



# Tillotson

## Public Engagement Summary

NOVEMBER 2022





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Prepared by: B&A

On behalf of: TRISTAR COMMUNITIES INC.





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# Project Background



This Engagement Summary has been prepared by B&A (formerly B&A Planning Group) on behalf of Tristar Communities Inc. in support of the Tillotson Neighbourhood Area Structure Plan.

Tristar Communities Inc. began pursuing a Neighborhood Area Structure Plan (NASP) for the proposed community of Tillotson in West Okotoks in June 2020. The proposed Tillotson NASP is a statutory plan that will guide the development of approximately 159 acres of land upon approval by the Town of Okotoks.

The Tillotson NASP is located within the West Okotoks Area Structure Plan (ASP), which was developed with Tristar Communities Inc. and was approved in April 2020 by the Town of Okotoks. The approved West Okotoks ASP details policy direction for all subsequent planning stages, beginning at the NASP level. 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 communities.

The Tillotson NASP details a new neighbourhood that contains a large environmental reserve, diversity of housing types and forms, connected open spaces, and neighbourhood hubs that meet the needs of existing and future residents. Upon approval, the neighbourhood would be completed over a 10-to-15-year period.

## ENGAGEMENT TIMELINE

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**JUNE 2020 – OCTOBER 2020**  
**Stage 1:** Baseline Reporting and Site Analysis

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**SEPTEMBER 2020 – MAY 2021**  
**Stage 2:** Preliminary Land Use Concept Development

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**JUNE 2021**  
**Stage 3:** Initial (Virtual) Stakeholder Engagement and Land Use Concept Refinement

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**JUNE 2021 – SEPTEMBER 2021**  
**Stage 4:** DRAFT Neighbourhood Area Structure Plan / Technical Study Preparation

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**OCTOBER 2021**  
**Stage 5:** Submission of NASP to Town of Okotoks for Review and Circulation

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**NOVEMBER 2021 – FEBRUARY 2022**  
**Stage 6:** Town of Okotoks Review and Circulation Process

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**FEBRUARY 2022 – JULY 2022**  
**Stage 7:** Updates to the Draft Neighbourhood Area Structure Plan / Technical Studies

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**July 2022**  
**Stage 8:** Resubmission of NASP to Town of Okotoks for Review / Circulation

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**SEPTEMBER 2022**  
**Stage 9:** Public Open House **WE ARE HERE**

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**SEPTEMBER – OCTOBER 2022 (ESTIMATED TIMELINE)**  
**Stage 10:** Final Updates to Neighbourhood Area Structure Plan / Technical Studies as required

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**OCTOBER – DECEMBER 2022 (ESTIMATED TIMELINE)**  
**Stage 11:** NASP Approval Process

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**To Be Determined**  
**Stage 12:** Next Steps: Land Use Amendment (concurrent submission with NASP) and phased Subdivision Applications

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# Engagement Summary



## PREVIOUS ENGAGEMENT

The first round of engagement for the Tillotson NASP was a virtual information event on June 22, 2021. The event included 41 attendees, 22 questions and six survey responses. Additional information on this engagement is available in the August 2021 What We Heard Report on the project website resource page.

As we are in the second round of public engagement, and the NASP is nearing finalization, our goal for the September 13, 2022 Open House event was to inform and consult with community members, as per the International Spectrum of Public Participation. We received 62 total responses (see Appendix A) from the engagement survey, with 47 responses from the online survey and 15 feedback forms filled out at the event.

## ENGAGEMENT BY THE NUMBERS



**100±**

Attendees at  
Public Open  
House



**154**

Stakeholders  
Subscribed for  
Email Updates\*



**50**

Distinct  
Stakeholder  
Comments from  
40 Respondees

\*The full list of people who have registered over the course of the project

# Engagement Opportunities



## PROJECT WEBSITE UPDATES

TillotsonVision.ca was launched on May 25, 2021, to share project information and updates with stakeholders and the public. Prior to the September 2022 public open house, the project website was updated to reflect an updated timeline and the July 2022 resubmission of the Tillotson NASP. After the open house, the project website was updated with event information boards and the engagement survey link.



## EMAIL NEWSLETTER

Following the first engagement event in June 2021, 153 Tillotson NASP MailChimp subscribers have received four email updates from the project team, which were:

**December 7, 2021** – Inform stakeholders of NASP resubmission and share the August 2021 public engagement summary.

**September 1, 2022** – Invite Stakeholders to September 13, 2022, public open house

**September 9, 2022** – Public open house reminder

**September 15, 2022** – Thank you to attendees, share link to event information boards (see Appendix C) and provide an online survey link



## PUBLIC OPEN HOUSE

A public open house was held on September 13, 2022, from 5:30 to 7:30 p.m. at the Foothills Centennial Centre in south west Okotoks. The purpose of the event was to provide an update to stakeholders and members of the public, and for the project team to listen to community feedback and answer questions after the resubmission of the Tillotson NASP in July 2022. The event was hosted and planned by B&A with support from Watt Consulting Group to speak to transportation, Jubilee Engineering Consultants to speak to stormwater and servicing and Bassett Associates Landscape Architecture Inc. to speak about parks and open space concepts. The following documents were provided at a table that was open for the public's viewing:

- Draft Tillotson NASP (July 2022)
- Detailed Parks & Open Space Concepts
- Traffic Impact Assessment Report
- Servicing Study
- Master Drainage Plan
- Town of Okotoks Municipal Development Plan
- Town of Okotoks Land Use Bylaw





## EVENT RESULTS



**100+**

Attendees at  
Public Open  
House



**62**

Surveys returned  
to the project  
team



**50**

District  
stakeholder  
comments  
received



**2**

Two news articles  
in Okotoks Today

## THE PUBLIC OPEN HOUSE WAS ADVERTISED THROUGH:

- Two Western Wheel newspaper ads, August 31 and September 8 (see Appendix B)
- One stakeholder invitation email on September 1 and one follow up reminder prior to event on September 9 (see Appendix B)
- Temporary project site signage on September 10 (see Appendix B)
- Event information on project website

To ensure that sharing feedback was accessible to attendees at the open house and for those who were unable to attend, surveys were available in person and online until September 27, 2022. QR codes linked to the survey were posted at the event and a link to the online survey was sent to all MailChimp subscribers and attendees who shared their email addresses. The survey asked participants to evaluate the session and provide feedback on public engagement. We received sixty-two submissions, forty-seven responded online and fifteen filled out the written surveys available at the open house.



# Engagement Snapshot

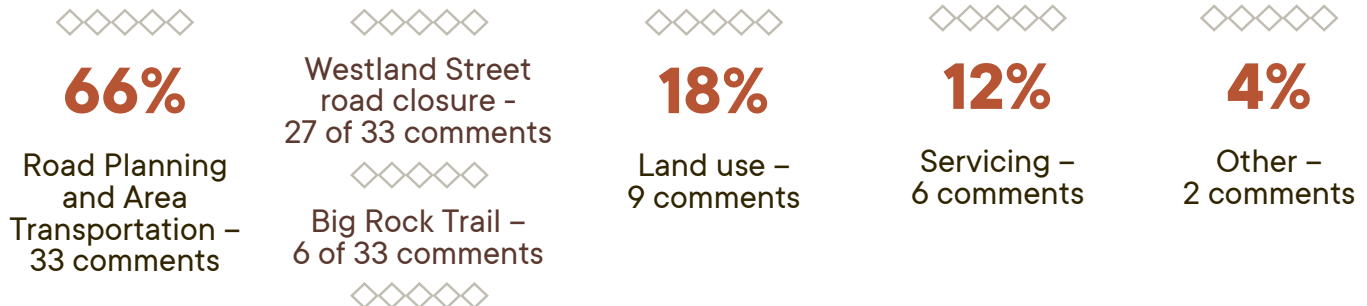


During the open house, participants shared their questions and comments on area transportation, land use and servicing. These comments were reflected in the survey responses of which forty respondents wrote a total of fifty distinct comments.

Thirty-two of fifty stakeholder comments discussed road planning and transportation, which accounts for sixty-six percent of total comments. Twenty-seven responses mentioned the Westland Street road closure and six mentioned Big Rock Trail. The previous virtual engagement event in 2021 had seventeen of thirty-five comments referring to area transportation. Land use and water servicing was also a prevalent theme in the post-event surveys.

The project team has documented all questions and comments received during outreach and full verbatim comments are available in Appendix A. We have summarized the main themes from comments and responses from the project team below.

## ENGAGEMENT QUESTIONS AND RESPONSES:



## ROAD PLANNING AND AREA TRANSPORTATION

### THEME 1: WESTLAND STREET CLOSURES

Of the thirty-three comments discussing road planning and area transportation, eighty-two percent (or 27 comments) of the comments discussed the Westland Street road closures. Summary of questions and comments below.

SUMMARY OF QUESTIONS/COMMENTS	NUMBER OF COMMENTS
<b>Theme 1: Westland St Rd Closure</b>	
The Westland St road closure will result in a dangerous increase in traffic going past the school zone and parks.	17
The Westland St road closure could cause connectivity issues to major roads like Big Rock Trail, heading towards shopping amenities and result in congestion across the neighbourhood and residential streets.	10

### PROJECT TEAM RESPONSE TO COMMENTS ON THE WESTLAND STREET CLOSURES:

Based on the traffic projections and significant transportation scenario analysis completed as a part of the West Okotoks ASP, the proposed closure of a portion of Westland Street will allow for the expansion of the cemetery and limit cut-through traffic to Highway 2A through the community of Westridge. The road closure areas shown in the NASP are consistent with the analysis completed and identified in the West Okotoks ASP.

A secondary connection to Westland Street will be maintained in the southeast corner of the plan area. The Westland Street road closures will be staged based on traffic monitoring and development progress creating suitable alternate connections through the community.

### THEME 2: BIG ROCK TRAIL

Six comments mention Big Rock Trail. Summary of questions and comments below.

SUMMARY OF QUESTIONS/COMMENTS	NUMBER OF COMMENTS
<b>Theme 2: Big Rock Trail</b>	
I am concerned about increased traffic on Big Rock Trail during construction, speed limits and noise generated from vehicles.	4
Will the developer add lanes to Big Rock Trail?	2

## PROJECT TEAM RESPONSE TO COMMENTS ON BIG ROCK TRAIL:

The development of Tillotson will require upgrades to Big Rock Trail and a separate Functional Transportation Study is being undertaken by Watt Consulting Group to identify the most appropriate design and phasing upgrades of Big Rock Trail to accommodate both Tillotson and overall Okotoks growth. Big Rock Trail will ultimately be widened to four lanes, but these upgrades will be phased in over time, beginning with the urbanization of the road with two lanes. 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. The study is currently underway and additional details will be shared at a later date.

## LAND USE

Eighteen percent of comments received refer to land use themes. Summary of questions and comments below.

SUMMARY OF QUESTIONS/COMMENTS	RESPONSE
<p>Are you going to guarantee that the lot size and detached garage plan is matched to those homes/lots on the east of Westland Street?</p> <p><i>One stakeholder</i></p>	<p>Due to grading constraints a laneway cannot be accommodated on this block. In order 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:</p> <ul style="list-style-type: none"> <li>• Using of a range of roof styles that match the existing housing on the east side of the street.</li> <li>• Using similar materials as the existing housing on the east side of the street.</li> <li>• Using a similar colour palette as the existing housing on the east side of the street.</li> <li>• Distributing driveway locations to allow street parking on the west side of the street as much as possible.</li> <li>• Minimizing the size of front garages.</li> <li>• Matching some landscape features as the existing lots on the east side of the street.</li> </ul> <p>Design guidelines for this block will be included in the architectural controls for the community.</p>
<p>Are there any multi-family homes and how large are lot sizes?</p> <p><i>One stakeholder</i></p>	<p>Yes, multi-family housing has been clustered throughout Tillotson to support use and vibrancy of various amenities. Conceptual designs for the comprehensively planned multi-family sites have been included in the NASP. Multi-family sites of various sizes have been distributed throughout the plan area and are oriented adjacent to the collector road network and community amenities such as the parks and open spaces and the village centre.</p>

SUMMARY OF QUESTIONS/COMMENTS	RESPONSE
<p>I am interested to see if there are plans to build any condos. I am hoping to move in the next 3–5 years into a condo and I am interested in the Okotoks area.</p> <p><i>One stakeholder</i></p>	<p>Tillotson will include multiple high-density residential sites which will include a combination of row housing and multi-story condo buildings. Conceptual layouts for these sites have been included in the NASP and on open house board #8, but may be subject to change at detailed design.</p>

## SERVICING

Twelve percent of comments received referred to servicing. Summary of questions and comments below.

SUMMARY OF QUESTIONS/COMMENTS	RESPONSE
<p>Members of the community are concerned about growth due to water bans and restrictions in the area.</p> <p><i>Five respondents' comments</i></p>	<p>The annexation process for these lands started in 2013 when the Town of Okotoks lifted its population growth cap and was completed in 2017. The West Okotoks ASP was approved by Okotoks Council in 2020 and 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.</p> <p>The Tillotson NASP sets the stage for future land use, subdivision and development, but actual development is not approved unless there is available water license capacity under the Water Allocation Policy. The NASP approval does not grant rights under the Water Allocation Policy.</p> <p>There is currently sufficient water capacity for existing community use and approved use, and any new development within Tillotson will be subject to the Water Allocation Policy, and will only proceed based on available license capacity.</p>



SUMMARY OF QUESTIONS/COMMENTS	RESPONSE
<p>How big is the water reservoir? Will the water come from existing treatment plant and will sewage be treated in existing facilities?</p>	<p><b>Water Servicing:</b> The water infrastructure in Tillotson will not only support water servicing within the plan area, but for the Town as a whole, in the form of a new reservoir and the associated lines to multiple pressure zones. The new reservoir (as seen on information board #17) will have two water line connections for each of the three pressure zones in Okotoks to facilitate a looped system, resulting in a total of six lines. Tillotson is located across two pressure zones within the Town of Okotoks – Zone 2 South and Zone 3 South. The earlier phases of development are located in Zone 2 in the northeast and will be serviced from the Big Rock Booster Station, while later phases of development will be dependent upon the new reservoir.</p> <p>The reservoir location, design and sizing will be consistent with the Reservoir Feasibility Study initiated by the Town of Okotoks and completed by CIMA+.</p> <p><b>Sanitary Servicing:</b> Tillotson spans two sanitary catchment zones, Catchment 30-23 in the northeast and Catchment 30-20 in the southwest. Catchment 30-23 is identified to tie into a 200mm sanitary line in Sheep River Drive, northeast of the plan area, while Catchment 30-20 was identified to tie into a point south and east of the plan area. These sanitary lines tie into existing infrastructure in the Town of Okotoks.</p>



## OTHER

Four percent of comments received fell into an 'other' category. Summary of questions and comments below.

SUMMARY OF QUESTIONS/COMMENTS	RESPONSE
<p>Are there any risks associated with living near a Poultry farm? I have heard of residents complain about the smell coming from Mountain View Poultry, however I am not too sure on testing for smell, or airborne pathogens? I assume set-back measures from poultry farms are well within limits however is there any consideration for vegetative buffers and diversion fences. Does the farm have any current exhaust fans to reduce air and dust movement?</p> <p><i>One comment</i></p>	<p>The following is an excerpt from the West Okotoks ASP:</p> <p><i>“Two agriculture-business uses are located directly west of the Plan Area, within Foothills County. The Mountain View Poultry operation contains a confined feeding operation (CFO) and poultry processing plant that raises and processes chickens on site. This operation existed prior to the implementation of the Agricultural Operation Practices Act (AOPA), which applies specific Minimum Distance Separation (MDS) requirements to a CFO facility. The MDS is a measurement that uses livestock numbers to determine a setback from the CFO in order to reduce and mitigate nuisance impacts. The Mountain View Poultry operation does not have a formal MDS that applies to the facility and the Town of Okotoks currently does not have a reciprocal requirement for new development adjacent to a CFO facility. However, in order to mitigate any impacts to new development within the WOASP, a proactive approach to land use planning has been taken.</i></p> <p><i>Through the review of municipal development permits held by the NRCB and current livestock numbers, if a MDS was applied to the Mountain View Poultry operation, the MDS would be 751 metres for urban residential uses and 470 metres for commercial, institutional or recreational uses. The MDS is applied from the edge of a building where manure is stored.”</i></p> <p>The Tillotson plan area is fully outside both these identified impact areas.</p>

# Next Steps & Contact



We appreciate and thank the community 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**

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B&A

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# Engagement Survey Results



We received sixty-two total survey participants, forty-seven responded online and fifteen filled out the written surveys available at the open house.

**QUESTION 1: How did you hear about the open house? (Select all that apply):**

Ninety percent (90%) or 56 respondents, of the total survey participants (62 respondents) answered Question 1. Of the 56 respondents, 71 selections were made as respondents were asked to select all relevant answers.

Social media (17 answers)	24%
Email notice (16 answers)	23%
Word of mouth (12 answers)	17%
Project website (9 answers)	13%
Project site signage (7 answers)	10%
Newspaper advertisement (6 answers)	8%
Other (4 answers)	5%

**QUESTION 2: Which area best describes where you live?**





Ninety-four percent (93% or 58 respondents of the total survey participants (100% or 62 respondents) answered Question 2.

I am a resident of an adjacent neighbourhood (Sheep River, Westridge, Westmount) (45 respondents)	78%
I am a resident of Okotoks (8 respondents)	14%
Other (3 respondents)	5%
I am a resident of Foothills County (2 respondents)	3%







**QUESTION 3:** The information provided at public engagement events and on the project website was clear and helped me understand the Tillotson Neighbourhood Area Structure Plan.

Seventy percent (70%) or 42 respondents, of the total survey participants (62 respondents) answered Question 3.

Strongly agree (7 respondents)	 17%
Agree (20 respondents)	 48%
Disagree (11 respondents)	 26%
Strongly disagree (4 respondents)	 9%





**QUESTION 4:** The project team was able to answer my questions and provide relevant information.

Sixty-three percent (63%) or 39 respondents, of the total survey participants (62 respondents) answered Question 4.

Strongly agree (6 respondents)	 15%
Agree (14 respondents)	 36%
Disagree (14 respondents)	 36%
Strongly disagree (5 respondents)	 12%

**QUESTION 5:** I have a strong understanding of the project process and next steps.

Sixty-one percent (61%) or 38 respondents, of the total survey participants (62 respondents) answered Question 4.

Strongly agree (7 respondents)	 18%
Agree (15 respondents)	 39%
Disagree (10 respondents)	 26%
Strongly disagree (6 respondents)	 16%

**QUESTION 6:** After reviewing the information presented, do you have any further questions or comments about the Tillotson Neighbourhood Area Structure Plan?

Sixty-four percent (64%) or 40 respondents, of the total survey participants (62 respondents) answered Question 6. The comments below are verbatim.

40 Respondents & 50 Comments

#	THEME	COMMENTS
1	Transportation	Need to reduce the traffic south onto Westland St headed Past the school going to shopping districts. Consider having town build road south to Hwy. If not bought by the developer in time.
2		These closures will cause a dangerous increase in traffic along Westland Dr. in front of Westmount School. The road is already narrowed and with 1 set of flashing lights and even now, the speed and volume of cars are too much. The plan needs to be resigned to not add more traffic to an already poorly designed area. Safety over convenience and profits!
3		Will be way too much traffic from Big Rock onto Sheep River Blvd. After a year we can already tell the difference.
4		Increase in traffic through the school zone on Westland Street - NOT ideal.
5		Big Rock traffic during construction: Important that the town/prov/developer upgrade the section that abuts phase 1.
6		Limiting access to Big Rock Trail off Westland is very problematic. Traffic going down Westridge Drive - residents have already expressed concerns about the speed of existing traffic. This will become more congested and the speed of traffic will increase. Funneling traffic down Westridge Road past a park and one way is dangerous.
7		Could you revisit the closure of Westland St. @ Westridge Road? Westridge Road is a oneway street on a park. Not designed to be a feeder route. These closures cut off access to both Big Rock Trail and Westland St.
8		I think the overall plan is good, but Westland St should not be closed. It will create terrible traffic on Westridge Drive as this will be the only way out for existing residents. As well residents of the new community have access to Westland Street to cut through the park in the existing development. There are lots kids playing in the park and traffic will be very high through this area.
9		We are concerned about increased traffic on Westridge Dr. It is already a popular street and through a quiet residential area and cannot tolerate an increase.
10		Westmount Rd/Westridge Rise cannot handle additional traffic at all. Please rethink this connection. Westland Street "closure will force traffic through adjacent neighbourhood. This road should remain open.

#	THEME	COMMENTS
11	Transportation	The closure at Westland St @ Westridge Dr should be a connector road, that is the more outlets, the better.
12		We still have concerns on the assumption is traffic will flow to Big Rock Trail to Access Southridge then shopping and Costco/Walmart people avoid Southridge due to lights, so will come down Westland St and continue to Cimarron. It's the same mistake as Cimarron Drive.
13		I am very, very concerned with the adjustments being made to Westland Street. I live on said street and know that it is a key way to avoid driving past Westmount School. I worry that not being able to drive to Big Rock Trail will certainly make conditions unsafe for students. There is always a glut of traffic at drop-off and pick-up times and there have been many accidents at the traffic lights at Southridge Drive. With the increased traffic now forced to drive by the school once Westland street has been severed at the View, my heifhbourns and I fear for the children of Westmount. The school itself is a walking school fed by the neighbourhoods of Westmount and Cimarron. Please reconsider the proposed alteration to Westland street. Thank you.
14		Concerned about traffic on Westland street as inevitably traffic will migrate east on that road to travel to the Cimarron Common businesses. The town would likely need to consider Traffic signals by westmount school.
15		It is CRAZY not to have a direct traffic outlet to Westridge Drive rather than using Westridge Road and Westland St. Mark my words, some poor kid will be hit and maybe killed by some jerk driver in a hurry ripping thru the school zone in front of Westmount School. Go back to the initial draft plan which we were told included that road out of Tillotson just south of the cemetery extension.
16		Parents have indicated concerns that the plan will impact traffic around WMS.
17		Concerned with increased traffic on Big Rock Trail, speed limits and enforcement of speed. Also noise concerns from vehicles with enhanced muffle/engine noises including motorcycles.
18		I feel that the closure of a section of Westland Street is very undesirable and unsafe. If there is an emergency, first responders response times for the Westmount area would be increased. Also there would be limited exits for the citizens in that area. As a result there would be an increase in traffic past the Westmount School which would cause a lot of congestion and safety concerns. It would also cause us great inconvenience if we chose to go North from our area. More consultations with the people who live in that area need to occur before construction begins!!
19		I am strongly opposed to the closure of Westland St. It is a main north to south corridor for the west side of Okotoks and the neighborhoods within. Trying to divert traffic to an already busy Southridge Dr. Is a short sighted decision and a poor effort to connect the two neighborhoods.

#	THEME	COMMENTS
20	Transportation	Why would you close the existing Westland Steeet road like that? It definitely will affect lots of traffic for the Westmount shopping and school area. It will be very confusing and annoying for delievery vehicles and giving addresses to visitors, as you will then need to delegate a “north westland street” or “south westland street”.... and then if you end up in the wrong section, its not convenient to make it into the correct area. The cemetery expansion, could still have the road go through it, and another gate on the west side of the road. Or maybe decrease the stormwater pond area, and expand the cemetery in that area.
21		The road planning is unacceptable, using current infrastructure is a mistake for many reasons including fire safety, traffic volume, area safety and security. The communities of Westridge and Westmount are negatively affected by this build and with no additions to infrastructure, these neighborhoods become less desirable and our property values will decrease.
22		WHY are you not being held responsible to add lanes to Big Rock Trail and widen Westland Street??
23		I am against the road closure. Our westmount community is already plugged at westmount school and there are numerous accidents already at the traffic light (Southland Drive and Westland). Pushing all of the traffic into that area past the school will cause even more traffic flow issues. Creating only one access out of the Westmount development is a terrible plan. Do not close the road.
24		I am still concerned about the Tillotson connection to west mount at Westland view. I see a roundabout was added but this will only slow traffic there. I’m concerned about the increased traffic on Westland street to the south. This is already highly used for access to cornerstone shopping area. Traffic is already high and speed is a major concern already. There is many houses with children playing, crosswalks and a school zone on this road. There needs to be some additional traffic cleaning measures on wetland street or deterrents to use this route in the first place. Such as additional closures at westmount way perhaps. This needs to be addressed prior to construction.
25		I wish there was better access to big rock trail via Westland street
26		Impact on our Sheep River neighbourhood will be huge, as folks driving their vehicles will want to skirt Big Rock Trail while you build all of this. No traffic lights in our area, AT ALL, until you head to Southridge Dr. How will this be addressed?
27		Yes! Why are you closing a secondary entrance or egress between Westridge Road & Westland view to the people who live south of Westridge Road? We have had 2 housing fires in the last year in Sheep River area and now you want to limit our accesses? Ridiculous!
28		Closing Westmount Street is a bad idea!!! This gives us only one access in and out of our neighborhood, where as now we have 3 access routes. We will be forced to always go through a school zone! To get to the north side of Okotoks we will only have access from Westland Street to Southland Drive, where now we can go out Westland street to Big Rock Trail. This is way out of the way!!! This will also cause traffic that is trying to go through Westmount street to Big Rock Trail to come into our cul-de-sac to turn around. We bought a house on a dead end cut-de-sac for reasonably less traffic!





#	THEME	COMMENTS
29	Transportation	I do not agree with blocking off the main road to our street an unacceptable plan for the bluing of people in the neighborhood.
30		It is ridiculous to close the two spots on Westland Street. First, it will create extremely high traffic density through a school zone AND a playground zone in Westridge. The dead end will also increase traffic into the two cul de sacs at the top of Westland Street because it will be a no through road and people will turn into our cul de sacs to turn around. We moved to a quiet street to avoid extra busy traffic!! Your plans have serious traffic flaws. Please reconsider.
31		Not happy to hear about the possibility of cutting off access on Westland street near the graveyard.
32		Is Big Rock Trail to be only 2 lanes? a lot of traffic - where does it go? - North on southridge/northridge? MR possible school site beside cemetery?
33		The town refuses to fix our back alley due to cost, if my taxes are increased, will they use the additional money to fix drainage and pave the back alley for the houses on westland st. If you cut off our access to the south and divert all traffic down a one way street by a small park, how can you guarrantee the safety of the children on that street. This seems like a poorly planned blockade of a main road. The local bylaw and RCMP already do not enforce this area as there has been vandalism and speeders in the area quite frequently. This will also decrease response time for firefighters to westland st as they will have to weave through residential roads to get to these houses. Will cutting this street off affect the frequency of snow plowing? If so, will my taxes go down due to the town not prioritizing this route as a bus route? Will the road get widened to accomodate the additional parking, currently there is quite a lot of congestion when vehicles park on the other side of the road.
34		Land use
35	Please find some way to prohibit fruit trees.	
36	Too much row housing	
37	Project has a great vision for mixed use and plenty of green space.	
38	How big are lot sizes, any multi family homes?	
39	Just interested to see what plans to build any condos. Looking to move in the next 3-5years into a condo. Okotoks would be an area I am interested in.	
40	Are you going to guarantee that the lot size and detached garage plan is matched to those homes/lots on the east of Westland Street?	
41	Leave as is.	
42	They don't show any senior citizen areas at all. Senior citizen housing is badly needed in this town.	

#	THEME	COMMENTS	
43	<i>Servicing</i>	Water From the pipeline is not sustainable long term. Already water shortages. The river has significantly depleted.	
44		Other major concern: Water! Climate change is projected to decrease South Sask Watershed drastically over next few decades. Short-term development must be in sync with long term (50-75 years) plan. Thank you to SME's who were present.	
45		I think this plan to add 4,000 people to Okotoks will proceed regardless of citizens' warnings that the town is growing too fast Along with the water allocation	
46		Will you be able to guarantee to your many many homes that their water will never be restricted, they can always flush their toilets, run the dishwasher, water the plants and lawn.	
47		How big is the water reservoir? Will the water come from existing treatment plant and will sewage be treated in existing facilities?	
48		<p>How can this project be justified when we are on severe water bans. There was a house fire down the street and the town advised that no water could be used. I live directly across the street, are the lot sizes going to match the existing lot sizes on Westland st. How will this project affect my property taxes.</p> <p>There is a planned storm water pond, where will this water be diverted? The current drainage infrastructure will not support more overflow down Big Rock trail. I strongly disagree with the development of this area. Okotoks is growing fast and draining the water faster. Quit building until there is sustainable water supply for the town. They are pushing for green grass and nice trees, but will tell you not to water your vegetation. It would be completely irresponsible to have this development go through. This is purely a financial benefit through taxes for the town with zero benefits to the local population that do not even welcome this development. What does the community need to do to convince the town to stop this development? They keep building cheap high density houses that destroy the appeal of the town I moved in to. We are losing the appeal of a nicer small town and are starting to mirror Calgary....what a shame.</p>	
49		<i>Other</i>	Are there any risks associated with living near a Poultry farm? I have heard of residents complain about the smell coming from Mountain View Poultry, however I am not too sure on testing for smell, or airborne pathogens? I assume set-back measures from poultry farms are well within limits however is there any consideration for vegetative buffers and diversion fences. Does the farm have any current exhaust fans to reduce air and dust movement?
50			Very well set up! Informative and very friendly and well-educated staff.

**QUESTION 7: Did you attend the first information session held virtually on June 22, 2021?**

Sixty-nine percent (69%) or 43 respondents, of the total survey participants (62 respondents) answered Question 7.

No (30 respondents)	 <b>70%</b>
Yes (13 respondents)	 <b>30%</b>

**QUESTION 7: Did you attend the most recent Public Open House on Tuesday, September 13, 2022?**

Seventy-one percent (71%) or 44 respondents, of the total survey participants (62 respondents) answered Question 8.

No (28 respondents)	 <b>64%</b>
Yes (16 respondents)	 <b>36%</b>



# Promotional Efforts



## NEWSPAPER AD

**OPEN HOUSE**

**Join the conversation.**

Please join us for an update on the Tillotson Neighbourhood Area Structure Plan. Before finalizing the NASP, and proceeding to a public hearing and Council, we want to hear your feedback, and answer any questions you may have.

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

Tuesday, Sept. 13, 2022

5:30 p.m. to 7:30 p.m.  
(Drop-in basis)


Foothills Centennial  
Centre - 204 Community  
Way #4, Okotoks, AB

For more information,  
visit [TillotsonVision.ca](https://TillotsonVision.ca)

**Tillotson**




PROMOTIONAL EMAILS



**Tillotson** b&a

Tristar Communities Inc. is preparing to finalize and resubmit the Tillotson Neighbourhood Area Structure Plan (NASP) after review and comment from the Town of Okotoks. Please join us for an update on the Tillotson NASP before proceeding to public hearing and Council.




**You Are Invited: Tillotson NASP Open House**

We want to hear from you! The project team is hosting an open house to provide community members with the opportunity to learn more about the Tillotson NASP, share feedback and ask questions.


**Tuesday September 13, 2022**  
 5:30pm to 7:30pm (Drop-in basis)

[Foothills Centennial Centre \(#4 204 Community Way Okotoks, AB\)](#)



**Tillotson** BSA

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ROAD SIGN

**TILLOTSON NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**OPEN HOUSE**  
**September 13, 2022 at Foothills Centennial Centre**  
**5:30PM to 7:30PM**  
**Learn more at [TillotsonVision.ca](http://TillotsonVision.ca)**



# Open House Boards

A background image of a sunset over rolling hills with tall grass in the foreground. The sky is filled with soft, colorful clouds in shades of orange, pink, and blue.

## Tillotson

### Welcome to the Tillotson Neighbourhood Area Structure Plan Open House

**We are here today to:**

- **Present** the final draft Tillotson Neighbourhood Area Structure Plan
- **Share** how public feedback, technical studies, and direction from the Town influenced changes
- **Listen and respond** to your questions and comments about the Neighbourhood Plan Area Structure Plan





# Location



## Why Tillotson?

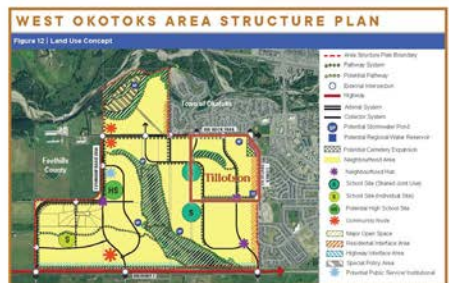
Alvie and Fran Tillotson were early pioneers in Okotoks and previously farmed the land where this community will sit. Fran Tillotson was a great Okotokian environmentalist and conservationist, and the Tillotson's lived in Okotoks for decades until their passing. The neighbourhood has been named after them to honour their legacy.



# What is a 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. The Tillotson Neighbourhood Area Structure Plan (NASP) refines the policies and objectives found in higher order statutory plans, such as the Municipal Development Plan and West Okotoks Area Structure Plan at a neighbourhood level





# Project Timeline



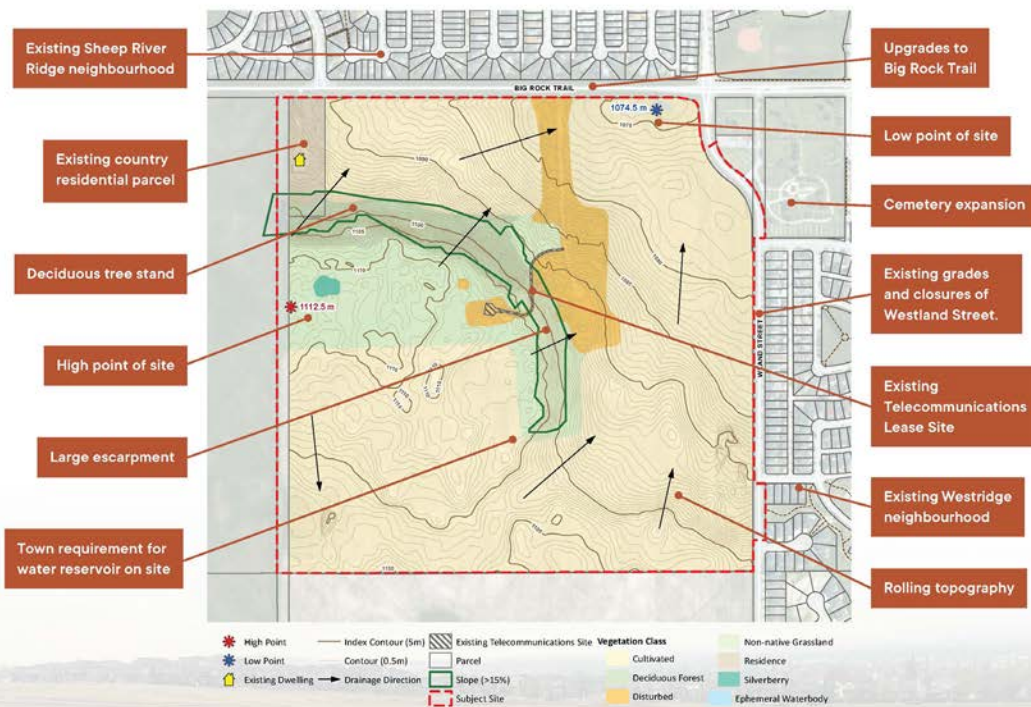
Tristar Communities Inc. is finalizing the Tillotson Neighbourhood Area Structure Plan (NASP), a statutory plan that will guide the development of a new complete community in southwest Okotoks (approximately 159 acres of land) upon approval by the Town of Okotoks.



# Evaluation of the Land and Context



The development of the Tillotson NASP considered existing site conditions, sensitive integrations with existing communities and Town requirements. **These considerations include:**



# Vision for Tillotson



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, and defining a unique gateway into the community.



# Guiding Principles



## Connection to Nature

- 1 Large sloped and vegetated natural area in the centre of the community.
- 2 Regional and local pathway network connecting the parks and open spaces.
- 3 A variety of programming options in the parks across the plan area.
- 4 View corridors to open spaces throughout the community

## Places to Shop and Socialize

- 5 Neighbourhood Hub providing services and employment to residents and visitors
- 6 Opportunity for neighborhood scale commercial, business, or community activities throughout the community.
- 7 Programming in the variety of park spaces to provide for events and socialization

## Diverse Housing Options

- 8 A range of housing options to support a variety of lifestyles and demographics.
- 9 Pockets of multi-family residential housing.
- 10 Medium and high-density development framing the collector road network.

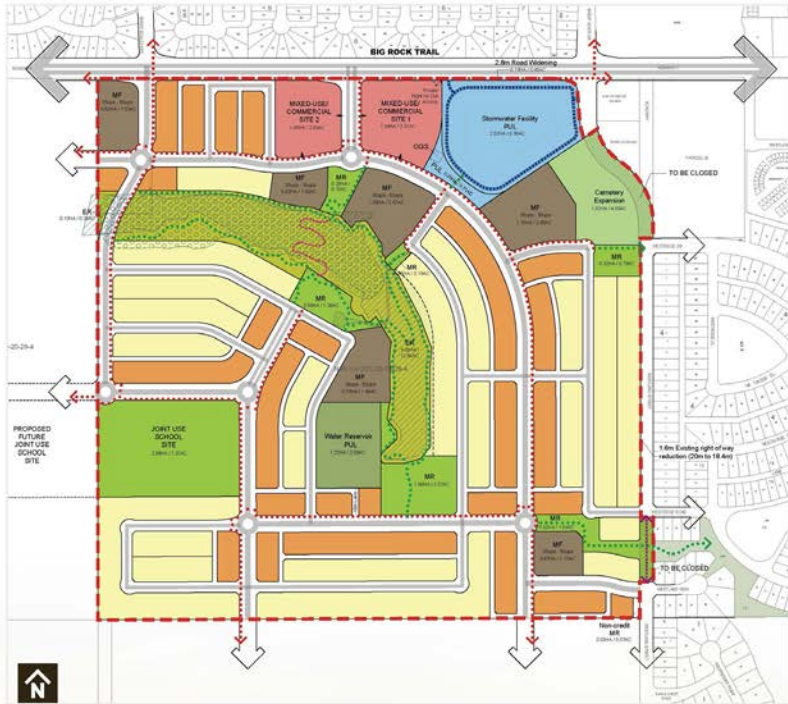
## Active Transportation & Connectivity

- 11 A warped grid internal road network providing easy access to destinations across the plan area.
- 12 Street-oriented laned housing along collector roads improves the streetscape and helps avoid driveway conflicts with pedestrian routes.
- 13 An extensive and well-connected regional and local pathway network connecting destinations throughout the plan area and neighboring communities.

## Integration with Existing Communities

- 14 Multiple road connections to communities in each direction, with sensitive transitions to existing neighbourhoods.
- 15 Pathway connectivity to adjacent community networks and open spaces.
- 16 A Joint Use School site will span between Tillotson and the future community to the west.

# Land Use Concept



- Tillotson**
- Subject Lands
- Land Uses**
- Low Density Residential (single detached dwellings)
- Medium Density Residential (street-oriented row housing and semi-detached dwellings)
- High Density Residential (comprehensively planned row housing and multi-storey buildings)
- Mixed Use / Commercial (local retail commercial site with a variety of uses)
- Parks and Open Spaces**
- Environmental Reserve (natural area encompassing slopes >15% and setbacks)
- Deciduous Tree Stand
- Slopes Over 15%
- Toe of Slope Grading Area (special policy area protecting back of lot slopes)
- Cemetery Expansion (expansion of the Okotoks Cemetery, to be owned and managed by the Town)
- Municipal Reserve (programmed parks, open spaces and a school site)
- Utilities and Servicing**
- Stormwater Pond (open water pond for retention of stormwater)
- Water Reservoir (Town owned and managed underground water reservoir)
- Existing Telecommunications Lease (Existing cell tower to be removed and relocated)
- Transportation**
- Westland Street Road Closure
- Pathways



# Urban Design



ESTIMATED  
POPULATION OF  
**3500 - 3900**  
AT FULL  
BUILDOUT

PARKS AND  
OPEN SPACE IS  
**27%**  
OF TOTAL  
PLAN AREA

APPROXIMATELY  
**121-145**  
ANTICIPATED  
JOBS



The village centre will be the heart of Tillotson, framing a unique gateway into the community terminating at a distinctive park. The east side of the village centre will be designed to thoughtfully interface with the adjacent storm pond with the provision of pathway connections and patios. Multi-family housing has been clustered in this area to support use and vibrancy.

Conceptual designs for the comprehensively planned multi-family sites have been included in the NASP. The multi-family sites have been distributed throughout the plan area and are oriented adjacent to the collector road network and community amenities such as the parks and open spaces and the village centre.

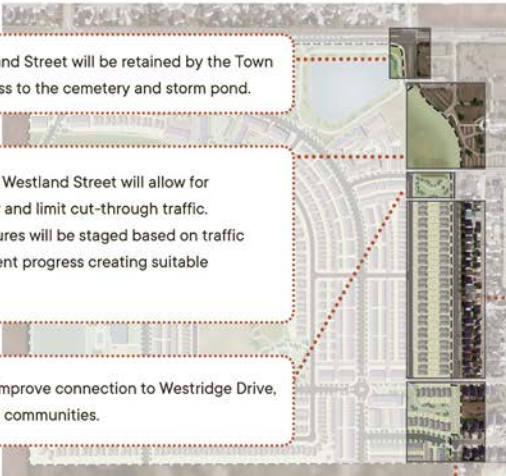
To encourage walkability of the community, the collector road network throughout the plan area will have street trees, 3m pathways on either side, and lane access housing to reduce breaks in the multi-use pathway with driveways.

To support integration with the surrounding community and limit cut through traffic, strategic closures of Westland Street have been replaced with the continuation of the open space network and similar housing forms.

# Westland Street Interface



Tillotson is directly adjacent to the existing community of Westridge. The development concept has been designed to integrate with the existing community through strategic road closures along Westland Street, the provision of park spaces and connections to the regional pathway network.



The northern end of Westland Street will be retained by the Town to potentially provide access to the cemetery and storm pond.

The closure of a portion of Westland Street will allow for expansion of the cemetery and limit cut-through traffic. Westland Street road closures will be staged based on traffic monitoring and development progress creating suitable alternate connections.

The addition of a park will improve connection to Westridge Drive, and be an amenity for both communities.

The reservoir was relocated due to grading requirements, so the lands have been redesigned to support single family housing with adjacent open space to match the design of the existing community.

Due to grading constraints a laneway cannot be accommodated on this block. 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 can be achieved by:

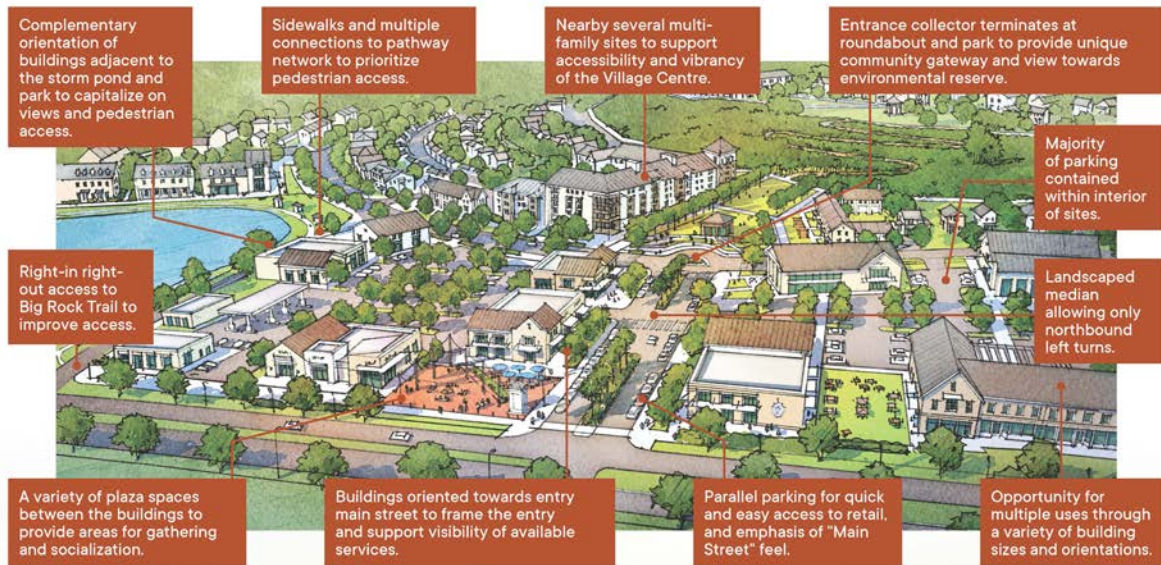
- Using a range of roof styles that match the existing housing on the east side of the street.
- Using similar materials or appearance of materials as the existing housing on the east side of the street.
- Using similar colour palette as the existing housing on the east side of the street.
- Distributing 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.



# Village Centre



Forming the heart of Tillotson, a 2.42 ha (5.97 ac) village centre will provide a number of amenities to residents of Tillotson and the surrounding neighbourhoods. Located on the northern edge of Tillotson adjacent to Big Rock Trail, the two sites will provide a unique gateway into the community.



# Parks and Open Spaces



Tillotson's unique natural landscape has been integrated into the community design through the preservation of an expansive natural escarpment, supplemented by a variety of programmed parks and open spaces.



Note: The park names are simply for identification purposes and the parks may receive formal names at a later stage in the process.

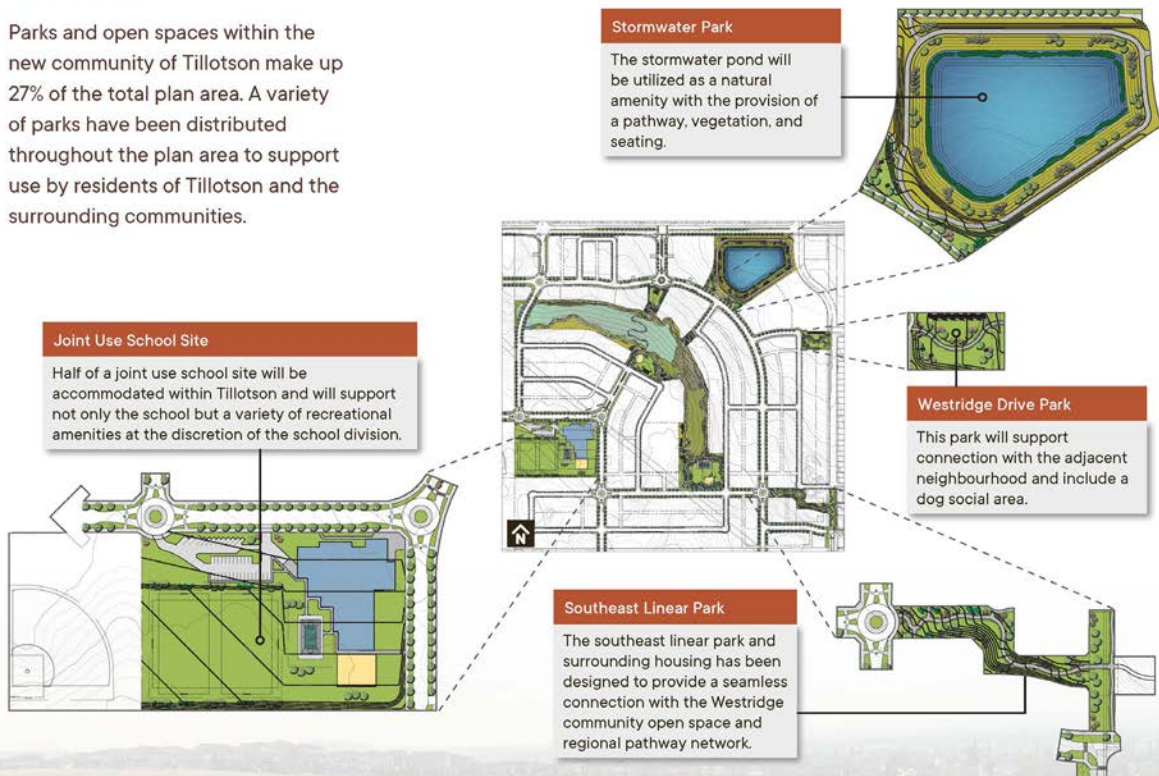




# Parks and Open Spaces



Parks and open spaces within the new community of Tillotson make up 27% of the total plan area. A variety of parks have been distributed throughout the plan area to support use by residents of Tillotson and the surrounding communities.





# Regional Road Network



The Tillotson plan area is bounded on the north by Big Rock Trail, to the east by Westland Street and to the south and west by future development lands within the West Okotoks Area Structure Plan.

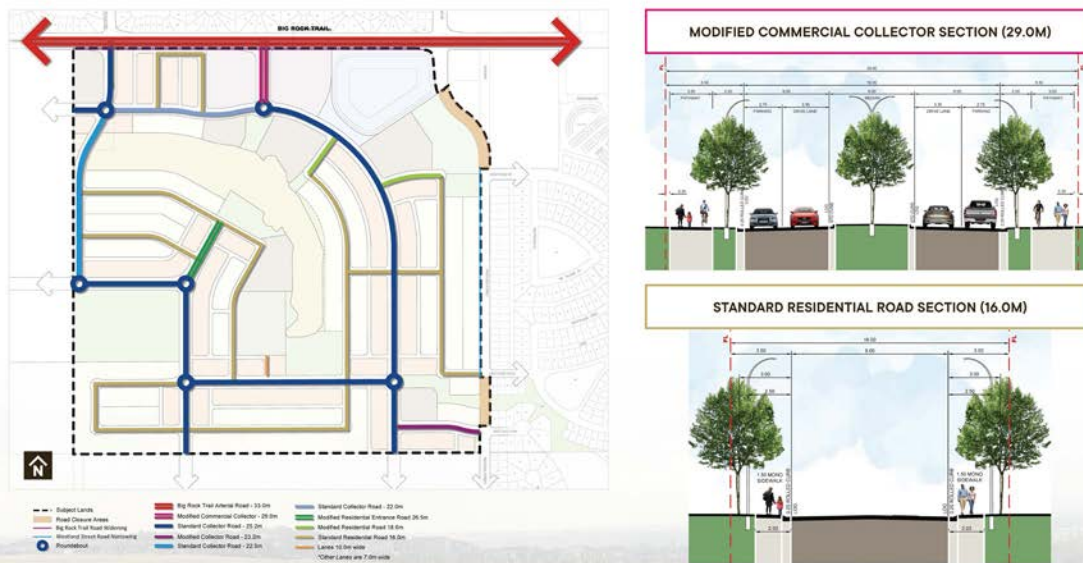


- Big Rock Trail will be the primary entrance to the community and connection to the regional road network.
- Development of Tillotson will require upgrades to Big Rock Trail. A separate Functional Transportation Study is being undertaken by Watt Consulting Group to identify the most appropriate design and phasing upgrades of Big Rock Trail to accommodate Okotoks growth. The study is currently underway and additional details will be shared at a later date
- Westland Street will be closed in multiple sections to support expansion of the Okotoks cemetery and discourage cut-through traffic to Highway 2A through the community of Westridge. A secondary connection to Westland Street will be maintained in the southeast corner of the plan area. Road closures will be staged based on traffic monitoring and development progress creating suitable alternate connections.

# Internal Road Network



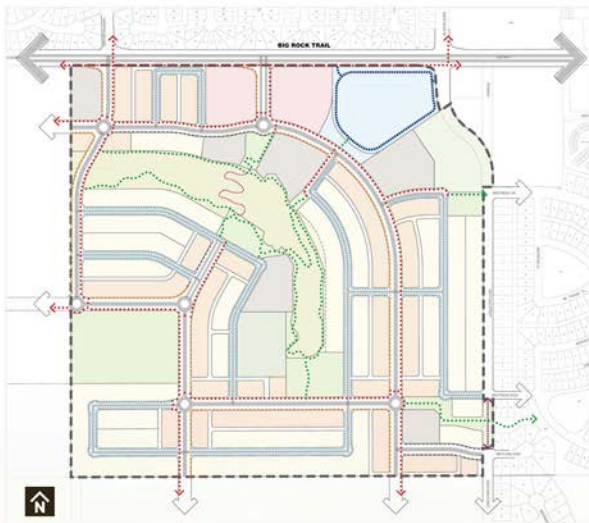
The Tillotson internal road network has been designed to provide safe and convenient access throughout the community for all modes of transportation. The warped grid finds a balance between the preservation of the natural landscape with efficient connectivity. To support integration with the surrounding communities and in alignment with the West Okotoks Area Structure Plan, Westland Street adjacent to the plan area will be closed in two sections (pending traffic monitoring and development progress creating suitable alternate connections), while both road and pathway connections have been made from all edges of the plan area.



# Active Transportation Network



Tillotson facilitates and encourages active transportation through the inclusion of an interconnected on street and off-street sidewalk and pathway system throughout the community. Residents have the option to walk, run, cycle or roll to various destinations throughout the community whether for recreation, social or business purposes. The regional pathway network is oriented along the collector road network and through open spaces to provide accessible connections to all community amenities.



- Subject Lands
- 4.0m Maintenance Access Road & Regional Pathway
- 3.0m Regional On-street Pathway
- 3.0m Regional Off-street Pathway
- 3.0m Local/ Connector On-street Pathway
- 2.5m Local/ Connector Off-street Pathway
- 1.5m Local/ Connector Off-street Pathway
- 2.0m Separate Sidewalk
- 1.5m Mono Sidewalk



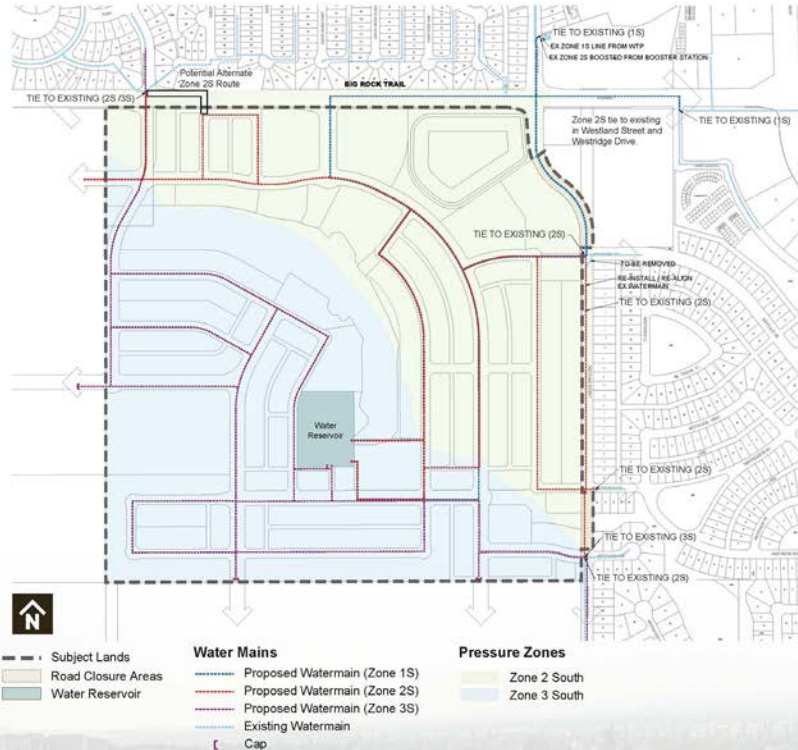


# Water Servicing



Water infrastructure in Tillotson will not only support water servicing within the plan area, but additional infrastructure supporting water service for the Town as a whole, in the form of new reservoir and the associated lines to multiple pressure zones. The new reservoir will have two water line connections for each of the three pressure zones in Okotoks (1S, 2S and 3S) to facilitate a looped system, resulting in a total of six lines.

Tillotson is located across two pressure zones within the Town of Okotoks – Zone 2 South and Zone 3 South. Zone 2S will service the early northeast phases, while Zone 3S will service the later southwest phases.





# Sanitary Servicing



The sanitary servicing for the Tillotson plan area will be divided across two catchment areas. The northeast portion of the plan area will be directed northeast to a tie in at Sheep River Drive, while the southwest portion of the plan area will be directed east to the existing community of Westridge.



- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li> Subject Lands</li> <li> Road Closure Areas</li> </ul> | <p><b>Sanitary Servicing</b></p> <ul style="list-style-type: none"> <li> Proposed Sanitary Servicing</li> <li> Existing Sanitary Servicing</li> <li> Proposed Manhole</li> <li> Existing Manhole</li> <li> Cap</li> </ul> | <p><b>Proposed Catchment Areas</b></p> <ul style="list-style-type: none"> <li> Sheep River Subdivision Sanitary Catchment - Tie-in Location 1</li> <li> Westridge Subdivision Sanitary Catchment - Tie-in Location 2</li> </ul> |
|---|---|---|

# Stormwater Management



A stormwater pond is proposed in the northeast corner of the Tillotson Plan area, to manage stormwater flows, as well as a piped system throughout the neighbourhood. Most lands within the Tillotson plan area will be directed to drain towards the northeast stormwater pond. Due to grading and existing Westridge subdivision catchment boundaries, a small portion of the plan area on the eastern edge adjacent to Westland Street will drain east to the Westridge subdivision.



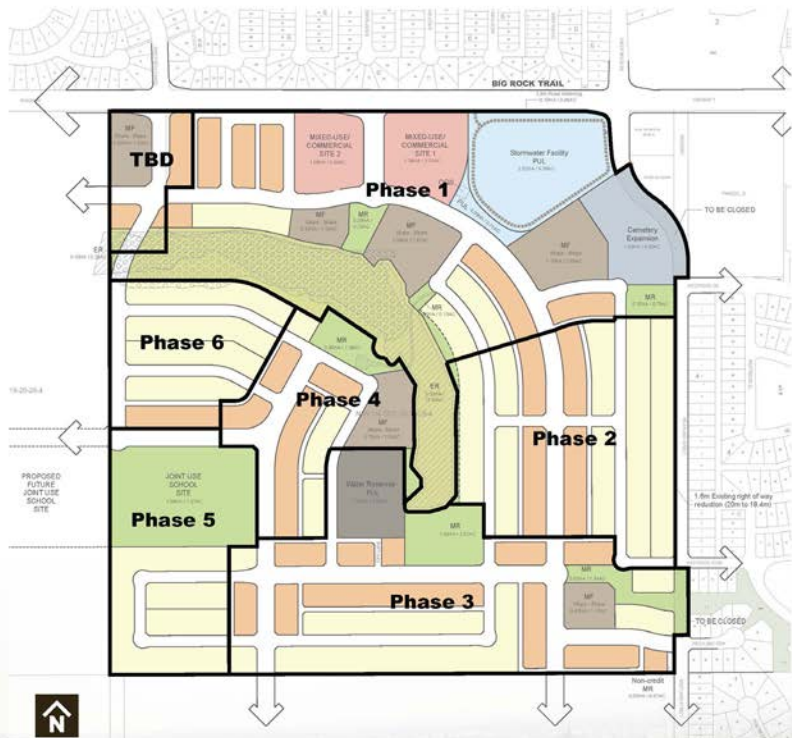
- |   |  |   |  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>--- Subject Lands</li> <li>--- Road Closure Areas</li> </ul> | <b>Storm Water Infrastructure</b> <ul style="list-style-type: none"> <li>— Proposed Storm Sewer</li> <li>— Existing Storm Sewer</li> <li>● Proposed Manhole</li> <li>● Existing Manhole</li> <li>● Grated Top Manhole</li> </ul> | <ul style="list-style-type: none"> <li>⌈ Cap</li> <li>⌋ Inlet / Outlet</li> <li>⊠ Oil / Grit Separator</li> <li>— High Point</li> </ul> | <b>Drainage Areas</b> <ul style="list-style-type: none"> <li>■ Drains to Westridge Subdivision</li> <li>■ Stormwater Pond (PUL)</li> </ul> |
|---|--|---|--|

# Phasing



Tillotson will be developed in up to seven phases which have been identified and ordered based on efficient extension of development and infrastructure. The phasing will start with the northern portion of the plan area and will generally extend clockwise around the natural escarpment. Phases will be progressed depending on market demand and availability of infrastructure and servicing connections.

A land use amendment application will be submitted concurrently with the NASP and after Council approvals will be followed by phased subdivision applications.





# Proposed Land Use



## Tillotson Land Use / Zoning

### Natural Areas District (NA)

The Primary intent is to protect and enhance natural areas and Natural Assets throughout the Municipality.

### Recreation and Open Space District (ROS)

The Primary intent is to support a variety of public and private recreational activities for both local and regional patrons.

### General Commercial District (GC)

The Primary intent is to provide employment opportunities through various commercial and office Buildings with provisions for higher density residential opportunities as either a town-wide destination or neighbourhood destination.

### Neighbourhood Core District (NC)

The Primary intent is to provide a variety of housing options, and may include a central neighbourhood hub, where dwellings are primarily attached or multi-unit with street-oriented entrances and mixed with non-commercial activities.

### Traditional Neighbourhood District (TN)

The Primary intent is to provide a variety of primarily detached or side-by-side housing options in a neighbourhood that includes commercial, business or community activities which support day-to-day needs.

Note: The district descriptions are excerpts from the Okotoks Land Use Bylaw 17-21.



# Thanks for attending!



Share your feedback, comments provided today and through the survey will be documented in a What We Heard Report (WWHR)



The WWHR will be shared with all stakeholders, including the Town of Okotoks



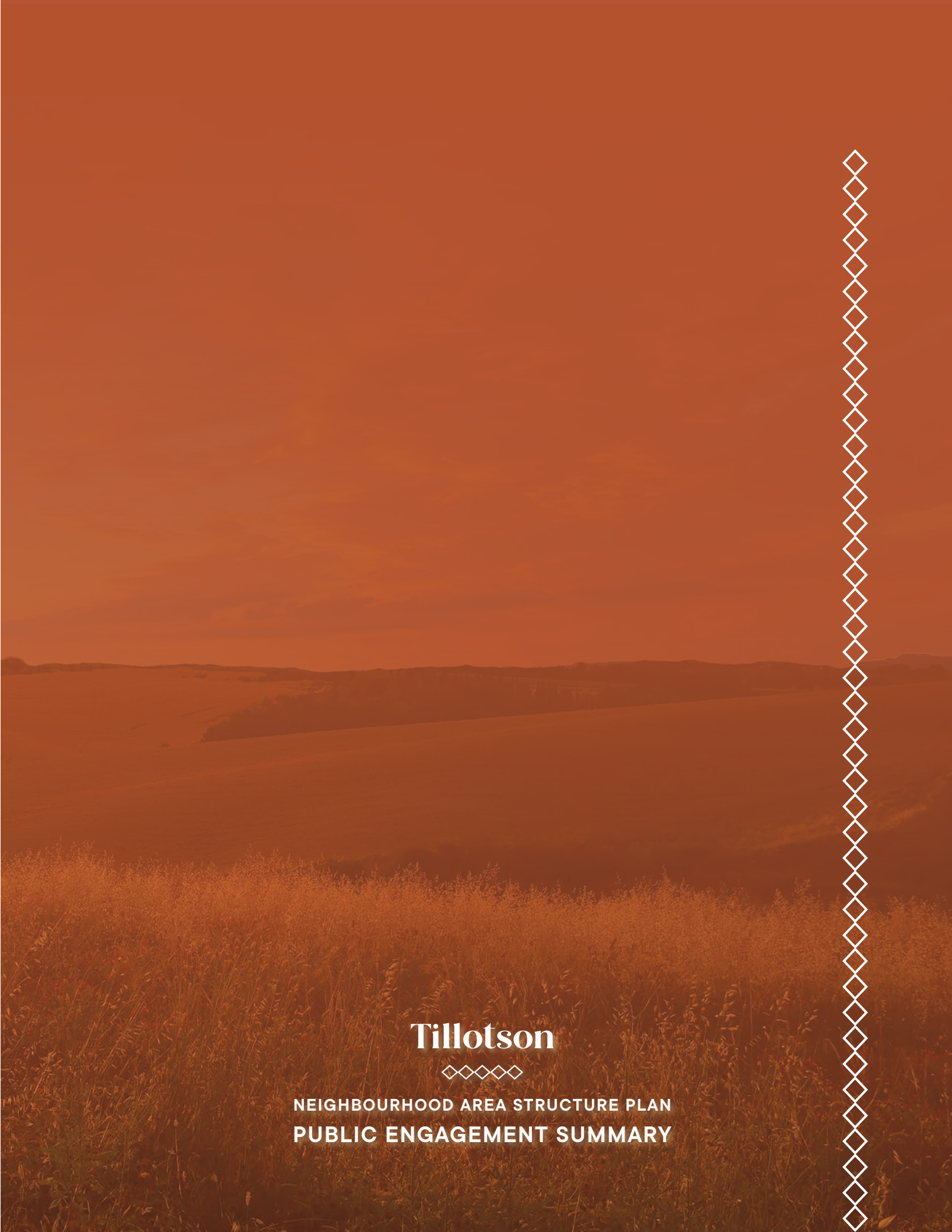
Final updates will be made to the Tillotson NASP before proceeding to Town of Okotoks approval process



We will continue to share information about the project, visit [TillotsonVision.ca](http://TillotsonVision.ca) for up-to-date information

On behalf of the project team, thank you for attending the open house





**Tillotson**



**NEIGHBOURHOOD AREA STRUCTURE PLAN  
PUBLIC ENGAGEMENT SUMMARY**