



# Tillotson

## Public Engagement Summary

AUGUST 2021





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On behalf of: TRISTAR COMMUNITIES INC.



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# Project Background



Tristar Communities Inc. is pursuing a Neighbourhood Area Structure Plan for the proposed community of Tillotson situated in West Okotoks. The proposed Tillotson Neighbourhood Area Structure Plan (NASP) is a statutory plan that will guide the development of approximately 159 acres of land upon approval by the Town of Okotoks.

Tristar Communities Inc. participated in the development of the West Okotoks Area Structure Plan that was approved on April 28, 2020 by the Town of Okotoks. The approved West Okotoks ASP details policy direction for all subsequent planning stages, starting with Neighbourhood Area Structure Plans. The Tillotson NASP area was identified as the first phase of development within the West Okotoks ASP and will be the first of five future neighbourhoods.

At full build-out, anticipated to take place over a 10-to-15-year period, the Tillotson NASP area will form a new neighbourhood containing a large environmental preserve, range of housing types and forms, connected open spaces, and neighbourhood hubs that meet the needs of existing and future residents.

## ENGAGEMENT TIMELINE

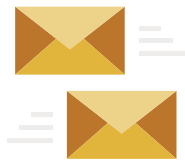
- ✓ April 2020  
West Okotoks Area Structure Plan approved
- ✓ Summer/Fall 2020  
Work begins on Tillotson Neighbourhood Area Structure Plan
- ✓ Spring 2021  
Tillotson preliminary land use concept development
- ✓ May 25, 2021  
Tillotson project website launches
- ✓ June 4, 2021  
Email newsletter to stakeholders that participated in West Okotoks ASP public engagement
- ✓ June 8, 2021  
Postcards delivered to neighbours adjacent to Tillotson plan area
- ✓ June 22, 2021  
Virtual Public Information Session
- ✓ Summer 2021  
Engagement summary shared with stakeholders
- ✓ Summer 2021  
Preparation of draft Tillotson NASP
- Fall 2021  
Tillotson NASP submitted to the Town of Okotoks for review
- Fall 2021  
Town of Okotoks review and circulation
- To Be Determined  
Updates to the Tillotson NASP
- To Be Determined  
Tillotson NASP approval process with the Town of Okotoks

# Engagement Summary



The public engagement goal is to inform stakeholders about the project prior to submitting Neighbourhood Area Structure Plan to the Town of Okotoks. Tristar Communities Inc. also participated the public engagement process in support of the West Okotoks ASP. Due to the public health situation and resulting regulations around social distancing, the public engagement for Tillotson took place online.

## ENGAGEMENT BY THE NUMBERS



**1027**

Postcards  
delivered



**41**

Attendees  
at Virtual  
Information  
Session



**16**

Stakeholder  
Emails



**35**

Distinct  
Stakeholder  
Comments

# Engagement Opportunities



## PROJECT WEBSITE

TillotsonVision.ca was launched May 25, 2021. The website shares details about the project and will continue to be updated with the latest project information. Stakeholders can provide comments and ask questions through the website. The website was promoted by a postcard delivery, on-site signage, and through an email newsletter sent to stakeholders who participated in the West Okotoks ASP process.

## EMAIL NEWSLETTER

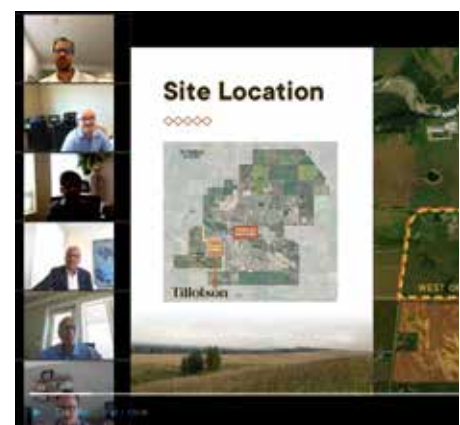
On June 4, 2021 a project newsletter was sent to 269 stakeholders who had previously signed up to receive information about the West Okotoks ASP project. The newsletter introduced the Tillotson NASP project, shared the project website, and invited stakeholders to attend the June 22 virtual information session. Engagement specialist contact information was provided.

## ADJACENT NEIGHBOUR POSTCARD

On June 8, 2021, 1,027 households within a 400m radius of the project area received a hand-delivered postcard inviting them to attend the virtual information session. The postcard introduced the Tillotson NASP and shared the project website and engagement representative contact information.

## VIRTUAL INFORMATION SESSION

On June 22, 2021 the project team hosted a virtual public information session to introduce the project and provide stakeholders the opportunity to share their feedback and ask questions. The information session was facilitated by B&A Planning Group with support from WATT Consulting Group to share more details about the Big Rock Trail Functional Transportation Plan. Tristar Communities Inc. and Jubilee Engineering were also in attendance. The session started with a formal presentation followed by a Question-and-Answer portion where stakeholders had the opportunity to ask the project team questions.



- 74 people registered to attend; 41 people attended
- We received 22 questions from 11 different attendees

#### The Virtual Information Session was advertised through:

- Email newsletter to stakeholders involved in West Okotoks ASP process
- Postcard hand delivered to all stakeholders within a 400 m radius of the project boundary
- Western Wheel newspaper ad June 9 and June 16
- Onsite signage
- Project website

## POST ENGAGEMENT EVENT SURVEY

A link to the online survey was sent to all stakeholders that attended the virtual information session. The survey asked stakeholders to evaluate the session and provide feedback to help direct future public engagement. Six stakeholders filled out the survey. The results have been summarized in Appendix A.

## INTERACTIVE LAND USE CONCEPT

Stakeholders were encouraged to view the Tillotson preliminary Land Use Concept and to leave questions and comments through an interactive web map. The interactive web map allowed stakeholders to comment directly on the preliminary Land Use Concept. The link to the interactive web map was emailed to all stakeholders who registered for the information session and posted on the project website for two weeks following the event. The preliminary Land Use Concept with stakeholder feedback has been shared in section 5.



# Engagement Feedback



During engagement, stakeholders shared their questions and comments on area transportation, the preliminary land use concept, the proposed open space network, area servicing and the project process overall. Most of the stakeholder feedback focused on area transportation (17 of 35 distinct comments).

The project team has documented all stakeholder questions and comments received during outreach. We have provided responses to all queries in the table below. Comments and questions were received through the project website, stakeholder emails and during the Question and Answer portion of the information session.

## ENGAGEMENT QUESTIONS AND RESPONSES

QUESTION OR COMMENT	RESPONSE
<b>Theme: TRANSPORTATION</b>	
I have attended many of these sessions and have asked about and shared concerns about the proposed “indirect collector road” to Westland Street on the south east corner. I see there is road closures or limited access on the northern half of Westland Street. However, the south portion of Westland Street has no traffic calming measures and is going to be a more direct route for Tillotson traffic to access the cornerstone shopping area or HWY 7 right in front of all of the Westland Street residential and a school zone. What is going to be done to limit the already high traffic volumes, speeding concerns well over the current 40kmh, school zones, etc? I have asked in multiple sessions, direct to city planners, about eliminating this indirect collector or adding further road closures with no changes anytime these sessions or new plans are released. Please provide some updates regarding this major concern.	The proposed collector road network was approved through the West Okotoks ASP by Okotoks Town Council. The project team’s transportation engineers, WATT Consulting Group, and the Town of Okotoks transportation engineers explored at length possible connections to Westland Street. It was determined that the optimal connection point is on to Westland Street at Westland View. From an Urban Design and Transportation perspective there should be neighbourhood connections between the existing and new communities. Traffic calming measures have not been decided yet, but there are opportunities that will be evaluated by the Town.



QUESTION OR COMMENT	RESPONSE
Traffic calming measures on south Westland Street are a bandaid to an existing concern. Let alone adding more traffic to the problem. Something needs to be in the plan prior to development. This should be identified to give neighbouring residents peace of mind for safety, speeding, school zones.	Specific traffic calming measures have not yet been determined. Existing traffic concerns were raised during public engagement on the West Okotoks Area Structure Plan. Tristar, their consultants and The Town had lengthy discussions on how best to address area traffic. From those discussions, the current proposed road network was the preferred option by the Town and approved by Council through the West Okotoks ASP. There is opportunity for more traffic calming measures in the final detailed design. Those will be determined as the plans are further refined.
Was there any thought of making the undetected collector road to Westland a residential road 16m cross section to minimize traffic concerns between the communities?	Based on the traffic projections, we felt that the proposed collector street is the most appropriate type of road for that connection. The West Okotoks ASP also identifies the connection as a collector road. We are using the narrowest collector road.
Large truck traffic on Big Rock Trail has increased substantially. What is the designation of this road now and what will it be?	Big Rock Trail is identified as a future arterial road. It is currently considered a collector road. While outside of the scope of the Tillotson NASP, the project team understands that Foothills County and the Town of Okotoks have been working with Mountainview Poultry to limit their traffic on Big Rock Trail and direct their truck traffic to HWY 7.
What will the space be between Big Rock Trail on the North side to the Sheep River community	The Town of Okotoks has requested that Tristar Communities prepare a Functional Transportation Plan for Big Rock Trail. Through this study the consultant team is evaluating three options for the proposed Big Rock Trail design. Stakeholders can view these options on slide 34 from the information session presentation. The current right of way for Big Rock Trail is 31 meters and is a rural design with overland drainage ditches. Proposed cross-sections are between 32–36 metres and include pathway options. The initial stage of the project has not been confirmed but will likely include 2 traffic lanes on the south side of the right-of-way. In the ultimate condition, the sidewalks on the north side will be located just south of the current fence line.

QUESTION OR COMMENT	RESPONSE
Is there a direct exit from Tillotson to Westridge Dr? It is difficult to tell by the pictures	There is a pedestrian connection but no vehicular connection. The vehicular connections from Tillotson to the existing neighbourhood are in the southeastern corner, through Westridge Road and onto Westland Street at Westland View.
Do you propose any changes at all to Big Rock Trail during a busy construction period? There will be heavy construction vehicles traffic no doubt and as the Trail is so narrow are there any ideas about traffic calming or perhaps widening of the Trail in anticipation of future plans to widen the road?	Anticipated traffic volumes will be modelled to identify timing and required future upgrades to Big Rock Trail. It is likely that Big Rock Trail will ultimately be widened to four lanes but the timing of construction is uncertain and will depend on the pace of development in the West Okotoks ASP. Construction traffic is factored into Transportation Studies when evaluating long-range volumes. However, as the community develops construction traffic slows down and is replaced by local traffic as people move into the community.
By closing off Westland St by the potential reservoir, creates a funnel onto Westridge Road onto Westridge Rise. Concerns on increase in traffic in this neighbourhood. THX	The community has been designed to limit traffic flow into the established neighbourhoods to the East. We are not anticipating large volumes of traffic to flow onto Westridge Road. While specific traffic calming measures have not yet been determined, there is opportunity for more traffic calming measures in the final detailed design. Those will be determined as the plans are further refined.
Are the South exits going to be connected in Phase 1 to hwy 7 ?	The proposed collector roads that exit Tillotson on the south boundary will connect to HWY 7 as shown in the approved West Okotoks ASP. This connection will be established through future development of the lands south of the Tillotson NASP.
Questions re: road closure and proposed traffic circle? at Westland Street and Westland View.... Traffic from the south will travel quickly over the hill and not realize the circle is there... we are on the corner of westland view and street for reference. Is a 3 way stop not considered?	The project team evaluated different options for the intersection and determined the proposed traffic circle is the best design option. From a traffic calming perspective, a traffic circle limits people using Westland View to turn around. Traffic circles are also good for traffic flow, they reduce GHG emission, and are good for pedestrian crossings. The traffic circle will follow well established guidelines to ensure it is built safely with appropriate speed, signage and specifications. It should also be noted that the grades of the existing land will likely be altered as development proceeds in the area.

QUESTION OR COMMENT	RESPONSE
<p>When are you considering a noise barrier for those of us already living next to Big Rock Trail, as we will be impacted immediately with this development?</p>	<p>We will be forecasting future noise levels through the Big Rock Trail Functional Transportation Plan. Noise attenuation is typically required if the future noise levels are projected to be higher than 65 decibels. If it is determined that noise attenuation is required, there will be discussion on what mitigations measures should be used and when they should be installed.</p>
<p>Not only will the noise be a problem along BRT but the amount of environmental problems with dust pollution will impact the residents living along the Trail if a wall or barrier is not built prior to moving forward with this development. These factors will impact the life style of residents living in this area for many years. The sale of homes along this Trail will not only be difficult but the value will depreciate.</p>	<p>We will be forecasting future noise levels through the Big Rock Trail Functional Transportation Plan. If it is determined that noise attenuation is required, there will be discussion on what mitigation measures should be used and when they should be installed. There will be dust mitigation efforts during construction. Construction activities will be guided by an approved construction management plan.</p>
<p>It appears a lot of consideration has been made for the residents of Westmount but very little consideration for the residents presently living off of Big Rock Trail.</p>	<p>Thank you for your comment. The Town of Okotoks has requested that Tristar Communities prepare a Functional Transportation Plan for Big Rock Trail. The study will be completed by WATT Engineering. The Functional Transportation Plan (BRTFTP) will: 1) Document and detail the existing and future transportation conditions and function of BRT; 2)Detail preliminary design concepts to meet future transportation conditions of BRT; and 3) Identify staging options and recommendations for phased improvements to BRT. At this time, the BRT Functional Transportation Plan is under development. The results of the Big Rock Trail study will be shared with stakeholders when complete.</p>
<p>I am very concerned about traffic and noise mitigation. The Big Rock Trail is already extremely noisy.... what sort of mitigation would proposed between existing residents and the Big Rock Trail?</p>	<p>We will be forecasting future noise levels through the Big Rock Trail Functional Transportation Plan. Noise attenuation is typically required if the future noise levels are projected to be higher than 65 decibels. If it is determined that noise attenuation is required, there will be discussion on what mitigations measures should be used. A sound wall is a common noise attenuation though the form and look can vary.</p>

QUESTION OR COMMENT	RESPONSE
<p>Since we are adjacent homeowners in the developed area, off of Big Rock Trail, some of our concerns were, of course, the increased traffic and noise pollution, the decrease in the value of our homes, as well as limiting the ability to sell our homes due to the aforementioned. Also, the quality of life which has been enjoyed by long term residents who have significantly contributed to the “Town” for over 20 years, will be greatly impacted by this development.</p> <p>We had requested, in our letter to the planning department, that a noise barrier ( a concrete wall, such as those erected in the city of Calgary) be constructed prior to the beginning of this project. This development, it appears will take a considerable amount of time and may even result in a 4 land road! We wish to be shielded from the noise and pollution and protect our quality of life, which will be significantly impacted by this development, again going on for several years. Many of us are enjoying our senior years. How can we enjoy our backyards with construction going on? We can not sit on our decks or lawns and for some older residents this is their primary means of socialization, especially in these times. Also, studies have shown that a constant noise sources can have harmful health effects.</p> <p>Again, we would like to submit that this noise barrier be erected prior to any building of homes.</p> <p>We were beginning a petition in January of last year, when COVID shut these efforts down. So we ask that you take these considerations from our group in the Sheep River district.</p>	<p>The Town of Okotoks has requested that Tristar Communities prepare a Functional Transportation Plan for Big Rock Trail. The study will be completed by WATT Engineering. The Functional Transportation Plan (BRTFTP) will: 1) Document and detail the existing and future transportation conditions and function of BRT; 2) Detail preliminary design concepts to meet future transportation conditions of BRT; and 3) Identify staging options and recommendations for phased improvements to BRT.</p> <p>As part of functional transportation plan, a noise impact assessment will be completed. The noise impact assessment will determine baseline and future noise conditions based on the use of BRT over time and inform noise attenuation measures if required.</p> <p>The Big Rock Trail Functional Planning Study will be completed in parallel with the Tillotson NASP and the results of the study and recommendations will be shared during project engagement.</p>



QUESTION OR COMMENT	RESPONSE
<p>2. Traffic – there has been an increasing influx already of traffic through Westridge, we do not want another Cimarron over here and get screwed over with development and turning Westridge into a traffic nightmare, is there plans to keep traffic from "cutting" through existing development</p>	<p>The proposed road closures for Westland Street will discourage cut-through traffic on Westland Street. The proposed road closures stem from the evaluation of multiple scenarios undertaken as part of the West Okotoks Area Structure Plan process. The proposed collector road network encourages traffic to flow out to Big Rock Trail. A Traffic Impact Assessment will be required for the submission and will be reviewed by the Town.</p>
<p>I am largely interested in the noise study information. I have a home in Sheep River that backs onto Big Rock Trail. We are currently planning a backyard re-do and are curious as to what will potentially be happening on our side of the road (sound barriers? Road expansion into the current ditch on our side?) so we can plan accordingly.</p>	<p>The Town of Okotoks has requested that Tristar Communities prepare a Functional Transportation Plan for Big Rock Trail. The study will be completed by WATT Engineering. The Functional Transportation Plan (BRTFTP) will: 1) Document and detail the existing and future transportation conditions and function of BRT; 2) Detail preliminary design concepts to meet future transportation conditions of BRT; and 3) Identify staging options and recommendations for phased improvements to BRT.</p> <p>At this time, the BRT Functional Transportation Plan is under development. The results of the Big Rock Trail study will be shared with stakeholders when complete.</p>
<b>Theme: OPEN SPACE</b>	
<p>Where is the main entrance to the cemetery going to be now that Westland Rd is being closed (the current entrance)?</p>	<p>The Town will be responsible for designing and developing the cemetery expansion. Development plans will be shared by the Town when they are available.</p>

QUESTION OR COMMENT	RESPONSE
Will the trees be left alone or are they going to be bulldozed? What will happen to the tower at the top of the hill? What will happen to the hill?	Much of the current tree stand is being proposed as Environmental Reserve lands. Environmental Reserve area will preserve some of the existing tree stand and slopes that are 15% or greater. The Environmental Reserve will continue to be a central amenity to the neighbourhood and surrounding communities. The telecommunications tower and access road will remain until the end of the lease. When the lease has been terminated, the area will be considered for more park space that provides views north and east.
Is there any talk of a dog park? There is only 1 in the NE corner of town.	At this time details about the types of programming in park spaces has not been determined. The current Land Use Concept identifies where the parks are located and how they connect to the neighbourhood.
What does a potential reservoir look like? A storm pond like structure?	The potential underground reservoir will not be an open body of water. The reservoir still requires further design that will be undertaken by the Town. Reservoirs can look like landscaped green space. There are limitations to the type of recreation programming that can be done on top. As a result, we have identified green space adjacent to the proposed reservoir which will allow for open space amenities that compliment the future reservoir design.
5. Schools, Westmount is "full", is there a new school in early stages or is this an after thought	There is a portion of a joint use school site within the plan area. The additional portion will be provided by the adjacent landowner at the time those lands are developed. The timing of school construction will be a decision of the school divisions.
<b>Theme: LAND USE</b>	
Are you considering any retirement residences, i.e. high end seniors' apartments?	The proposed land use for the area is very flexible and does not exclude this type of development. The developer will ultimately determine what types of housing will be offered. More detail about housing form will be detailed at later stages of development.

QUESTION OR COMMENT	RESPONSE
<p>My question is...will there be any villas for the 60 plus....or really seniors with no kids living at home. I'm not talking about apartments or buildings....I'm talking about lovely villas for those of us who don't want to live in a big 2 storey house anymore, but don't want to be in a tiny little house or apartment. We are looking for luxury villa homes for seniors that we can transition to from our large house. There doesn't seem to be anything like that in Alberta. Maybe you could take a look at the beautiful Villages they have in Florida for senior housing....outstanding and I know there are many people like us looking for that kind of housing. I believe they would sell out fast, but alas no one thinks of the seniors unless they are cramming us into shoe boxes and that's exactly why we stay in our beautiful home instead of selling it to a family that would love to live in it and raise their children.</p> <p>Everyone one thinks of affordable housing, and housing for families and huge luxury houses ....but no one thinks to build beautiful luxury housing for seniors to spend their last 20 plus years in. We aren't dead, we are still active, we travel, we have hobbies, we volunteer and we don't want to be in tiny little apartments with a 6 foot balcony that holds 2 chairs if you're lucky. We also don't really want to stay in our large 2 story, 4 bedroom homes with a huge front and backyard. We want to be free.... enjoy the outdoors and travel. Let's think of our Seniors with pride.</p>	<p>We appreciate your feedback about the desire for senior's villas. This comment will be shared with the Town and the Developer, Tristar Communities. The proposed land use for the area is very flexible and does not exclude this type of development. The developer will ultimately determine what types of housing will be offered. More detail about housing form will be detailed at later stages of development.</p>
<p>Is there tall condo building like 8 floors?</p>	<p>At present, the preliminary land use concept for the Tillotson calls for low, medium and high-density development. As the project proceeds, appropriate zoning designations under the recently approved Town land use bylaw will be proposed. The ultimate development of residential uses will be directed by the Town zoning bylaw. Generally speaking, areas identified for high density development may include multi-family buildings, medium density which will include townhouses and row houses and low-density single-detached and semi-attached homes.</p>

QUESTION OR COMMENT	RESPONSE
Nothing for senior people to live, right?	We appreciate your interest in senior's housing options - villas, condos, etc. This comment will be shared with the Town and the Developer, Tristar Communities. The proposed land use for the area is very flexible and does not exclude this type of development. The developer will ultimately determine what types of housing will be offered. More detail about housing form will be detailed at later stages of development.
<b>Theme: PROCESS</b>	
When is proposed ground breaking for Phase 1....	It is too soon to identify when construction may begin. Our current plan is to gather stakeholder feedback in order to submit the draft Neighbourhood Area Structure Plan to the Town in Fall 2021. The NASP may go to Okotoks Town Council for approval in early 2022. Following the approval of the NASP, Tristar will need to get approved zoning to proceed with development.
When we moved here 7 years ago the Town of Okotoks indicated that the area for this development was part of the MD of Foothills. How long ago was this property purchased by the Town of Okotoks?	The annexation process for these lands started in 2013 when the Town of Okotoks lifted their population growth cap. The annexation by the Town of Okotoks from Foothills County was completed in 2017. The West Okotoks Area Structure Plan was approved by Okotoks Council in 2020. The Tillotson NASP is the next step in the process to develop the site. The Tillotson plan area is privately owned and the NASP is being pursued by Tristar Communities.



QUESTION OR COMMENT	RESPONSE
<p>I received an invite to the virtual information session for Tillotson that will impact my community. The last information session that I attended we were not allowed to ask questions, basically we were informed of the plans and there was no input from anyone else who attended. Can you confirm that we will indeed be allowed to ask questions this time? I want to register for the session, but I want to make sure I will be allowed to participate before I commit the time.</p>	<p>Stakeholders that attend the online information session will have the opportunity to submit questions during the presentation. All stakeholders can provide their comments through the following methods:</p> <p>1) During the information session attendees can submit their questions and leave comments. The project team will respond to questions submitted during the Q&amp;A portion of the webinar. All questions and comments received will be documented for inclusion in an engagement summary.</p> <p>2) All stakeholders can submit questions and comments through the website or by email. We are responding by email and documenting the comments/questions we receive for the engagement summary.</p> <p>3) There will be online surveys shared following the information and posted to the project website. Responses will be documented for the engagement summary.</p> <p>The session will be recorded, and we will share both the presentation content and the recording on our website following the event for those who are unable to attend.</p>

QUESTION OR COMMENT	RESPONSE
<p>In the planning timeline, June was the month slated for obtaining feedback from the public. Are there more sessions being planned or is the webinar that was scheduled for 1.5 hrs on Tuesday the only information and feedback session planned for June? Thank you</p>	<p>The June 22 session was the only information session held in June. All stakeholders can provide their comments through the following methods:</p> <p>1) During the information session attendees were able to submit their questions and leave comments. The project team will respond to questions submitted during the Q&amp;A portion of the webinar. All questions and comments received will be documented for inclusion in our engagement summary.</p> <p>2) All stakeholders can submit questions and comments through the website or by email. We are responding by email and documenting the comments/questions we receive for the engagement summary.</p> <p>3) We have also shared the preliminary Land Use Concept for stakeholders to provide their comments and questions.</p>
<b>Theme: SERVICING</b>	
<p>1. Drainage, is this going to affect other neighborhoods, as there are already issues, what are the plans</p>	<p>There is a single stormwater management facility proposed in northeast corner of the Tillotson plan area. The stormwater facility will manage stormwater flows from the project area and adjacent lands in accordance with Town requirements. A master drainage and stormwater management plan technical study will be required for the submission.</p>
<p>3. Water - is this development going to impact an already biased usage with lawns only twice per week watering allowance, where is the water coming from to support project, and is the development assisting with the expense of expanding the water plant not impacting existing tax payers</p>	<p>While the project is supported by the existing Town water supply and allocation policy, there are several other updates to the area water servicing. These include additional water license acquisition and transfer to Town and land use dedicated to a future potential Town water reservoir that will service parts of Tillotson as well as address existing water pressure issues. The Town is conducting a study to determine the best location for the reservoir that will benefit Tillotson and the Town overall. Regional water agreements with Foothills County are also currently being implemented by the Town of Okotoks</p>

QUESTION OR COMMENT	RESPONSE
<b>Theme: CONSTRUCTION</b>	
4. Damage to existing roads, Darcy development is / has destroyed pavement with construction traffic throughout the city, and all taxpayers are on the hook, how is this going to be managed	Construction vehicles will not be accessing the site through existing neighbourhoods and will concentrate traffic to major road networks designed to manage larger vehicles. Road maintenance is the responsibility of the Town or Province in the case of highways.
<p>Thank you for a well done presentation. The presenters were well prepared, and the visual aids were easy to understand. I have a couple of questions about the construction phase, on phase 1</p> <p>1) where will the construction equipment and gravel trucks etc. access phase 1 site?</p> <p>2) with the removal of dirt and the operation of heavy equipment across from Westland Street, are there any concerns of land shifting on Westland Street across from the work site?</p>	<p>Thank you for your feedback on our event, we appreciate your comments. In response to your questions:</p> <p>1) It is too early to say exactly where construction vehicles will access the site. Construction vehicles will not be accessing the site through existing neighbourhoods and will likely concentrate traffic to major road networks designed to manage larger vehicles.</p> <p>2) There will be dust mitigation efforts during construction. Construction activities will be guided by an approved construction management plan. Furthermore, a geotechnical assessment for the plan area has been prepared. Recommendations from the geotechnical assessment will be followed to guide and support construction activities including those activities adjacent to Westland Street. There are not concerns with land shifting on Westland Street based on the results of geotechnical work completed to date.</p>
<b>Theme; OTHER</b>	
Has there been any consideration in regards to the chicken farm? i.e. is it moving. We live in Sheep River Heights and there are a number of days each year where the smell is so bad that we have to stay indoors (windows closed).	This topic is not within the scope of the Tillotson Neighbourhood Area Structure Plan.

# Land Use Concept Feedback



An interactive web map allowed stakeholders to comment directly on the preliminary Land Use Concept. The link to the interactive web map was emailed to all stakeholders who registered for the information session and posted on the project website. The results from stakeholder feedback have been shared below.





The corresponding questions and comments stakeholders provided on the preliminary Land Use Concept are listed in the table below. The comments received are similar to stakeholder feedback shared through emails and during the Q&A portion of the information session. Responses can be found grouped by theme in the Engagement Questions and Responses table in Section 4. Comments about the proposed design and land use featured in the concept will be reviewed along with feedback received from The Town during technical review.

Map ID	Comment
C1	See on this link how cyclists and runners are currently using Westland Street to transit to south Okotoks and HWY 7. This neighbourhood should expect and accommodate these users by design. <a href="https://www.strava.com/heatmap#14.13/-113.98400/50.70494/hot/ride">https://www.strava.com/heatmap#14.13/-113.98400/50.70494/hot/ride</a>
C2	Insert a pathway between cemetery and stormwater pond. Currently Westland Street has a high number of commuter/walkers (dog walkers, etc.)
C3	A dog park would be great as part of green space
C4	On street pathway should connect to Westland Street and Westridge Drive
C5	Move green space right beside westland st and develop behind the park... more visually appealing
C6	High density development here doesn't make sense... make the high density development larger around the cemetery and closer to exit out on to Big Rock trail for more efficient flow of traffic and also to min blockage of skyline for existing home owners
C7	It would be nice to have the same type boulevard as exits across the street with a line of trees
C8	No mention or concern for Sheep River back access impact to Westmount School or neighborhood.
C9	No information on proposed underground reservoir.
C10	Unless proposed drainage area lined, water table will seep into the cemetery. All cities outgrow their cemeteries. City should decide on a new location for expansion.
C11	No consultation or information from city on losing access to a road (Westland Street), many people depend on and moved to their neighborhood for that available access.
C12	Residents in this area use Westland Street to access Bigrock School, businesses and Westmount school. Blocking access (to the street) forces everyone east.
C13	Appeared to be NO concern for traffic change patterns with adjoining neighborhoods and blocking access to Westland Street, North / South traffic flow.
C14	Not speaking for everyone, but the thoughts were this road would be multi-lane with access to HWY 7.
C15	No timeline on school in new development, potentially overloading an already stressed education system for Westmount and Big Rock. (PRIORITY for a new neighborhood should be a new school being built to support the development, with a playground).
C16	Suggest looking in more depth on adjoining neighborhoods and impact this development would cause. Street names need to be accurate in presentation (Westidge Drive, Westridge Road).
C17	This house partially collapsed from underground streams.
C18	I'm pretty sure people in this area are not going to appreciate a walking path through their cul-de-sac to connect to existing pathways.
C19	Water ran down this street for months until plugged.
C20	As no response in session, it is obvious the connections to HWY 7 are the next developers problem. This means all new traffic will be forced to adjoining neighborhoods for multiple years. The people in the Westridge and Westmount neighborhoods did not buy here to be blindsided by access being cut off for them, and a new neighborhood disrupting their daily lives, putting their children in danger with increased traffic.
C21	No response to feeder roads timing to HWY 7, obviously Phase 1 will not connect to hwy.
C22	Westridge Rise already has significant traffic cutting through for one reason or another, mainly to drop their kids off at Westmount School (as the only access to the front of the school is via this route). Westridge Rise is NOT DESIGNED FOR MORE TRAFFIC. Plans for new development will force people to cut through these streets. Unless the new development or city plans on compensating home owners for decreased property value, not a good idea.
Q1	With the addition of this storm pond is there a chance houses across the street will now require sump pumps?
Q2	Why not extend the pathway all the way around the pond?
Q3	Define high density in terms of number of stories
Q4	This hill is naturally used for tobogganing and other sports . Will there be enough space available to facilitate these activities . Is it easily accessible for users to take advantage of the landscape.
Q5	Are there going to be boulevards with trees and sidewalks on both side of street?
Q6	Your presentation was well organized and covered a lot of topics . I have a couple of questions at this time. for phase one development where will the construction equipment access point be? With heavy equipment being operated across from Westland Street, are there any risks of shifting land on Westland street due to the removal of dirt, and the operation of the earth movers , excavators etc? Thank you, Good job on presenting
Q7	The plan isn't to close Westland Street here is it? Don't make the foolish mistake that Calgary makes by restricting access and forcing traffic more traffic down roads it doesn't need to.

## SECTION 6

# Next Steps



We want to thank all stakeholders for their engagement to date and we will continue to provide project updates throughout the application process.

A dedicated engagement specialist is available to respond to questions and comments from stakeholders.

### CONTACT



**MARTHA MCCLARY**  
Engagement Specialist  
B&A Planning Group

[engage@tillostsonvision.ca](mailto:engage@tillostsonvision.ca) • 403-692-5230



# Online Engagement Survey Results



## QUESTION 1

The information provided was clear and helps me understand the Tillotson Neighbourhood Area Structure Plan.

- 17% Strongly agree (1 respondent)
- 83% Agree (5 respondents)

## QUESTION 2

The project team was able to answer my questions and provide relevant information.

- 50% Agree (3 respondents)
- 17% Disagree (1 respondent)
- 33% Not applicable (3 respondents)

## QUESTION 3

I have a strong understanding of the project process and next steps.

- 100% Agree (6 respondents)

## QUESTION 4

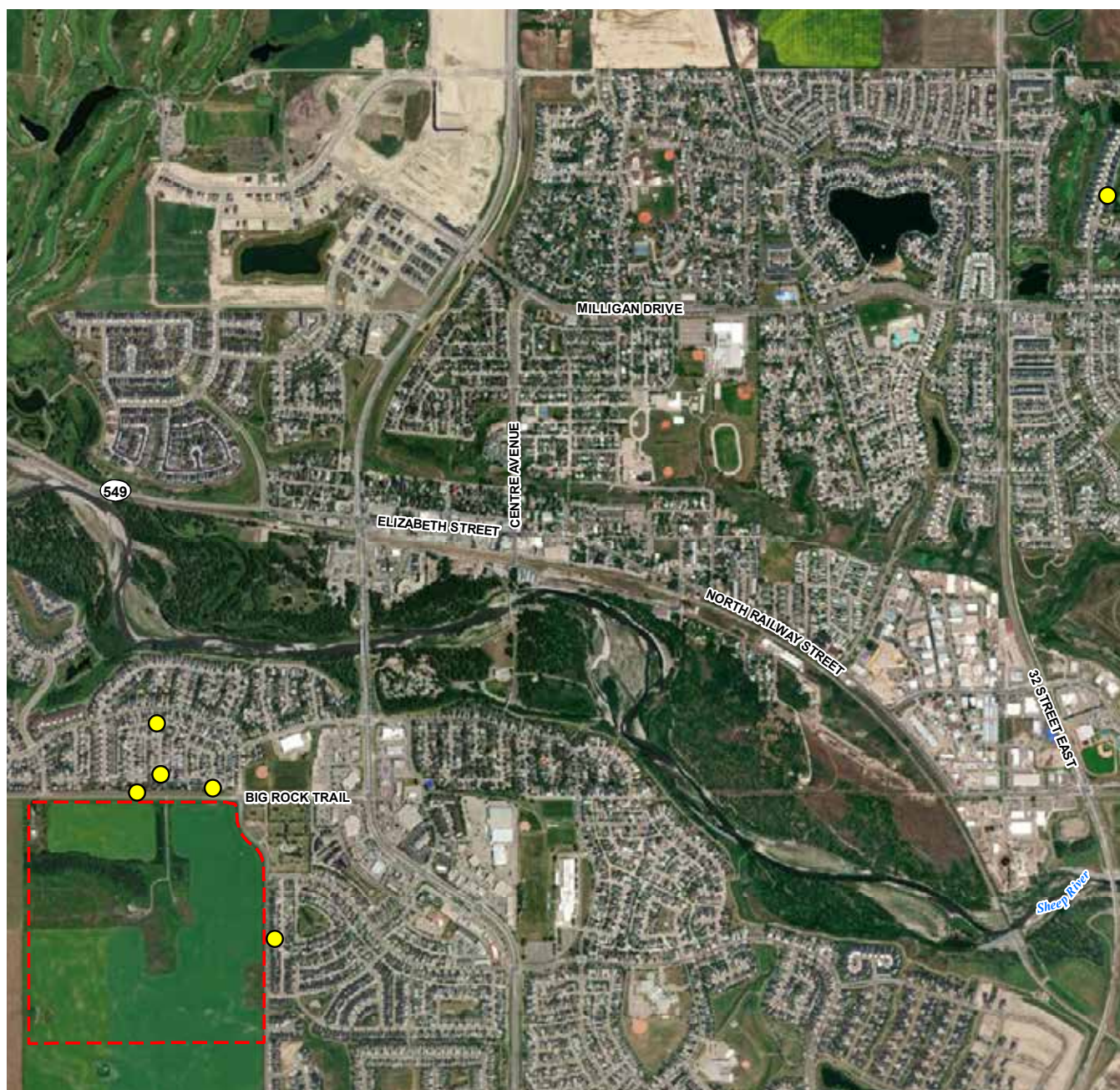
Please tell us about yourself:



- 67% (4) respondents are residents of an adjacent neighbourhood ((Sheep River, Westridge, Westmount)
- 33% (2) respondents are residents of Okotoks



## QUESTION 5

We want to know who we are hearing from. Please drop a pin to tell us where you live or work in relation to the project area.



-  Engagement Participant
-  Subject Site



#### QUESTION 6

How did you hear about the virtual information session? Please select all that apply:

Method	Mention
Postcard invitation	3
Western Wheel advertisement	2
Email notice	1
Project site signage	1
Project Website	0
Word of mouth	0

#### QUESTION 7

The project team will be sharing information with the community about the Tillotson Neighbourhood Area Structure Plan. Which topics would you like to receive more information on? Please select all that apply.

Topics of Interest						
Timeline and project phasing						5
Transportation network, including roads etc.					4	
Big Rock Trail functional study					4	
Proposed land use concept				3		
Tillotson integration and interface etc.			2			
Servicing, including water, sanitary, storm, etc.		1				
Parks and open space		1				

# Postcard, Newspaper Ad, and Site Signage



## NEWSPAPER AD

**Tillotson** | **NEIGHBOURHOOD  
AREA STRUCTURE PLAN**

**VIRTUAL PUBLIC INFORMATION SESSION**

**You are invited to learn more about the project**

Tuesday June 22, 2021

6:00pm to 7:30pm

Register at  
**TillotsonVision.ca**

An aerial photograph of the Tillotson area. A dashed yellow line outlines the 'Area Structure Plan Boundary'. Labels on the map include 'Sheep River', 'Township Road 203A', 'Big Rock Trail', 'Tillotson' (highlighted in orange), 'Town of Okotoks', 'Westland Street', 'Highway 7', and a north arrow pointing upwards.

**For more information, please visit  
TillotsonVision.ca**

## POSTCARD

# Tillotson

## Neighbourhood Area Structure Plan

Tristar Communities Inc. is preparing a neighbourhood area structure plan for the community of Tillotson in West Okotoks. The proposed Tillotson Neighbourhood Area Structure Plan (NASP) will guide the development of approximately 159 acres of land upon approval by the Town of Okotoks.



Please visit **[TillotsonVision.ca](https://TillotsonVision.ca)** to learn more & share your feedback.

## ROAD SIGN

### REGISTER ONLINE

## Virtual Public Information Session

### June 22, 2021

Register online at **[TillotsonVision.ca](https://TillotsonVision.ca)**



## SITE SIGNAGE

**Tillotson**

OKOTOKS' PREMIER COMMUNITY  
COMING SOON

This is home.  
Among rolling  
hills & under  
an endless  
starry sky.

Register at **TillotsonLiving.ca**

 **TRISTAR**  
COMMUNITIES INC.

Participate in the vision planning at [TillotsonVision.ca](https://TillotsonVision.ca)

# Virtual Information Session Presentation





**Welcome and  
thank you for  
joining us today.**



**NATHAN  
PETHERICK**

B&A Planning  
Group



**MARTHA  
MCCLARY**

B&A Planning  
Group



**GEOFF  
DYER**

B&A Planning  
Group



**BRUCE  
NELLIGAN**

WATT  
Consulting



**Tillotson**

01



## Today's Agenda



- 1 Project Overview
- 2 Policy Context
- 3 The Vision for Tillotson
- 4 Transportation
- 5 Big Rock Trail Functional Transportation Plan
- 6 Site Servicing & Technical Studies
- 7 Project Next Steps

**Tillotson**

02



# PART 1

## PROJECT OVERVIEW



Tillotson

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### Site Location



# Project Timeline

Tillotson



- \*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 29th – October 29th due to the municipal election.

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## PART 2

# POLICY CONTEXT



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# 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



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# What is a Neighbourhood Area Structure Plan?



	Community vision and guiding principles;		Non-residential land uses, employment density and projected jobs;
	Policy and regulatory framework;		Open space network and conceptual programming;
	Plan area conditions, opportunities and constraints;		Pedestrian and vehicular circulation;
	Surrounding area conditions, opportunities and constraints;		Water, Sanitary and Stormwater utility servicing systems; and,
	Residential land uses, density and projected population;		Phasing of development within plan area.

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# 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



## Planning Hierarchy

- Metropolitan Plan
- Intermunicipal Development Plan
- Municipal Development Plan**
- Area Structure Plan
- Neighbourhood Area Structure Plan
- Zoning
- Subdivision
- Development Permit

Tillotson 09

# West Okotoks Area Structure Plan



- Site designated as Neighbourhood Area with School Site, Neighbourhood Hub, Potential Stormwater Pond, Pathway system, and Cemetery Expansion.

- Area Structure Plan Boundary
- Future System
- Future Pathway
- External Interconnection
- Highway
- Arterial System
- Collector System
- Potential Stormwater Pond
- Potential Regional Water Reservoir
- Intersecting Corridor Expansion
- Neighbourhood Area
- Neighbourhood Hub
- School Site (Elementary)
- School Site (Secondary)
- Potential High School Site
- Community Road
- Main Open Space
- Residential Overlay Area
- Highway Overlay Area



## Planning Hierarchy

- Metropolitan Plan
- Intermunicipal Development Plan
- Municipal Development Plan
- Area Structure Plan**
- Neighbourhood Area Structure Plan
- Zoning
- Subdivision
- Development Permit

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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

 Agriculture and Land Holdings District (ALH)



### Planning Hierarchy



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## PART 3

# THE VISION FOR TILLOTSON



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# 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:



Connection to Nature



Places to Shop & Socialize



Diverse Housing Options



Active Transportation & Connectivity



Integration with Existing Communities



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## PRELIMINARY Land Use Concept

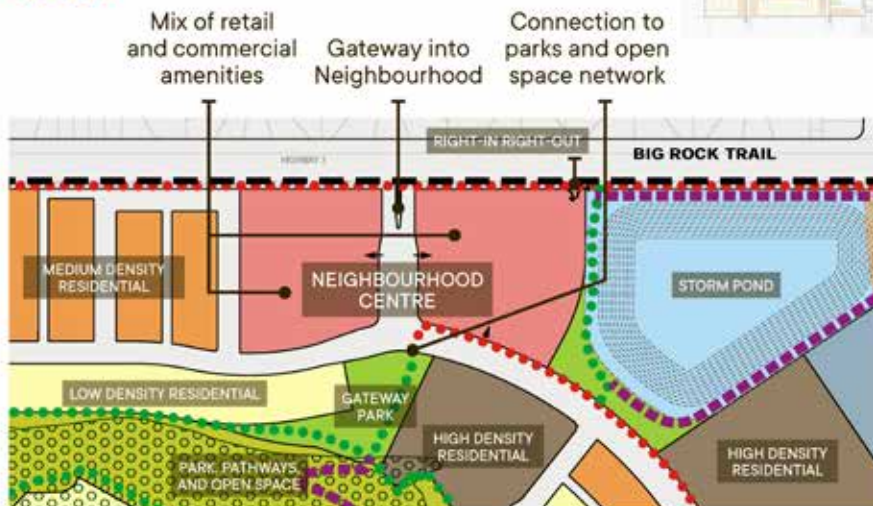


- ..... 3.0m Regional On-Street Pathway
- ..... 3.0m Regional Off-Street Pathway
- ..... 2.5m Local On-Street Pathway
- ..... 2.5m Local Off-Street Pathway
- Deciduous Tree Stand
- Environmental Reserve
- Cemetery Expansion
- Municipal Reserve
- Stormwater Pond
- Potential Town Underground Reservoir
- Mixed Use / Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential





## Neighbourhood Centre



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## Residential



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



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



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## Open Space



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
<b>Total Parks &amp; Open Space</b>	<b>13.50 ha / 33.37 ac</b>
..... Pathway Network (on and off-street)	~ 6.5 km
Slopes Over 15%	
Deciduous Tree Stand	



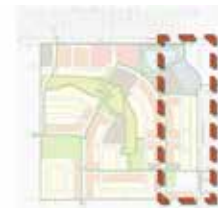
OPEN SPACE IS  
**24%**  
OF TOTAL  
PLAN AREA



## Westland Street Transition



- 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.



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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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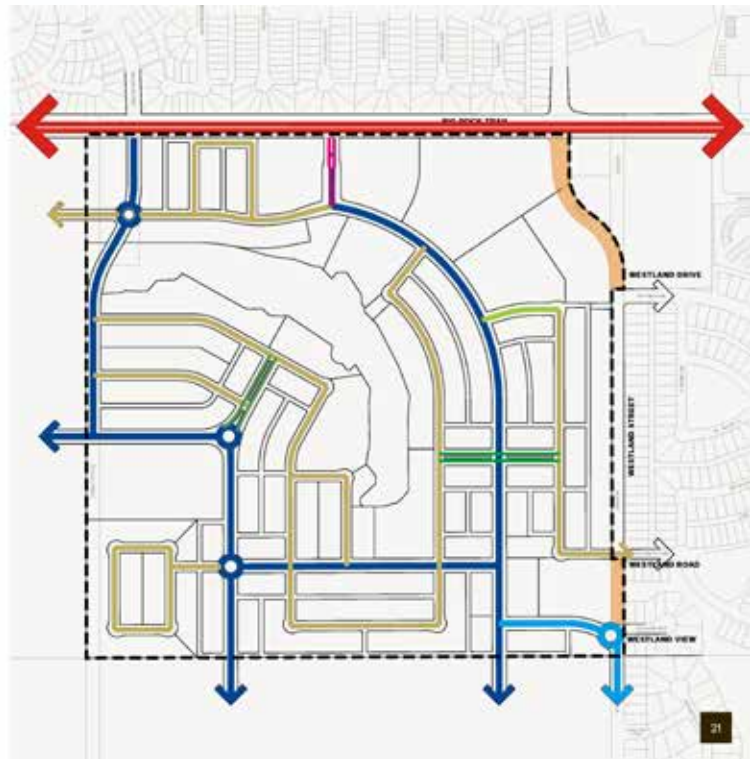
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## Road Network



- 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



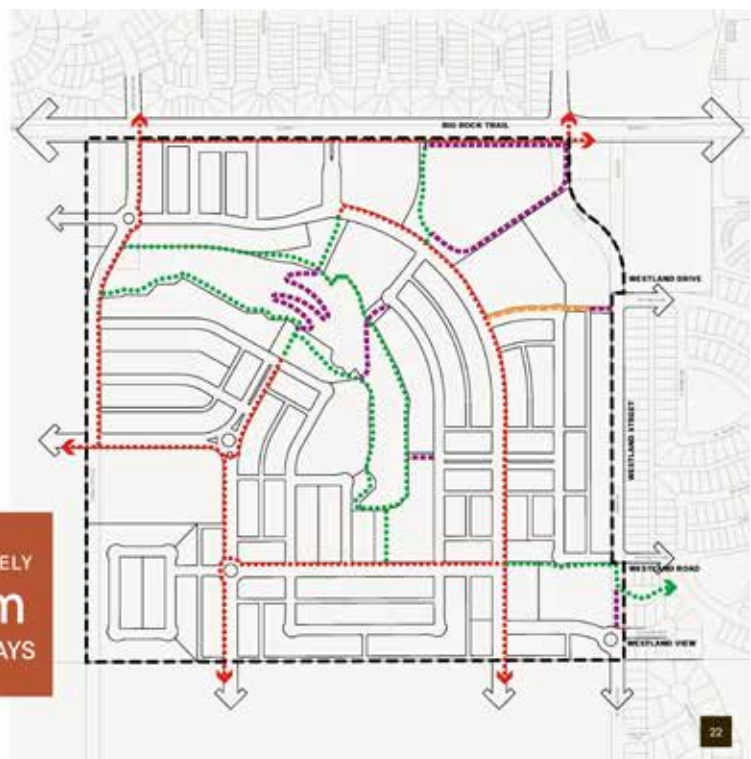
## Pathway Network



- 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  
**6.5km**  
OF PATHWAYS



# Westland Street Road Closures



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

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



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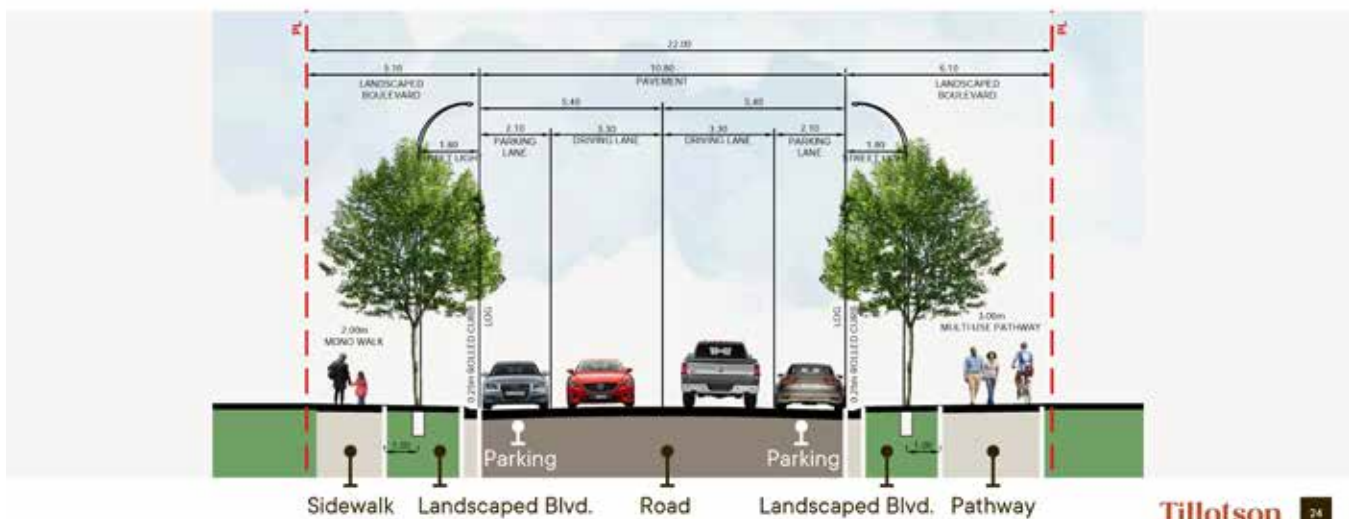
PRELIMINARY

# Road Cross Sections



PROPOSED COLLECTOR ROAD

[22.0m width]



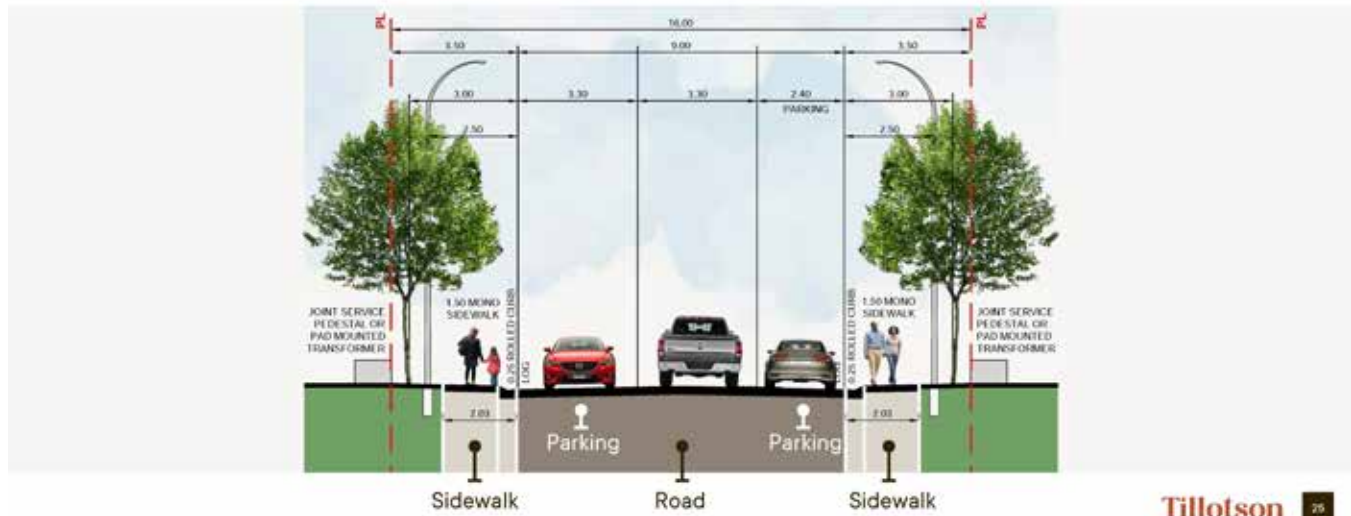
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## Road Cross Sections

PROPOSED RESIDENTIAL ROAD

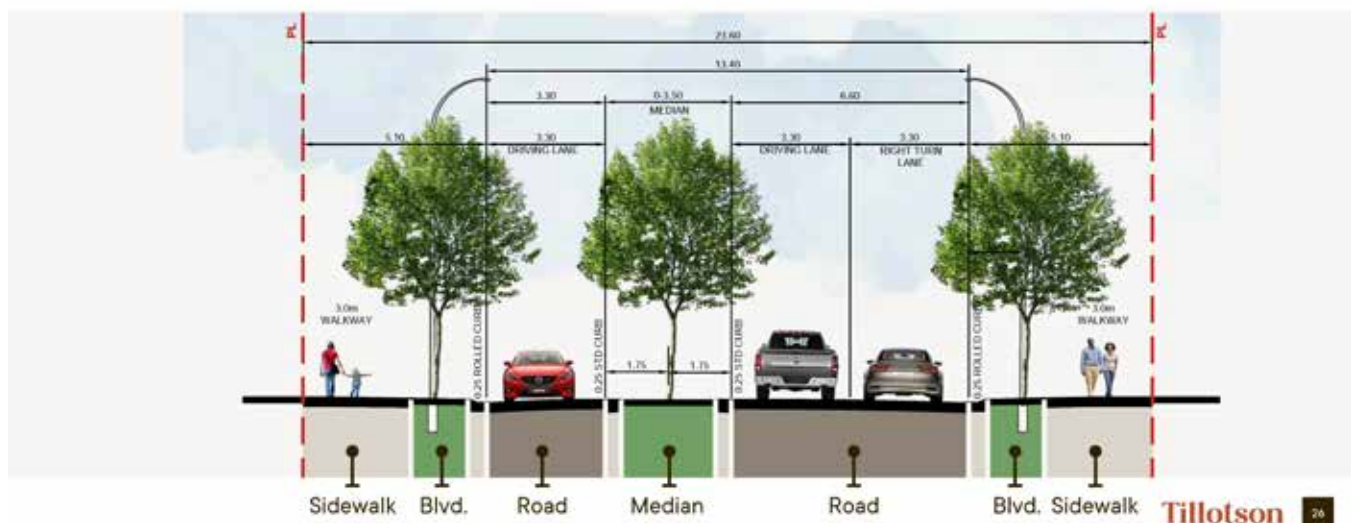
[16.0m width]



## Road Cross Sections

PROPOSED MODIFIED COMMERCIAL ENTRANCE

[20.1m - 23.6m widths]



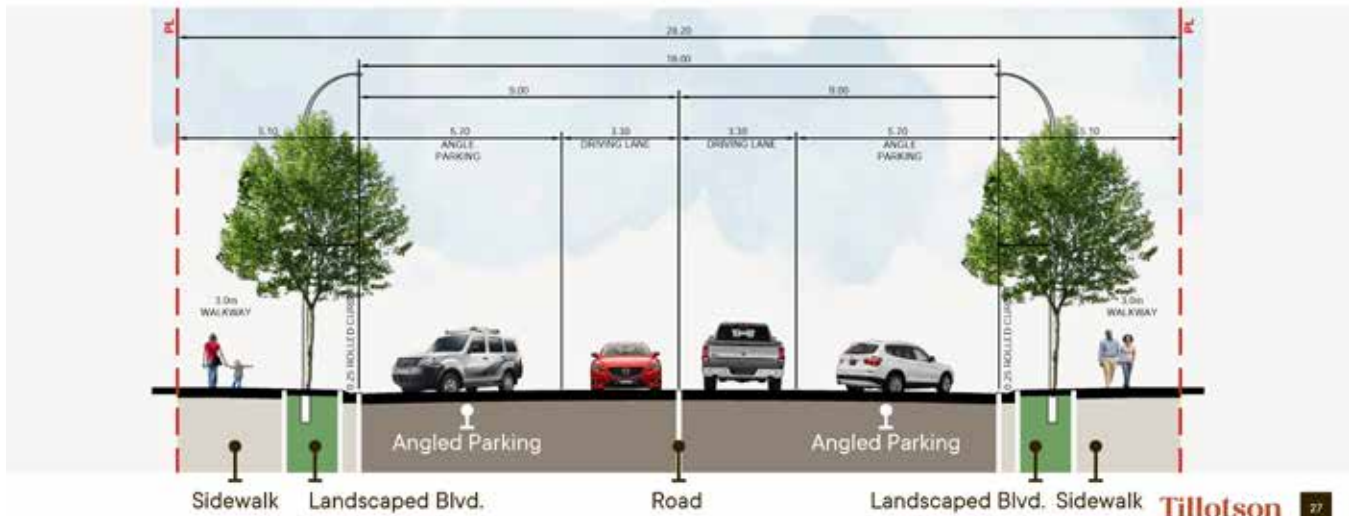


PRELIMINARY

## Road Cross Sections



PROPOSED MODIFIED COMMERCIAL ENTRANCE  
[28.2m width]



### PART 5

## BIG ROCK TRAIL FUNCTIONAL TRANSPORTATION PLAN



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## Background and Study Purpose



Establish the future right-of-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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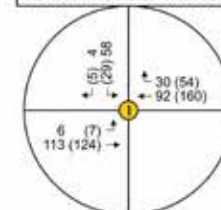
## Existing Conditions



**LEGEND:**  
XX (YY) → AM (PM) PEAK HOUR VEHICLE TURNING MOVEMENTS  
XXXX DAILY TRAFFIC VOLUMES



BIG ROCK TRAIL & SHEEP RIVER BLVD.



BIG ROCK TRAIL & SHEEP RIVER DRIVE



BIG ROCK TRAIL & SOUTHRIDGE DRIVE



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## Future Traffic Conditions



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## 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

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## Future Traffic Conditions | Model Comparison

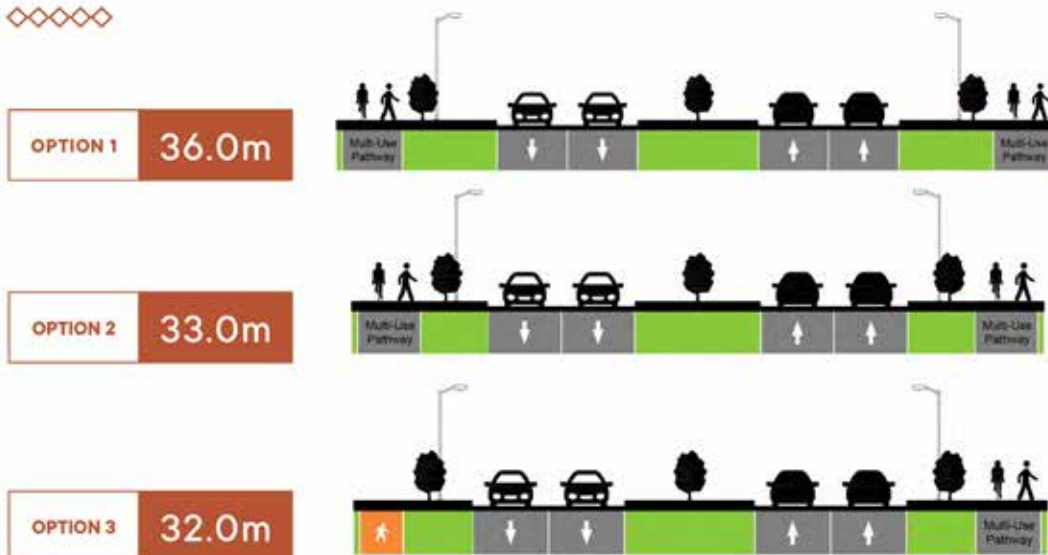


		BIG ROCK TRAIL DAILY VOLUMES		
SCENARIO	MODEL	East of Chicken Farm	East of Sheep River Blvd.	North of Cemetery
1	Standard 2045	6,000	8,000	10,000
2	Standard 2045 - River Crossing	17,000	14,000	20,000
3	WEST OKOTOKS ASP Full Build Out 2045	14,000	18,000	28,000
4	WEST OKOTOKS ASP Full Build Out 2045 - River Crossing	21,000	19,000	28,000

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## Proposed Cross-Sections



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## Next Steps for the BRTFTP



- ① Determine Recommended Cross-Sections.
- ② Design work and stormwater analysis.
- ③ Cost Estimates.
- ④ Determine whether noise attenuation would be required along the corridor.
- ⑤ Explore opportunities to stage the construction of Big Rock Trail as development proceeds in the West Okotoks ASP.





## Servicing Strategies



### WATER:

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



### SANITARY:

- Gravity Sanitary System North Towards Big Rock Trail



### STORMWATER:

- Landscaped Stormwater Pond



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## 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**



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PART 7

# PROJECT NEXT STEPS

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## Where do we go from here?

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- ① We will gather feedback today and over the coming weeks.
- ② Your feedback today and through the survey will be documented for a What We Heard Report (WWHR).
- ③ The WWHR will be shared with all stakeholders.
- ④ The project team will start drafting the Neighbourhood Area Structure Plan.
- ⑤ We will continue to share information throughout the process.

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## Tell Us What You Think!



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



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

[▶ TAKE THE SURVEY](#)



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



MARTHA M<sup>c</sup>CLARY  
[engage@tillotsonvision.ca](mailto:engage@tillotsonvision.ca)



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

[WWW.TILLOTSONVISION.CA](http://WWW.TILLOTSONVISION.CA)

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# Thank you

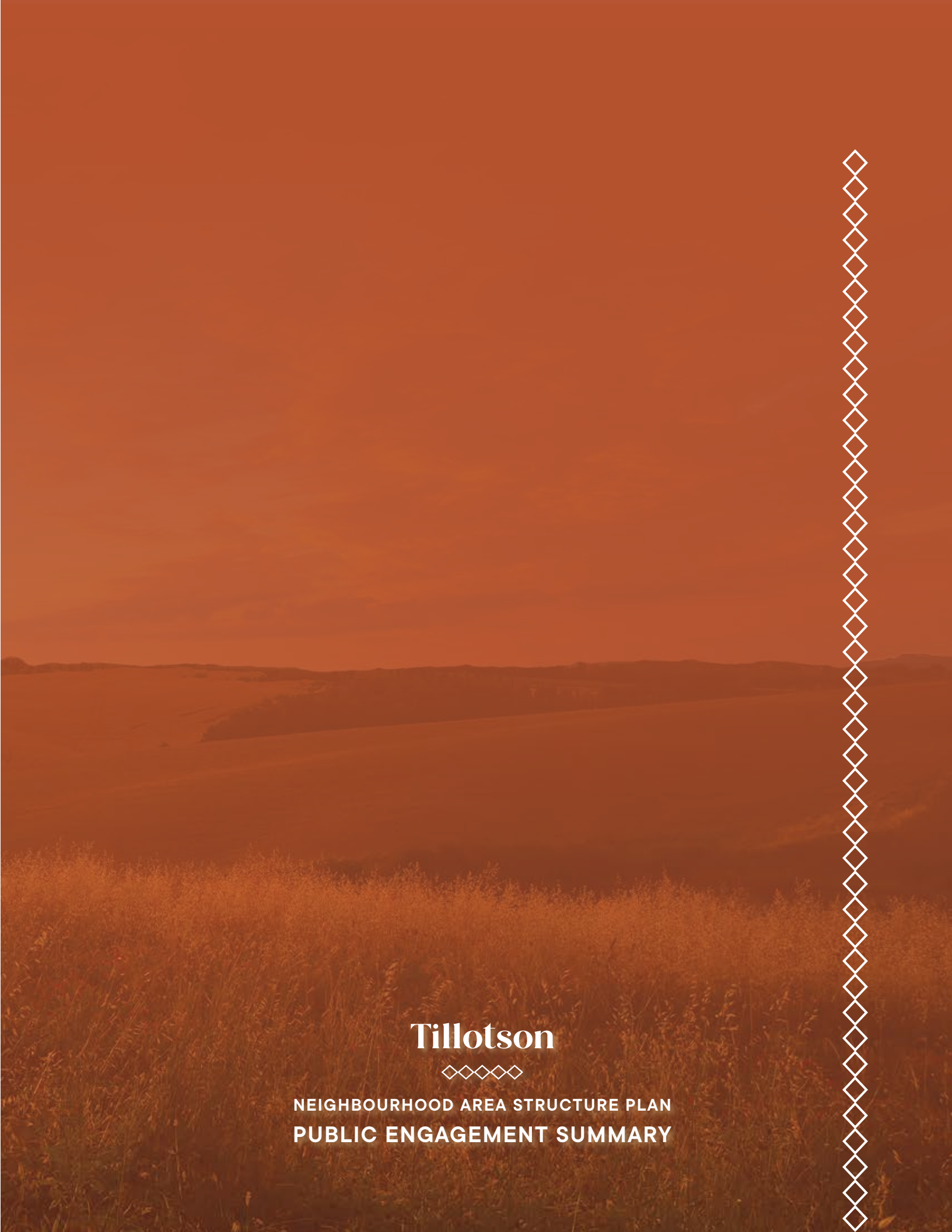


## Tillotson



# Tillotson





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**NEIGHBOURHOOD AREA STRUCTURE PLAN  
PUBLIC ENGAGEMENT SUMMARY**