WEST OKOTOKS

COMMERCIAL DEVELOPMENT

EAST & WEST TILLOTSON

INFORMATION PACKAGE FOR
EAST & WEST TILLOTSON
COMMERCIAL DEVELOPMENTS
PREPARED BY:

DEVELOPMENTS 2 INC.

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EAST & WEST TILLOTSON

LOCATION

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ADVANTAGE OKOTOKS

- Estimated population of 33,958 and rapidly growing.

- The Town of Okotoks recently re-wrote the Municipal Development Plan which now aims to grow the population to 93,000.

- Okotoks is one of the fastest growing communities in Alberta and in Canada. Recent community reports show growth of:

- **217 new businesses incorporated.**
- **1560 new homes started**
- **345 jobs created**
- **$76 million total construction value ($30 million in ICI; $46 million in residential)**

- The average median household income in Okotoks is $122,570.00 one of the highest in the province, with approximately 51.4% of overall households making $150k +.

- The average Okotoks resident is a young professional in their mid 30's, employed in either health care, construction or a professional service.

- The Town of Okotoks has a non-residential tax rate that is over 40% lower than Calgary.

- Okotoks together with Foothills County have sealed a deal for the supplemental water pipeline which will source future water needs from the Bow River.

- Okotoks passed a motion to annex a 60 year supply of land.

- Located 15-minutes from the south of Calgary (population of 1.3m people), Okotoks is ideally situated within a trading market of over 250,000 people

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- West Okotoks is the largest growth area in Okotoks for the next 5-10 years and comprises of 1059 acres of future development.

- The West Okotoks area will encompass four different school sites.

- Projected minimum number of 8,377 new dwellings for West Okotoks.

-The minimum population growth projection of West Okotoks is 24,293 people (accounting for 57% of the towns planned total growth in the next 60 years).

BIG ROCK TRAIL

- Big Rock Trail is an important east-west thoroughfare that connects the West Okotoks area to Highway 2A.

- The West Okotoks area boundaries Big Rock Trail (major connector into Okotoks) and will be the first point of contact for all traffic coming from the west, as well as, the existing communities of Sheep River, Westridge and Westmount.

- The West Okotoks internal road network will connect to Big Rock Trail and provide the plan area with access to the regional road network, supporting the movement of residents to and from the plan area.

- The internal road network will encourage vehicle movement within the plan area to the major boundary roads including Big Rock Trail in order to minimize traffic impacts to the existing communities to the east.

- Traffic study numbers showed the below volume projections for 2025 and 2035 on Big Rock Trail:

VEHICLES PER DAY

- 2016, 6,570 - 7,884
- 2025, 8,630 - 10,356
- 2035, 12,930 - 15,516

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WEST OKOTOKS ASP AREA

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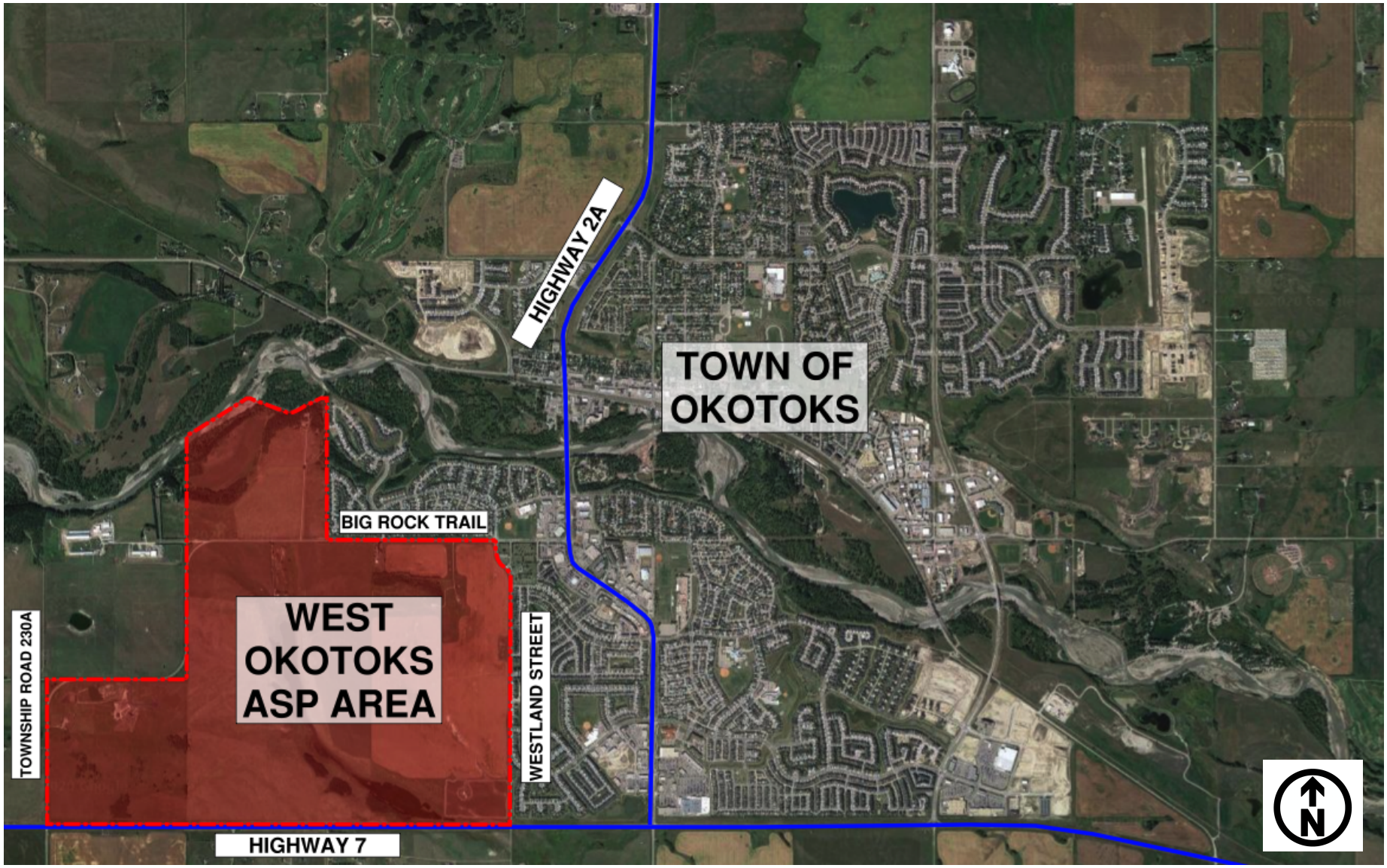

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WEST OKOTOKS ASP AREA

LAND OWNERSHIP

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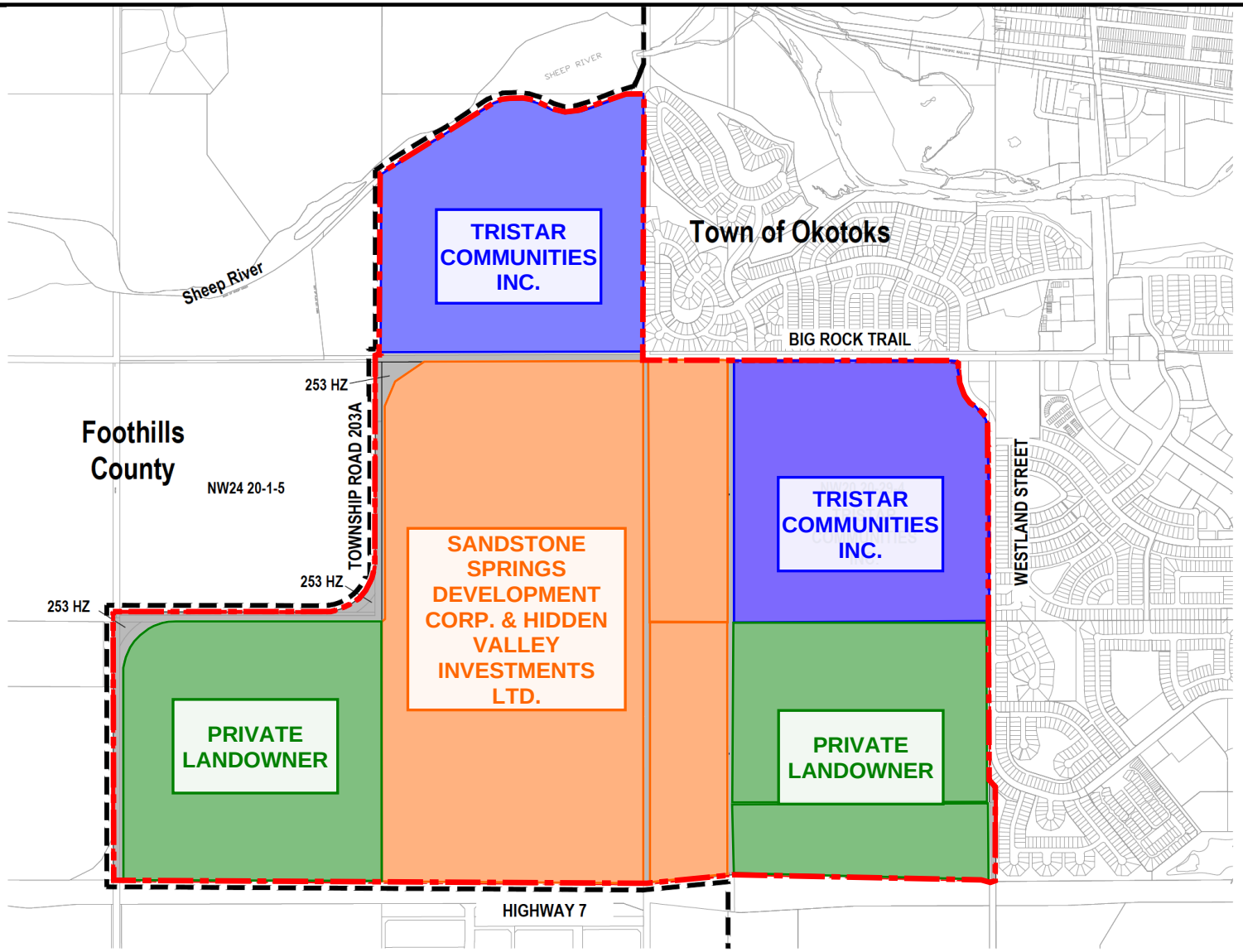

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WEST OKOTOKS ASP AREA

PROJECTED SCHOOL SITES

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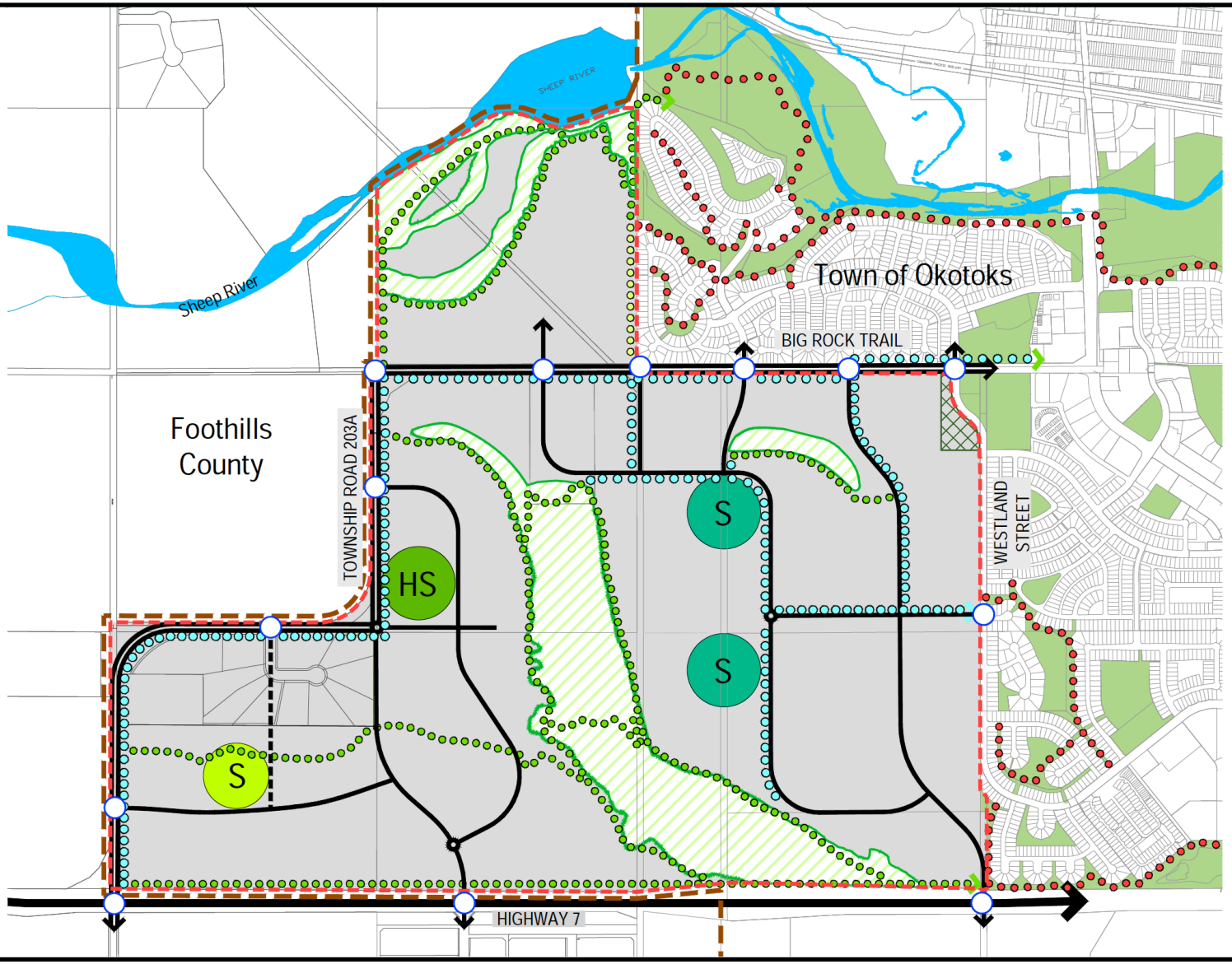

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PHASING & TIMING

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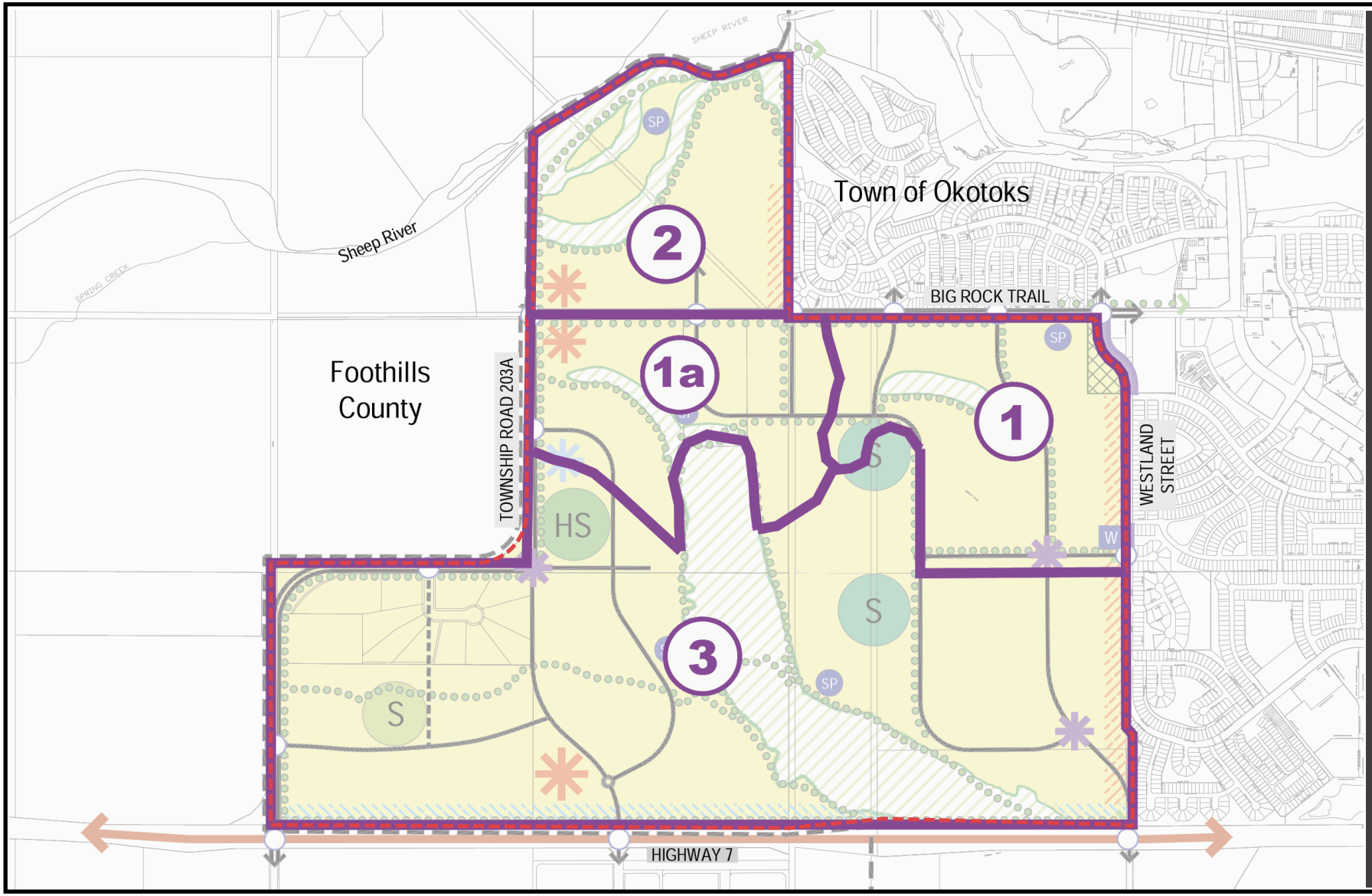

PHASE 1:
< 24 MONTHS

PHASE 1A:
24-36 MONTHS

PHASE 2:
3-5 YEARS

PHASE 3:
5+ YEARS

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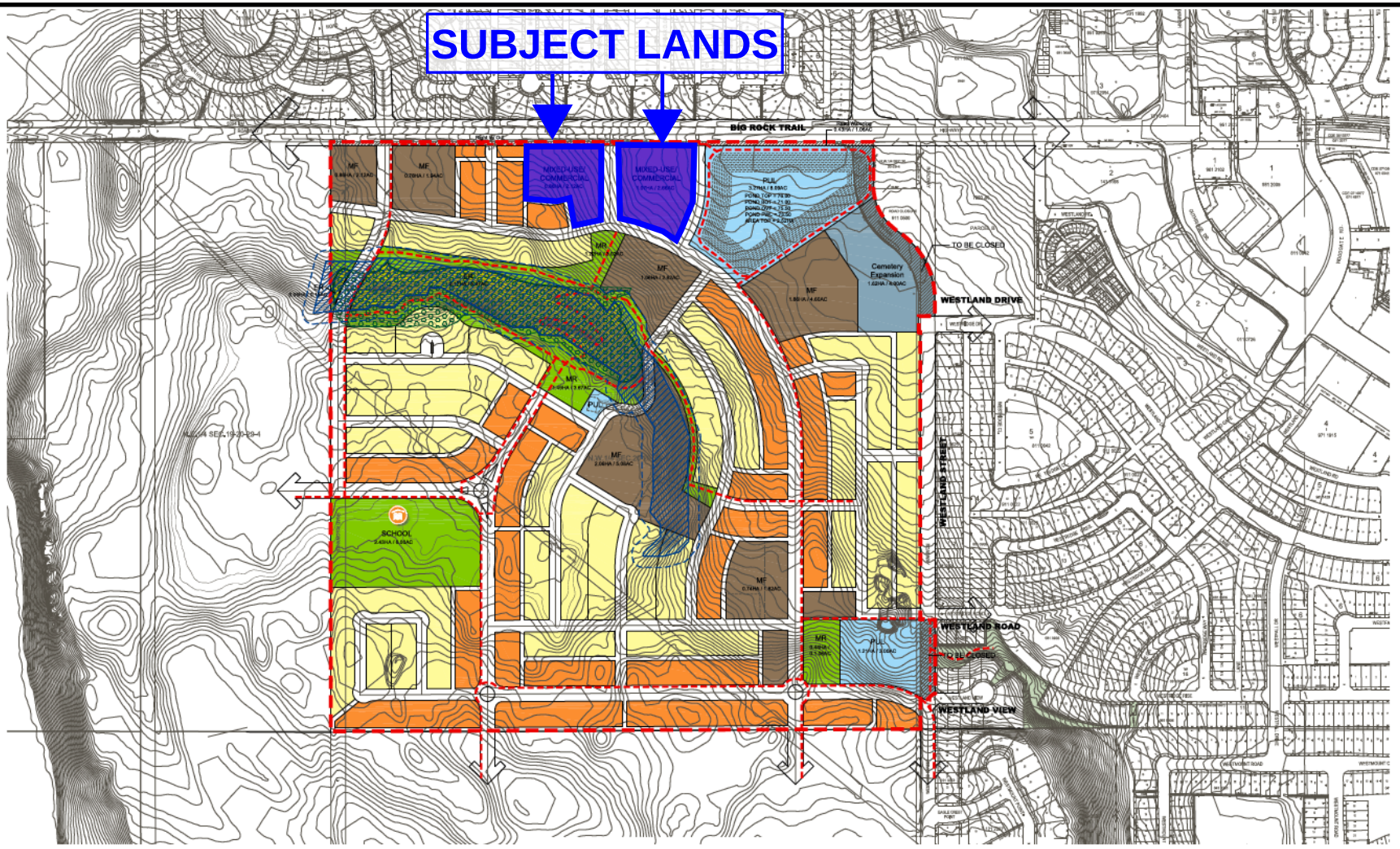
TILLOTSON CONCEPT PLAN

PHASE 1

WEST OKOTOKS COMMERCIAL DEVELOPMENT



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Legend

- Subject Lands
- Proposed Pathway
- Slopes over 15%
- 15.0m Slope Setback
- Deciduous Tree Stand
- ER Area
- Cemetery Expansion
- Green Space Reserve
- PUL
- Commercial - Mixed Use
- Multifamily: Row House / Apartment
- Mixed Street Oriented: Row, SF, SD
- Residential Low Density: SF, SD

West Okotoks ASP - Phase 1

Neighbourhood Design Concept Option B

October 2020

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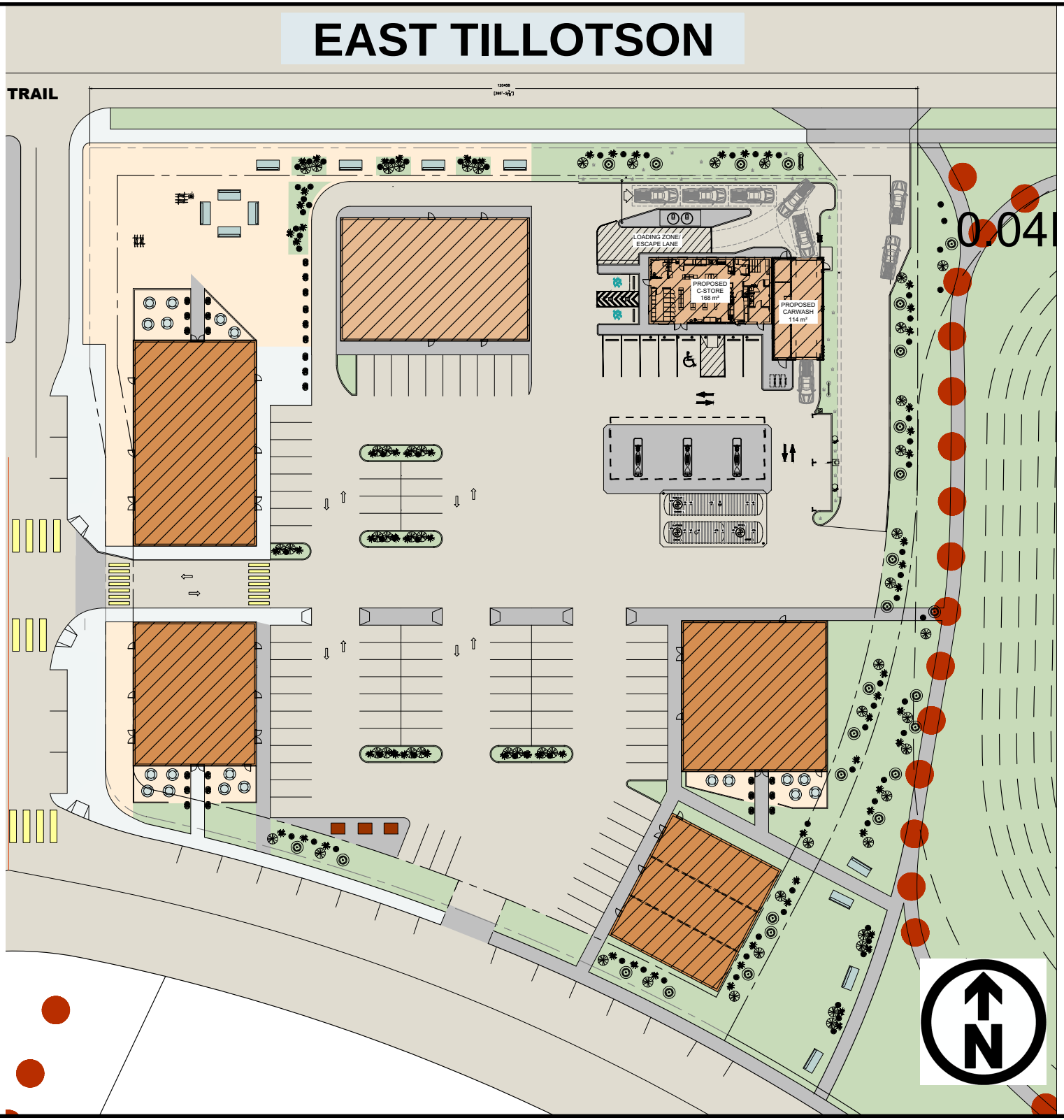
SUBJECT LANDS

PRELIMINARY CONCEPT PLAN

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