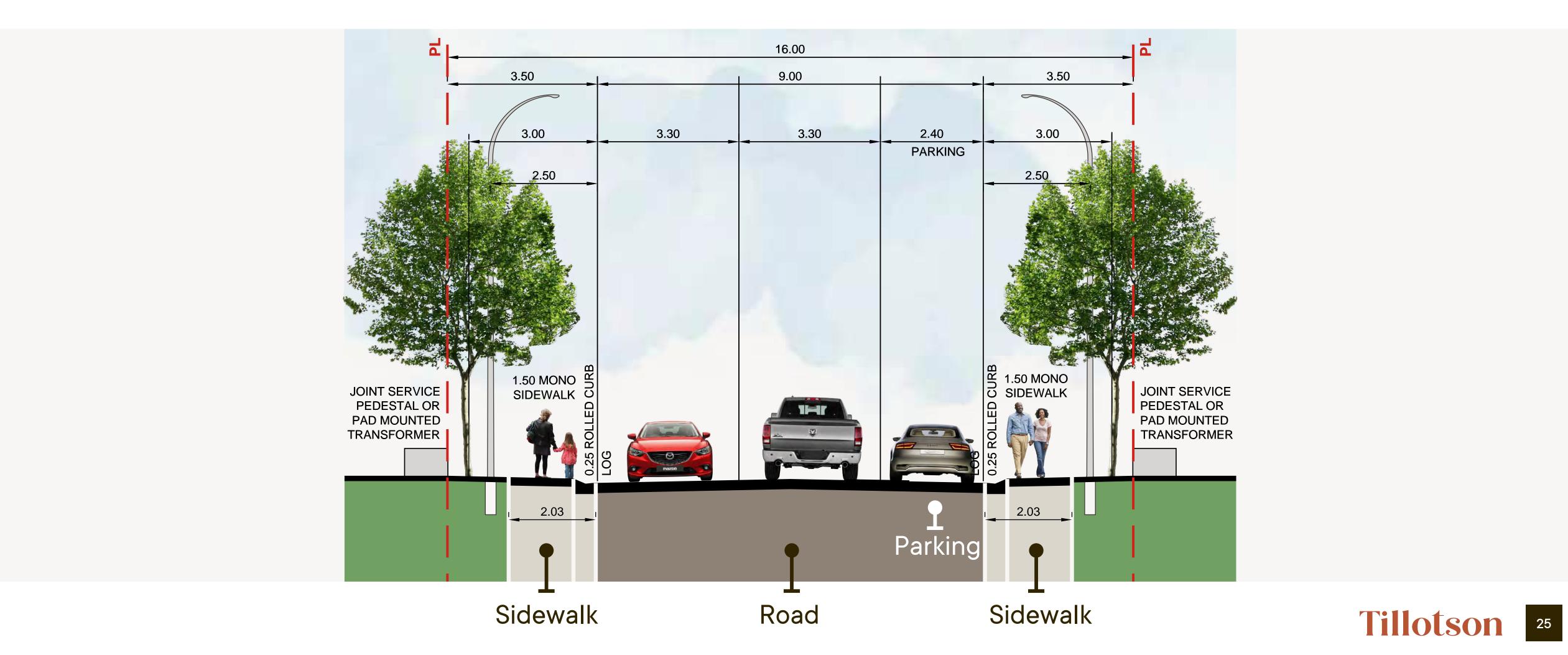


#### **PROPOSED COLLECTOR ROAD** [22.0m width]





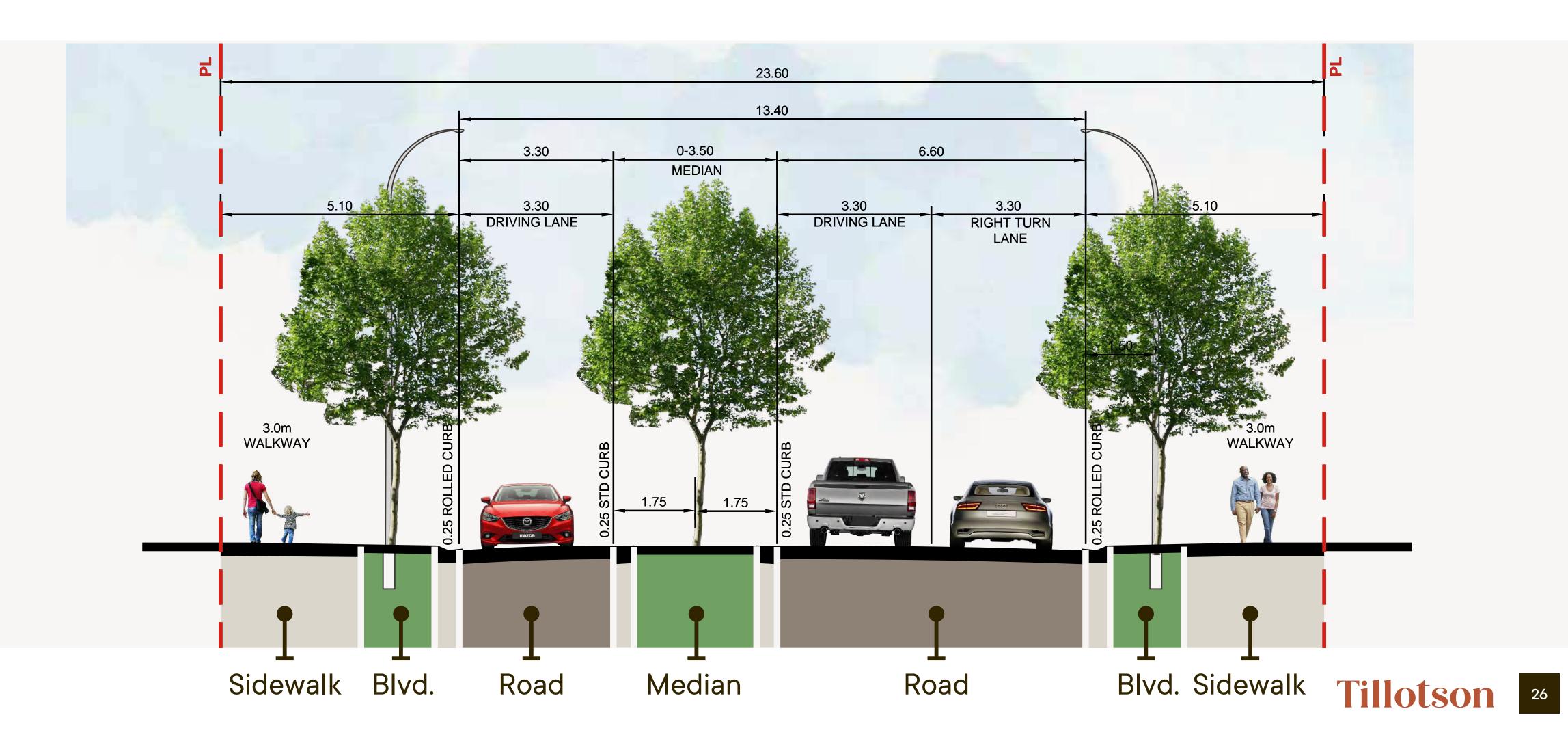
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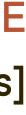
#### **PROPOSED RESIDENTIAL ROAD** [16.0m width]





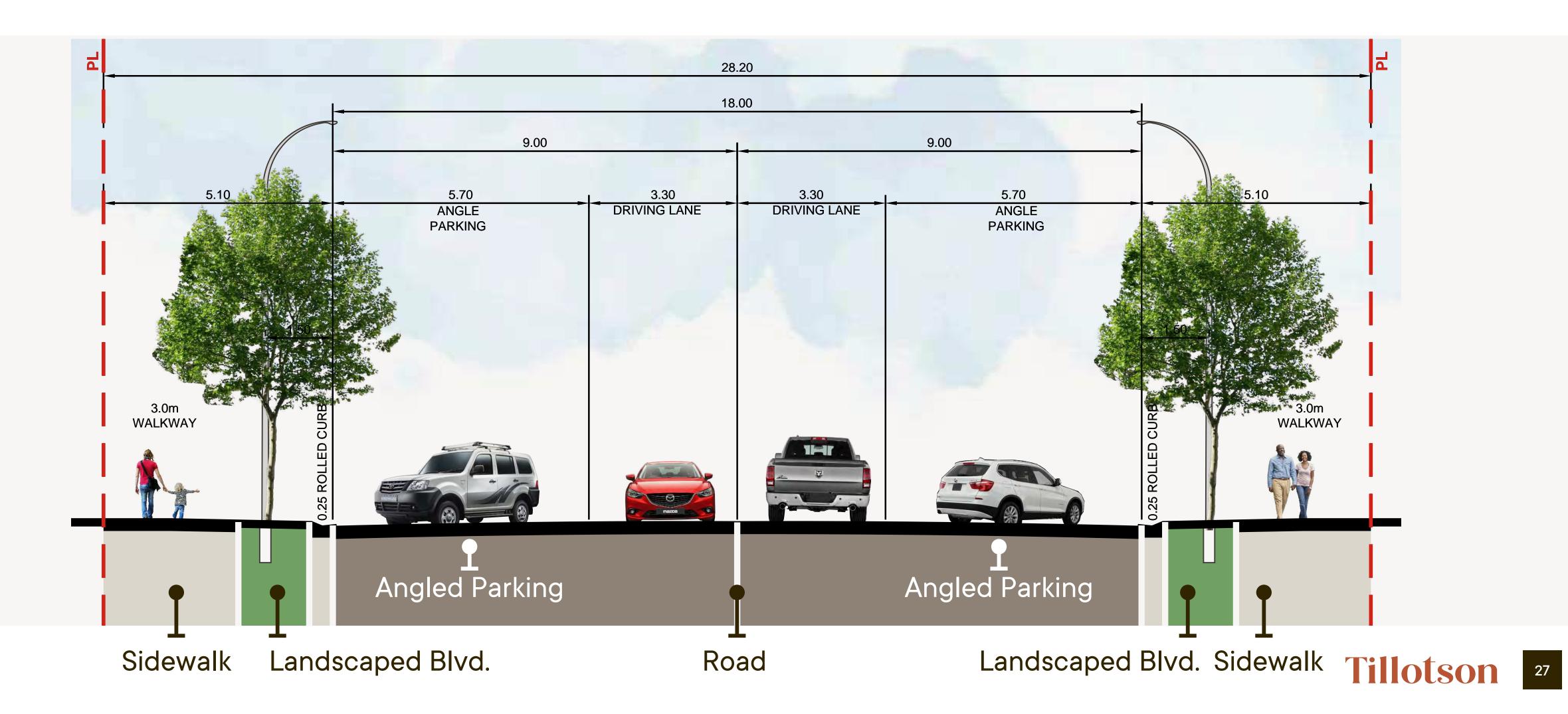


#### **PROPOSED MODIFIED COMMERCIAL ENTRANCE** [20.1m - 23.6m widths]





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#### **PROPOSED MODIFIED COMMERCIAL ENTRANCE** [28.2m width]



## PART 5 **BIG ROCK TRAIL FUNCTIONAL TRANSPORTATION PLAN**







### **Background and Study Purpose**





Establish the future rightof-way for Big Rock Trail.

Identify a cross-section that can accommodate the expected traffic volumes and encourage active transportation.

Determine whether noise attenuation would be required along the corridor.

Explore opportunities to stage the construction of Big Rock Trail as development proceeds in the West Okotoks ASP.

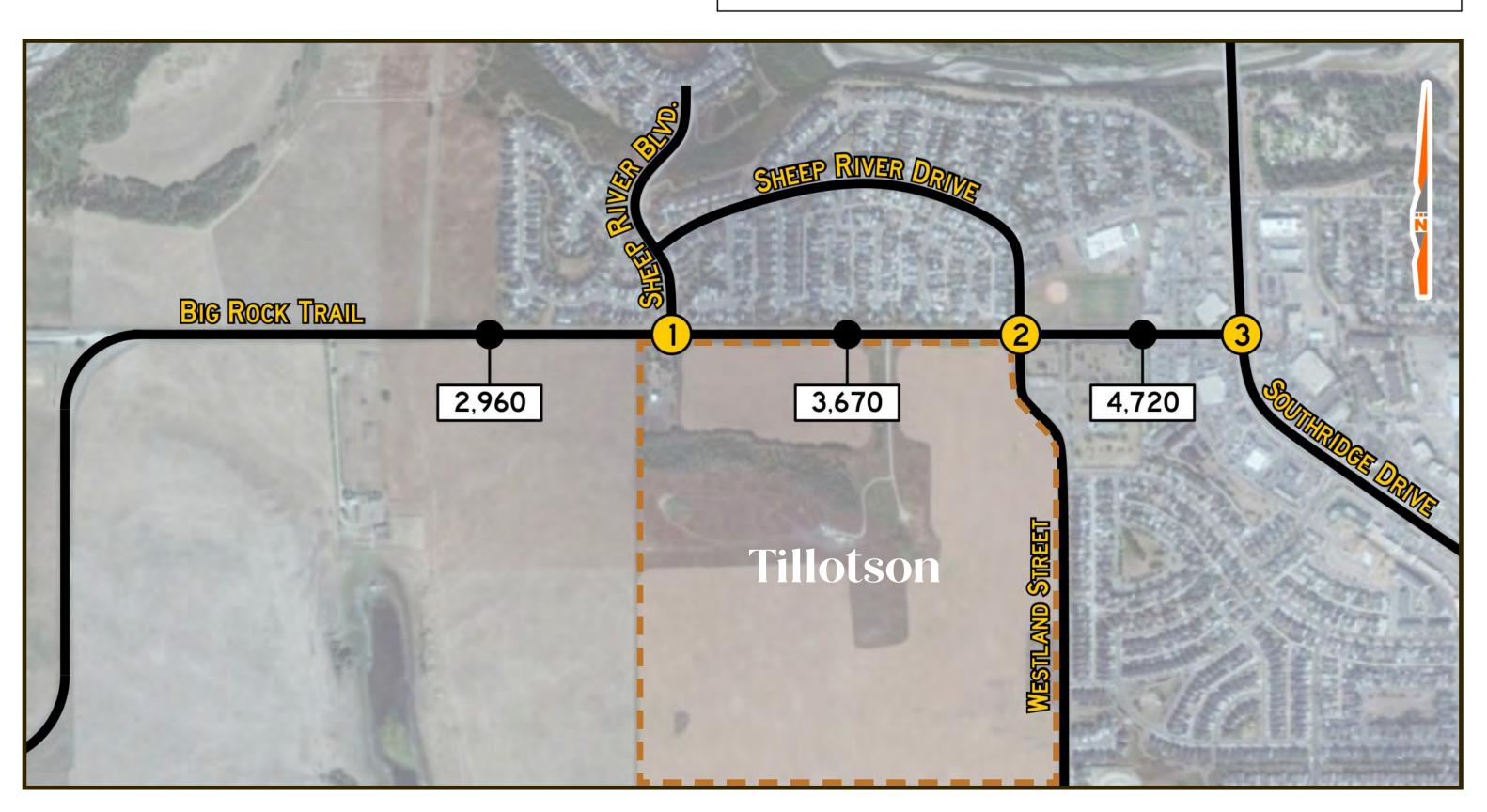
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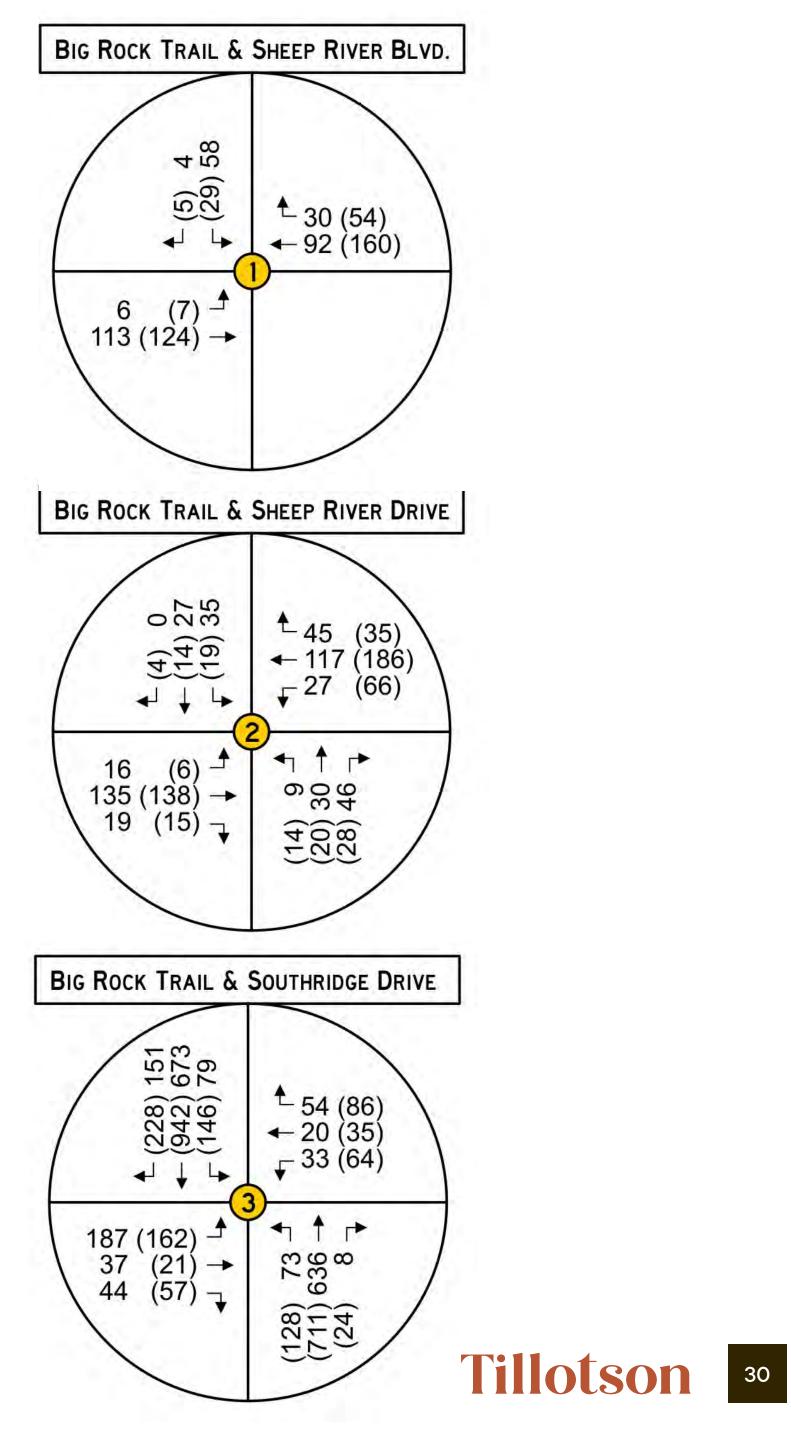
#### **BIG ROCK TRAIL FUNCTIONAL TRANSPORTATION PLAN**

### Existing Conditions

LEGEND:	
XX (YY) ->	AM (PM) PE
XXXX	DAILY TRAFF



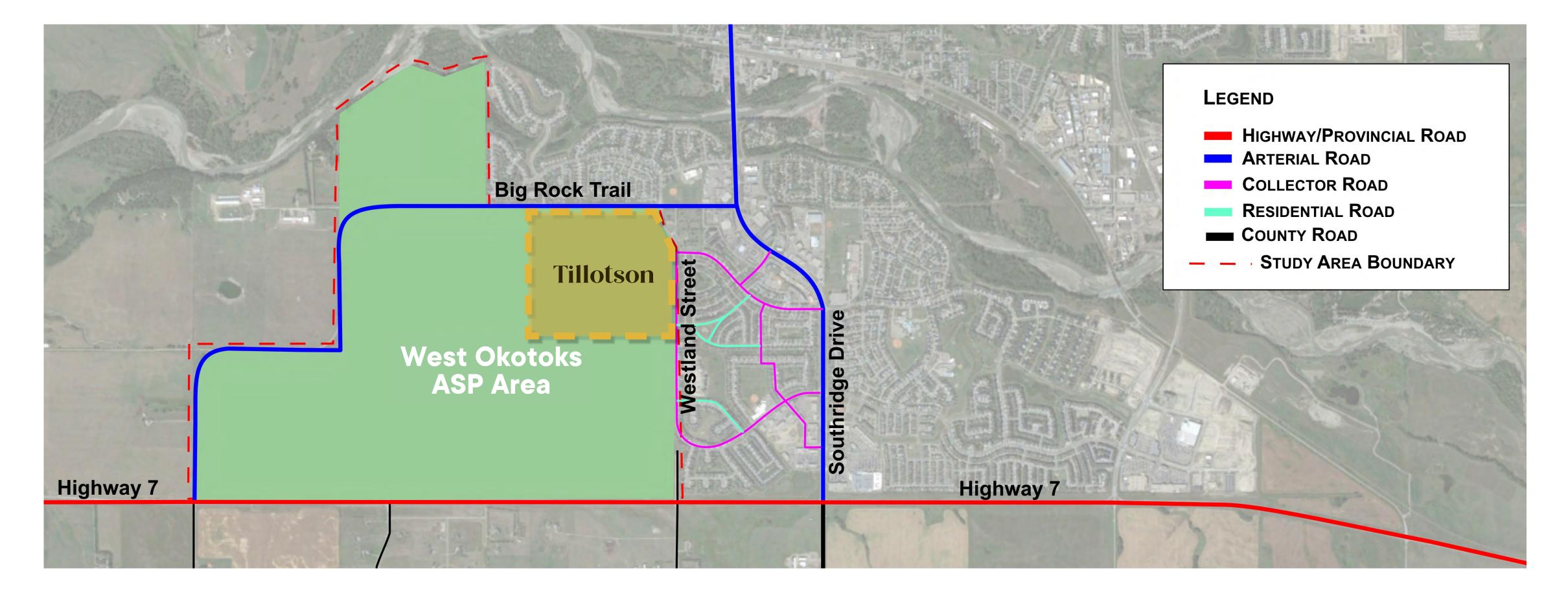
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#### **BIG ROCK TRAIL FUNCTIONAL TRANSPORTATION PLAN Future Traffic Conditions**









#### **BIG ROCK TRAIL FUNCTIONAL TRANSPORTATION PLAN Future Traffic Conditions**

Horizon Year	Population	Neighbourhood Commercial	Community Commercial	Total Commercial
2045	7,851	190,000 sqft	54,400 sqft	244,400 sqft
west okotoks asp Full Build Out	20,111	380,000 sqft	81,600 sqft	461,600 sqft







#### TRAIL FUNCTIONAL TRANSPORTATION PLAN BIG ROCK

### **Future Traffic Conditions | Model Comparison**



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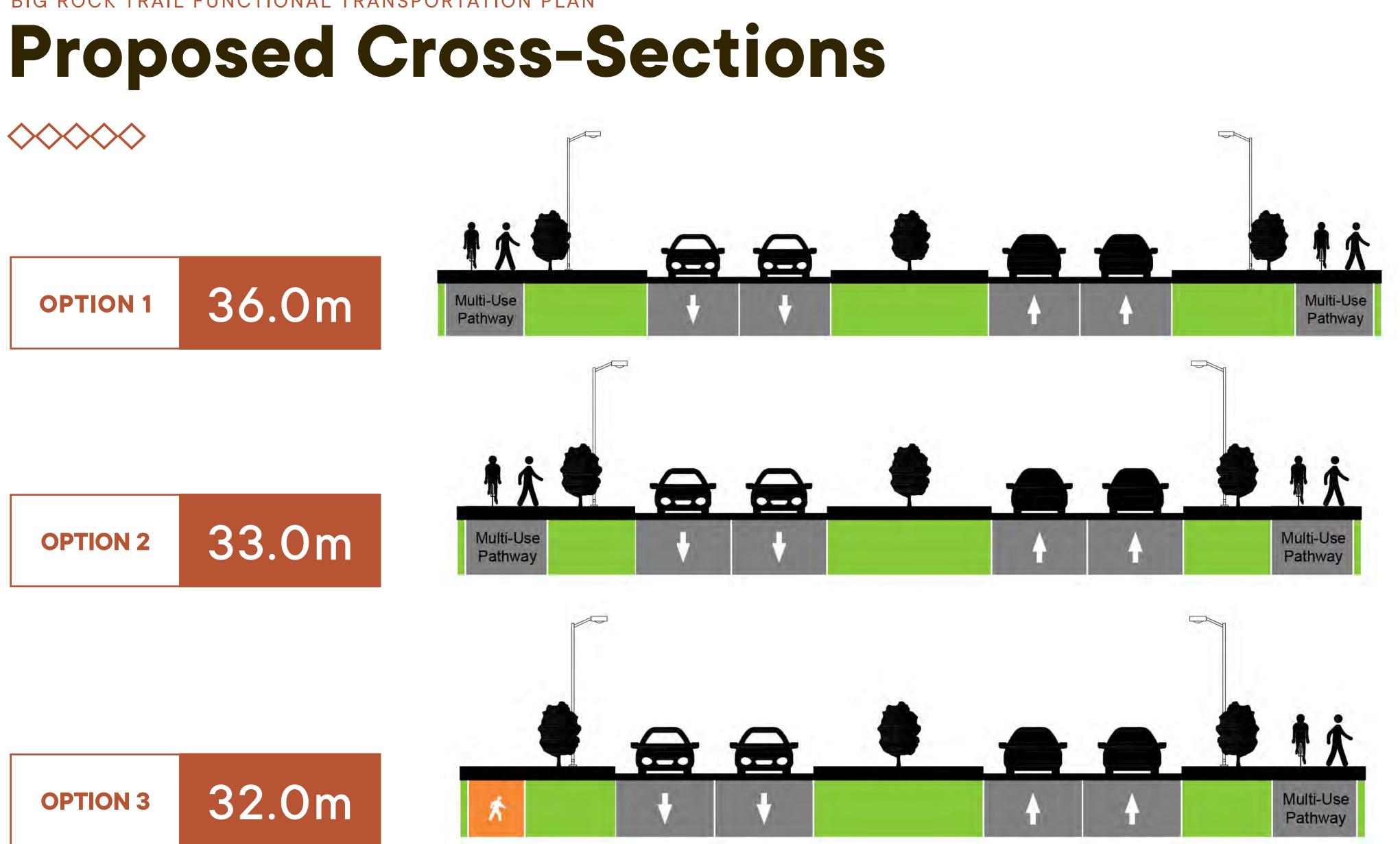
#### BIG ROCK TRAIL DAILY VOLUMES

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**BIG ROCK TRAIL FUNCTIONAL TRANSPORTATION PLAN** 





### **Next Steps for the BRTFTP** $\langle \times \times \times \times \rangle$

- **Determine Recommended Cross-Sections.**
- Design work and stormwater analysis.
- Cost Estimates.
- Determine whether noise attenuation would be required along the corridor.
- Explore opportunities to stage the construction of Big Rock Trail as development proceeds in the West Okotoks ASP.



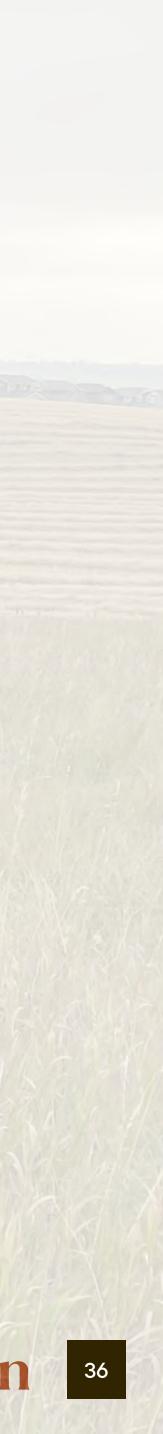




### PART 6 SITE SERVICING & TECHNICAL STUDIES



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### **Servicing Strategies**





- Acquiring Water Licenses
- Future Okotoks Water Reservoir
- Foothills County & Town of Okotoks Sub-regional Water Project





 Gravity Sanitary System North Towards Big Rock Trail

#### **STORMWATER:**

Landscaped Stormwater Pond













### **Background and Technical Studies**



Additional technical studies will be completed as a part of the Neighbourhood Area Structure Plan process including:

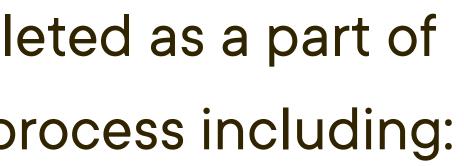


**Traffic Impact** Assessment



Water & Sanitary **Servicing Reports** 







#### **Master Drainage** and Stormwater **Management Plan**









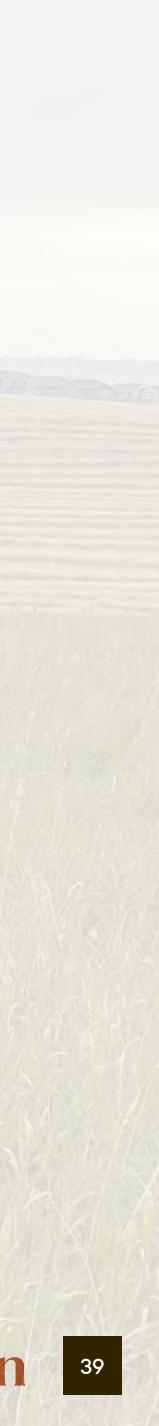




## PART 7 PROJECT NEXT STEPS $\diamond$







### Where do we go from here? $\langle X X X X \rangle$

We will gather feedback today and over the coming weeks. Your feedback today and through the survey will be documented for a What We Heard Report (WWHR). The WWHR will be shared with all stakeholders. • The project team will start drafting the Neighbourhood Area Structure Plan.

We will continue to share information throughout the process.







### **Tell Us What You Think!** $\longleftrightarrow$



We appreciate your comments and feedback. Please fill in a Feedback Survey.



Let's stay in touch. If you have questions, please contact us.

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**Keep informed on the project.** Information will be consistently updated online.



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#### On behalf of the project team, thank you for attending this virtual information session.





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