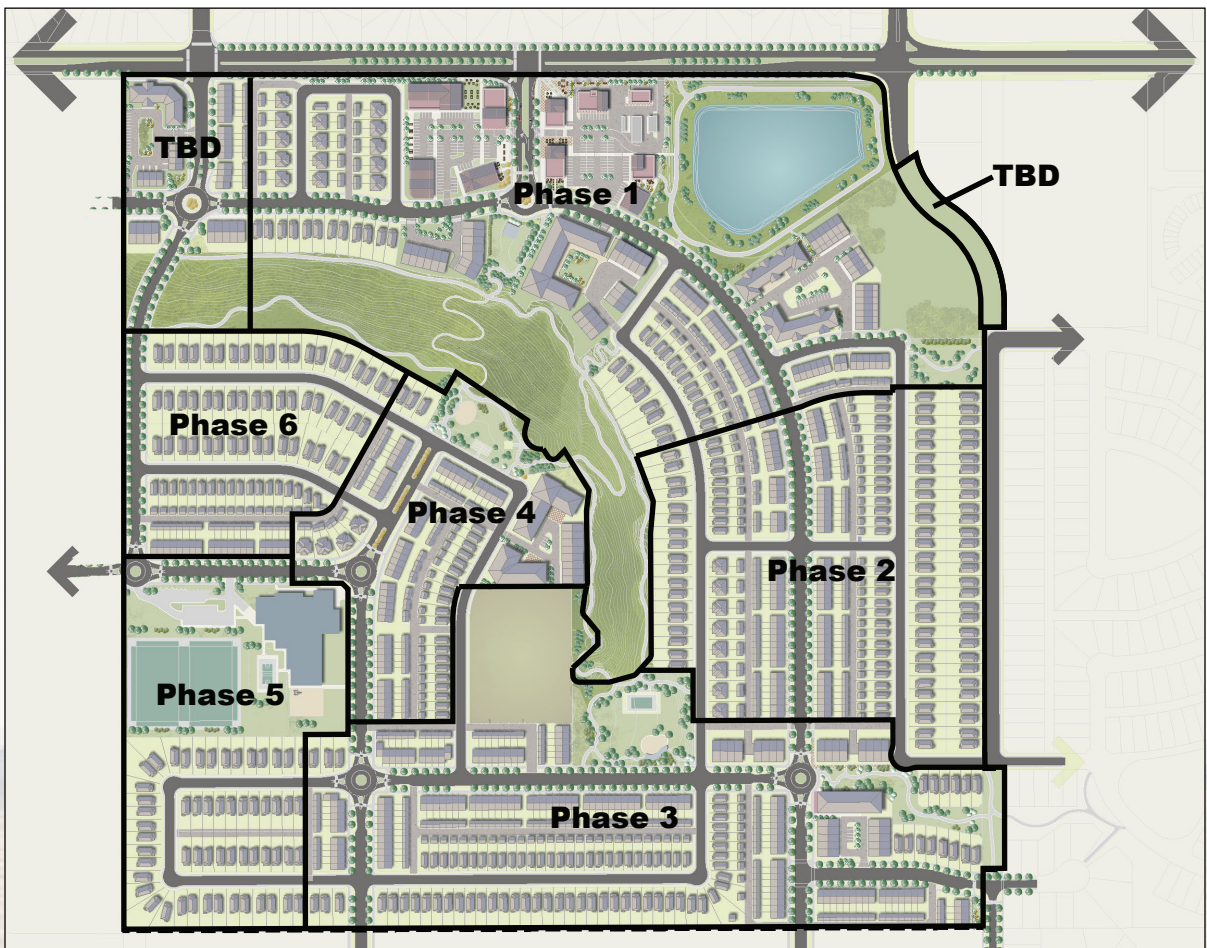


Tillotson

Phase 2 Land Use Amendment Information Package

PURPOSE

The Land Use Amendment Application for Phase 2 of Tillotson has been submitted to the Town of Okotoks and will be proceeding to Public Hearing and Council in early-2024. The following Information Package has been prepared to provide an overview of the application under consideration, its alignment with the approved Tillotson Neighbourhood Area Structure Plan, and the potential impacts on existing residents. Should you have any further questions about this application you are welcome to reach out to us through the 'Stay Connected' page on the project website - Tillotsonvision.ca.

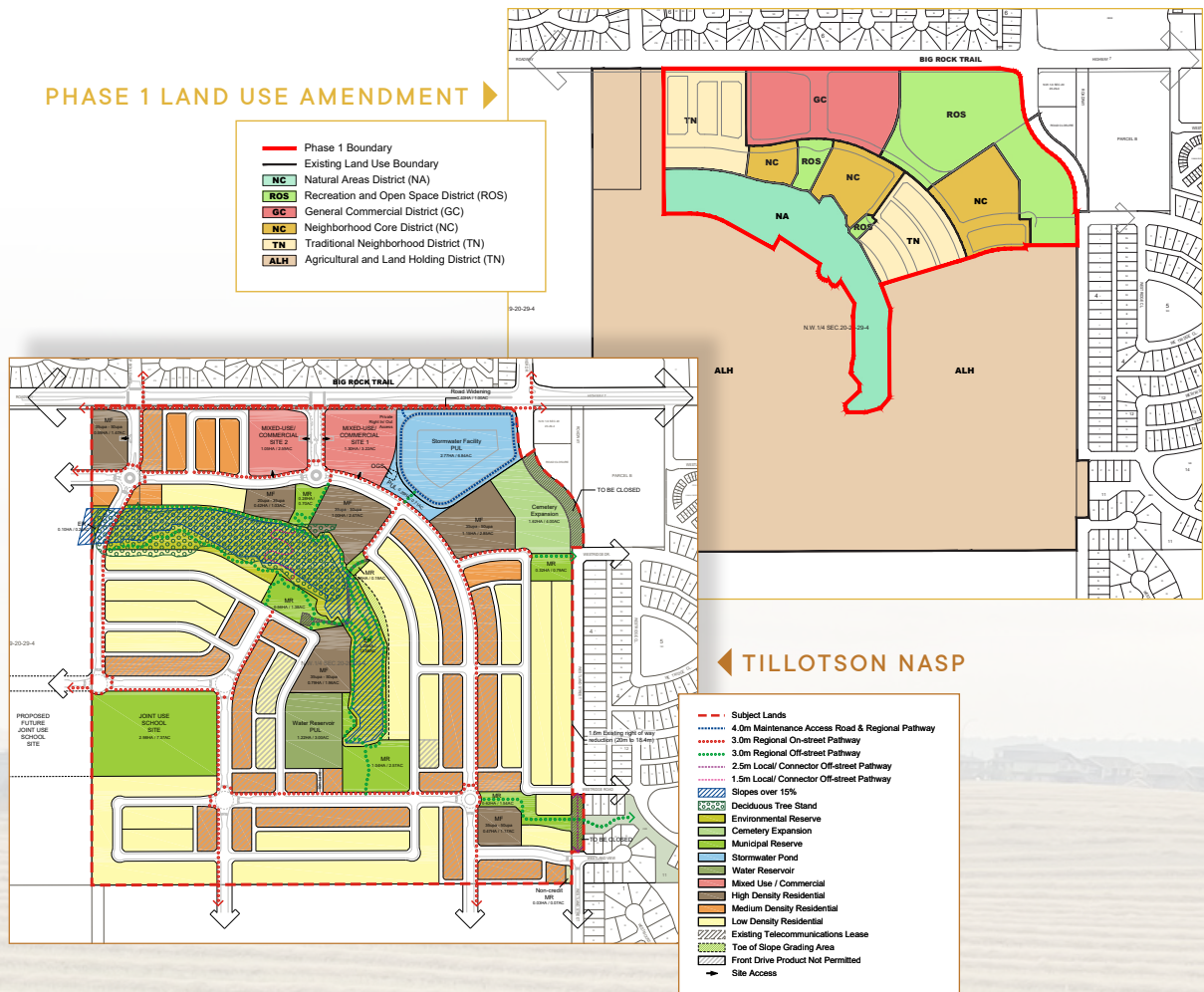


NEIGHBOURHOOD AREA STRUCTURE PLAN & PHASE 1 LAND USE AMENDMENT

Located in West Okotoks, south of Big Rock Trail and West of Westland Street, the Tillotson Neighbourhood Area Structure Plan (NASP) and the Land Use Amendment for Phase 1 were approved by Okotoks Council on February 27, 2023. 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 and amenities to residents and adjacent neighbourhoods, while defining a unique gateway into the community. A range of residential housing options will be offered throughout the neighbourhood, including single-family residential dwellings, semi-detached dwellings, row housing, and multi-family housing.

The approved Phase 1 Land Use Amendment includes the large natural escarpment, the stormwater management pond, the village centre, and a variety of residential housing types including single family residential dwellings, semi-detached dwellings, row housing, and multi-family housing. The Phase 1 subdivision application has been approved by the Town and the conditions of approval are being addressed to commence development.

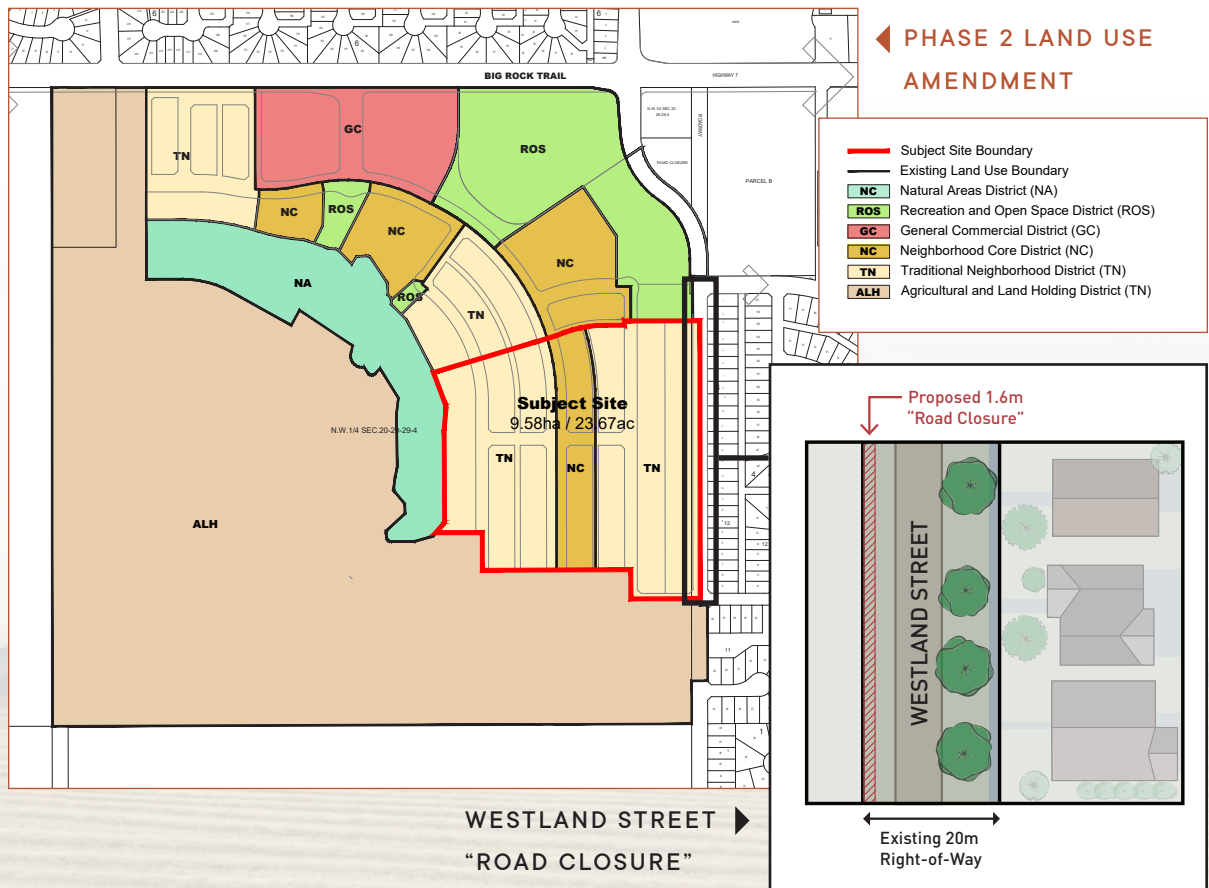
PHASE 1 LAND USE AMENDMENT



PHASE 2 LAND USE AMENDMENT & “ROAD CLOSURE”

The Land Use Amendment application for Phase 2 of Tillotson has been submit to the Town of Okotoks. The application has been submitted with the intent of facilitating development of Phase 2 immediately following Phase 1. Phase 2 is comprised of approximately 9.58 hectares (23.67 acres) along the western border of Westland Street. The area is proposed to support low and medium density residential development, including single detached, semi-detached, and row housing. The existing land use is Agricultural Land Holding District (ALH) and we are seeking a land use amendment to a combination of Traditional Neighbourhood District (TN), and Neighbourhood Core District (NC). The TN District will support a mix of singe detached and semi-detached housing and the NC District will support row housing, in alignment with the vision outlined in the Tillotson NASP.

In parallel with the Phase 2 Land Use Amendment a “Road Closure” application has also been submit to the Town of Okotoks for the narrowing of the Westland Street right-of-way that was identified in the Tillotson NASP. The Westland Street right-of-way is currently 20 metres and only 18.4 metres is required for the ultimate right-of-way. The “Road Closure” application proposes to remove 1.6 metres along the western edge of the road right-of-way adjacent to Phase 2, to be developed residentially. This “Road Closure” will not change the width of the physical pavement of Westland street, but will only be a legal adjustment to the right-of-way. This application does not include the full closure areas of Westland Street identified in the NASP.



WESTLAND STREET INTERFACE

The Phase 2 Land Use Amendment and “Road Closure” applications are immediately adjacent to the Westridge Neighbourhood and Westland Street. The application is proposing to develop single detached housing on the west side of Westland Street fronting the existing single detached homes, also zoned Traditional Neighbourhood District. To support a seamless integration with the existing neighbourhood, the Tillotson NASP includes additional design direction for the Westland Street interface as outlined below.

To support a cohesive streetscape, the single-family front-drive housing fronting onto Westland Street will be designed to match the scale and form of existing housing on the east side of the street as best as possible. This will be achieved by:

- *Using of a range roof styles that match the existing housing on the east side of the street.*
- *Using similar materials or appearance of materials as the existing housing on the east side of the street.*
- *Using similar colour palattes as the existing housing on the east side of the street.*
- *Distributing driveway locations to allow street parking on the west side of the street as much as possible.*
- *Minimizing the size and appearance of size of front garages.*
- *Matching some landscape features as the existing lots on the east side of the street.*



NEXT STEPS

Thank you for your interest in the Tillotson neighbourhood and participation in the application processes. The Land Use Amendment application for Phase 2 and the “Road Closure” application have been submit to the Town of Okotoks and will be proceeding to Public Hearing and Council in early-2024. This information package has been prepared to provide an overview of the application in advance of the Public Hearing and to provide the opportunity for questions or comments.

Please visit the project website (Tillotsonvision.ca) for project updates, information, and to contact the project team. If you have any additional questions, you are also welcome to reach out to:

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