



Welcome, we are here today to:



Present

the updated DRAFT Trilogy Plains Area Structure Plan (ASP)



Share How

stakeholder feedback, technical studies & Town recommendations have been incorporated



Listen & Respond

to your questions & comments about the draft Area Structure Plan

Welcome

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Plan Area &
Background
Information

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2

Guiding Principles &
Land Use Concept

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3

Open Space &
Interface Areas

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4

Mobility

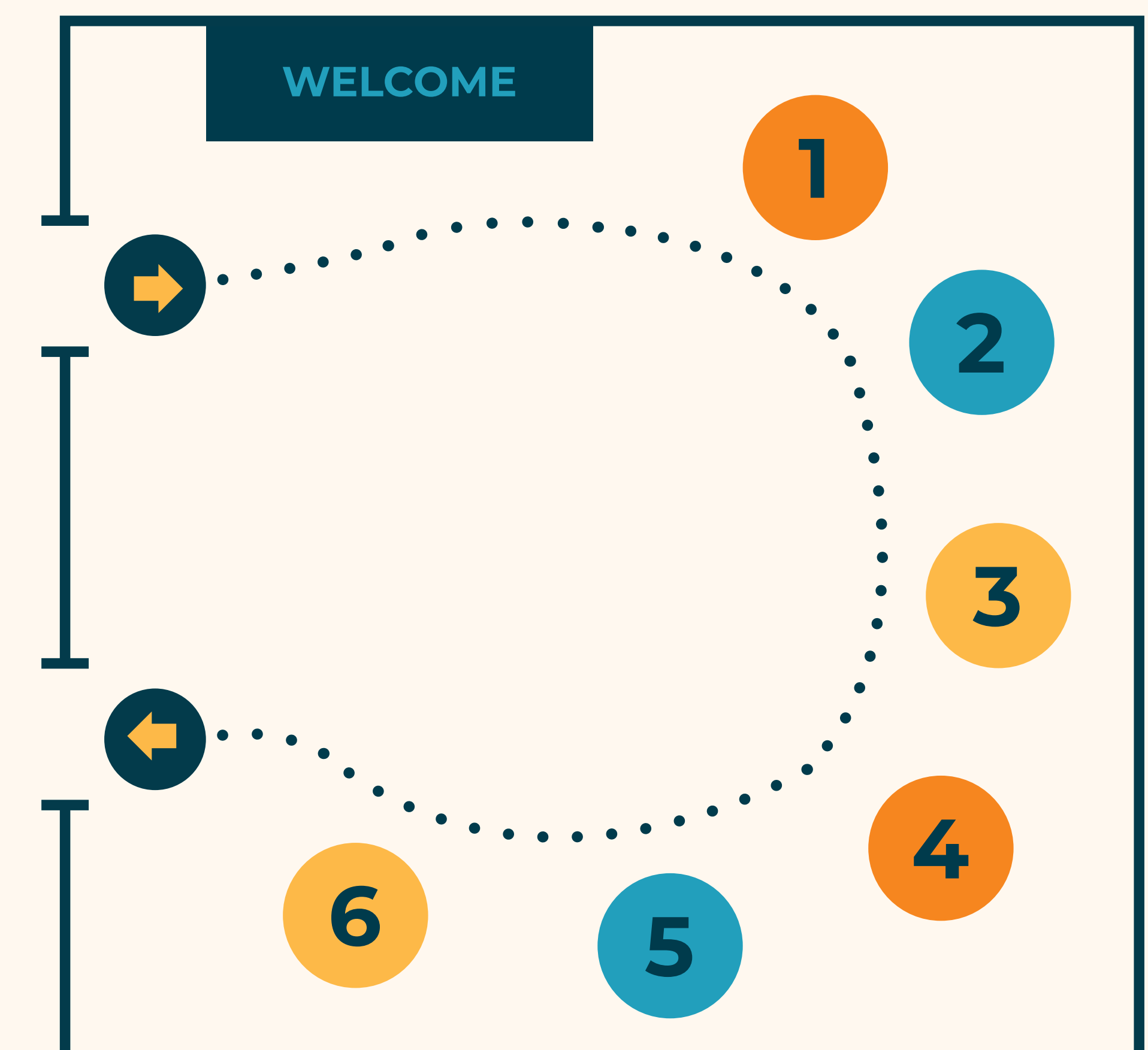
SECTION
5

Servicing

SECTION
6

Implementation &
Next Steps

Information shared today is
organized by subject area.



Trilogy Plains ASP

We invite you to visit each station to learn more about the Trilogy Plains Area Structure Plan and process. Station areas are grouped by key ASP themes.

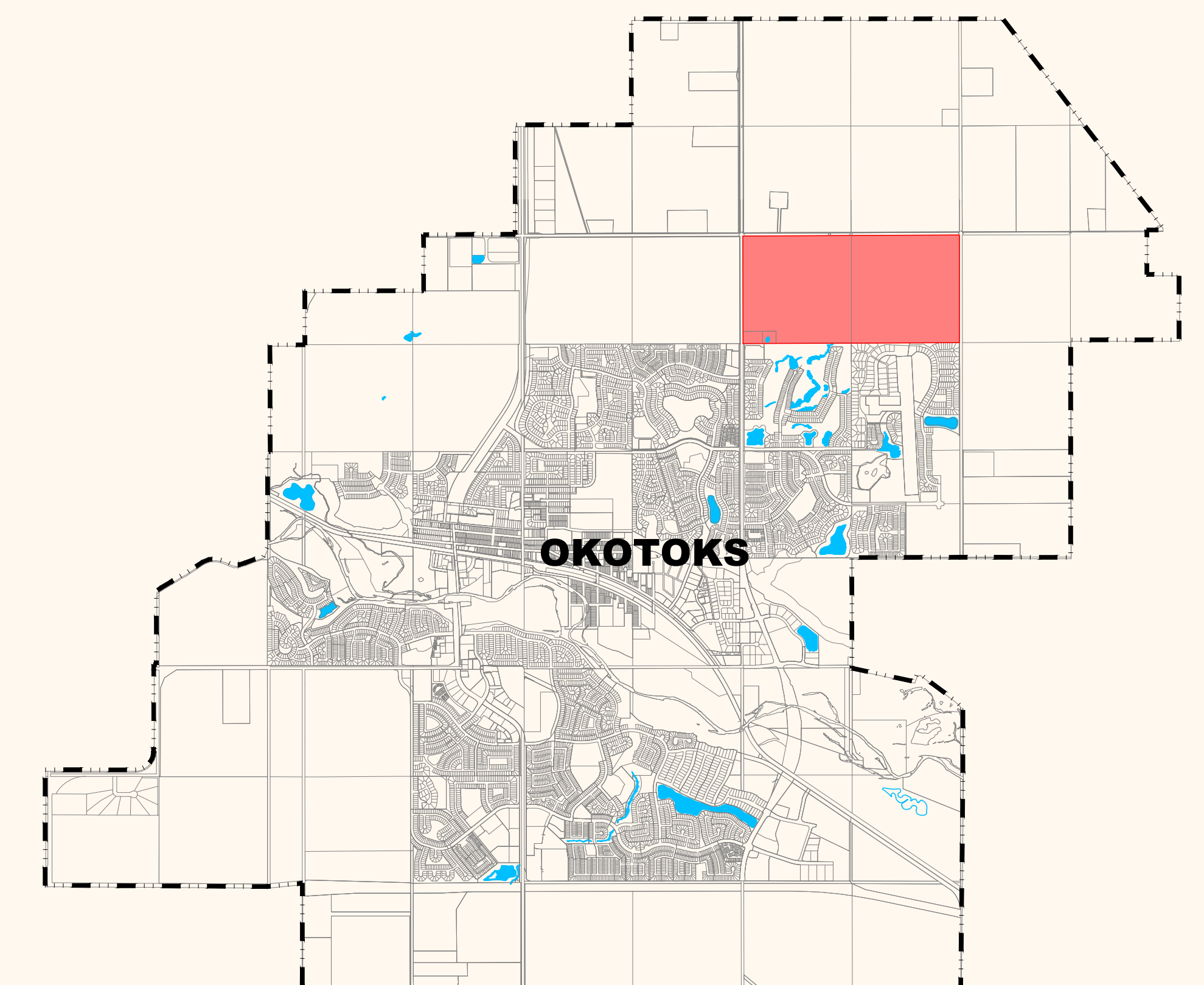
Questions

Team members are available to answer questions, listen to your input and gather your feedback.

What We Heard

The project team has appreciated the feedback provided by stakeholders to date. Please fill in a feedback form and let us know what you think.

Project Location



- + North of Crystal Ridge Golf Course & Air Ranch Neighbourhood and Airport
- + Bounded by 32nd Street, 338th Avenue, and 48th Street
- + ASP Area includes Holy Trinity Academy, St. James Church, StorageMart, existing agricultural land and private residences.

The Trilogy Plains ASP will be a statutory plan that, upon review and adoption by Okotoks Town Council, will provide a policy framework to guide the development of approximately 320 acres (approximately 130 hectares) of land located directly north of the Crystal Ridge Golf Club and Air Ranch Airport.

Project Team



Lamont Land LP is a land developer with a well-earned reputation for doing things differently. Since 1991, Lamont has been committed to innovative planning solutions, responsible land development and creating the best new communities for homebuyers of varying lifestyles and budgets. **Lamont Land is sponsoring and leading the development of the Area Structure Plan (ASP).**



Watt Consulting Group is an employee owned and operated multidisciplinary transportation, engineering, and geomatics firm within Western Canada. Watt's transportation division provides transportation planning, design, and engineering to both private and public sectors. **WATT is the transportation engineer for the ASP.**



B&A is a professional planning design and engagement firm, with over thirty-five years of success in providing professional consulting services to a diverse range of public and private sector clients, including individual landowners, developers, and municipalities. **B&A is the project manager and planning consultant for the ASP.**



CIMA+ is a multidisciplinary firm that specializes in engineering, project management, urban planning, and the environment. Founded in 1990 through the integration of firms, CIMA+ is one of the largest private consulting services in Canada. **CIMA+ is the servicing engineer for the ASP.**

What is an Area Structure Plan?

The Municipal Government Act (MGA) provides the authority to municipalities for the preparation and adoption of Area Structure Plans (ASPs). An ASP is a statutory plan that requires Council approval. An ASP provides information at the conceptual level for:

- + Community vision and guiding principles
- + Proposed land uses and distribution
- + Expected population densities
- + General location of major transportation routes
- + General location of water, sanitary, and stormwater utilities
- + Phasing of development in the plan area
- + Any other matters that Administration and/or Council consider necessary.

Planning and Development Hierarchy

Municipal Government Act (MGA)

Calgary Metropolitan Region Growth Plan

Municipal Development Plan

Area Structure Plan

Neighbourhood Area Structure Plan

Land Use Amendment

Subdivision

Development Permit

Building Permit

Project Timeline

The Trilogy Plains ASP will guide the development of a new community in northeast Okotoks upon further review by Town of Okotoks Administration and Town Council's potential adoption of the ASP.



Phase 1 - Draft Land Use Concept (January to December 2021)

- Initiation of background studies
- Feedback from Town and key stakeholders on preliminary land use concept
- Refine land use concept
- Open House #1 - to provide project overview, present results of baseline studies and draft land use concept

Phase 2 – ASP Preparation (September to December 2022)

- Based on preferred land use concept, initiate supporting technical reports (TIA, Servicing Reports)
- Pre-application meeting with Town to review results of technical studies and ASP application contents
- Compile ASP document and submit application to Town

Phase 3 – Approval Process (January 2022 – February 2023)

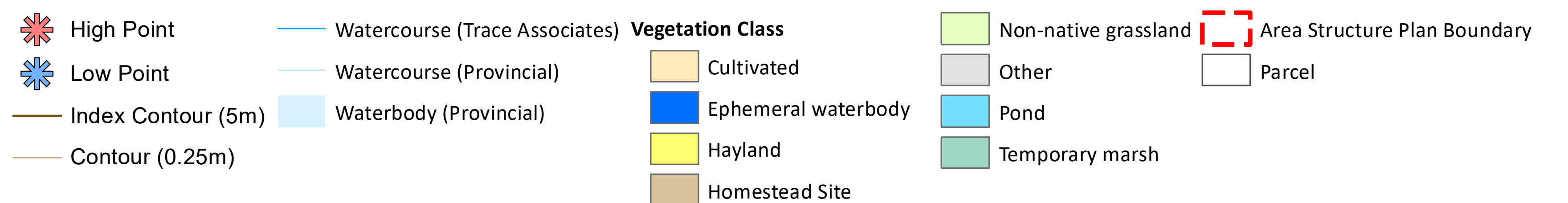
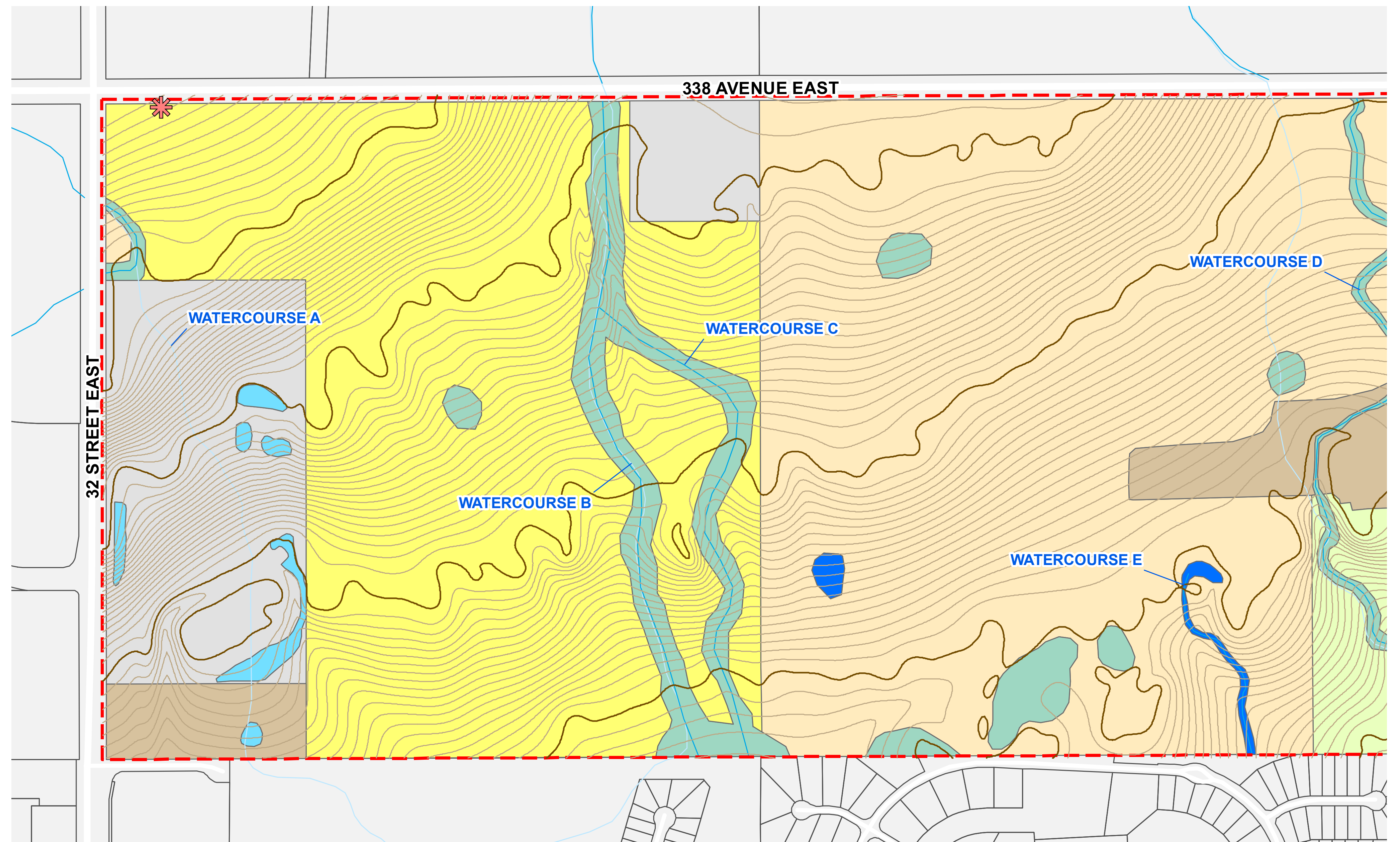
- Town internal circulation process
- Receive Town circulation comments
- Revise ASP application based on circulation comments
- Open House #2- provide project update, revised land use concept, outcomes of transportation and servicing reports
- Revisions to ASP as necessary
- Approval Process- MPC, Council, CMRB process

Plan Area Conditions

A series of baseline studies were completed to understand plan area conditions within the Trilogy Plains ASP. These studies have informed the proposed land use concept.

Studies Completed:

- + Biophysical Overview
- + Geotechnical Investigation
- + Historical Resource Overview
- + Phase 1 Environmental Site Assessment
- + Servicing Investigation
- + Stormwater Management Plan
- + Traffic Impact Assessment



Vision and Guiding Principles

The Trilogy Plains ASP will help set the stage for a unique neighbourhood that consists of a mix of housing options and a range of employment opportunities. Integration of employment promotes a diverse and vibrant neighbourhood.



NEIGHBOURHOOD

An appropriate mix of land uses, housing forms and densities will be integrated throughout the plan area.



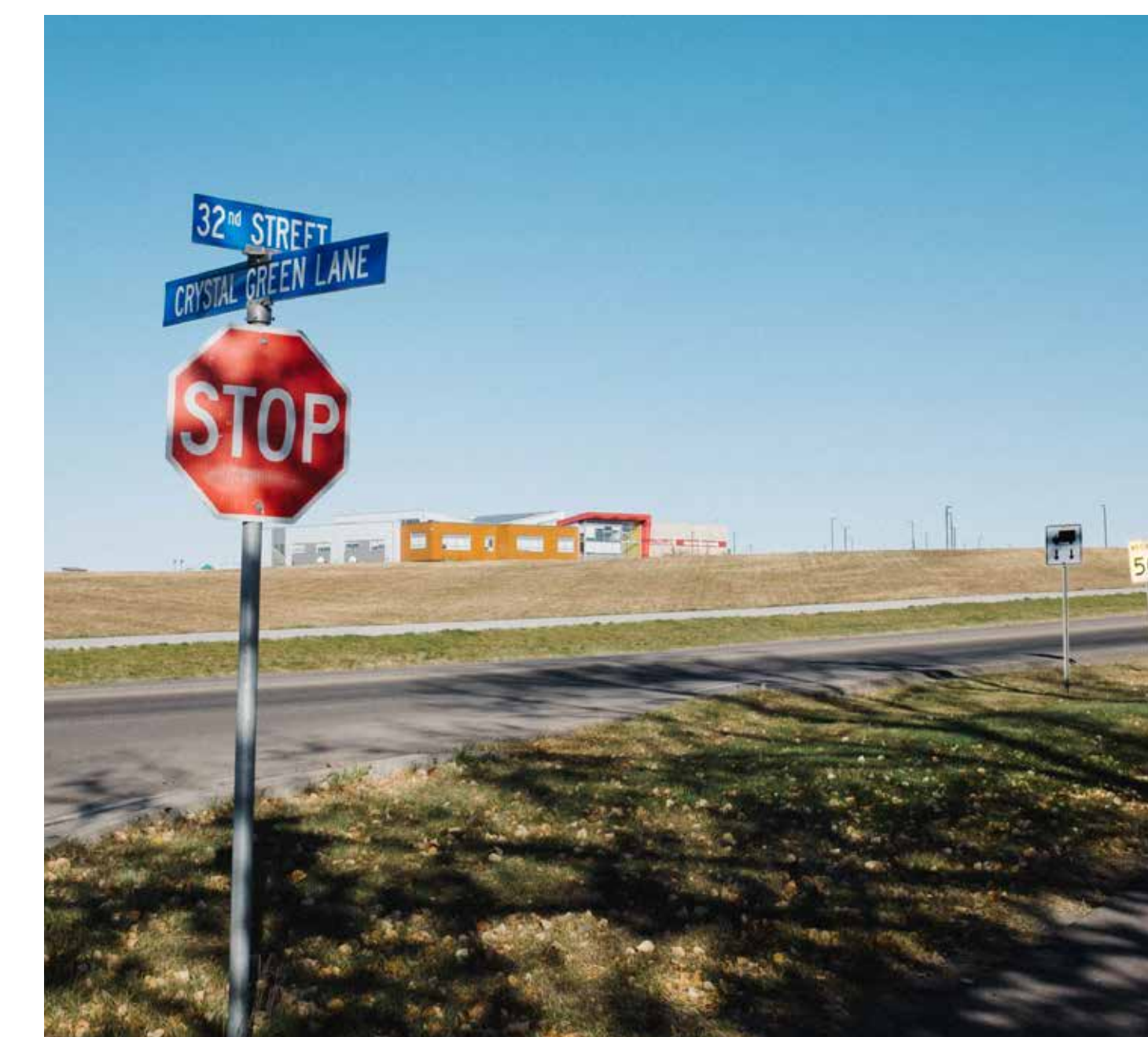
CONNECTED TRANSPORTATION NETWORKS

An integrated and connected multi-modal transportation system within Trilogy Plains will support safe and active movement.



ECONOMIC OPPORTUNITIES

Business opportunities within the plan area will provide services and employment opportunities to Trilogy Plains residents and surrounding neighbourhoods.



INTEGRATION WITH EXISTING USES & NEIGHBOURHOODS

Trilogy Plains will respect existing development within the plan area and provide appropriate interfaces with surrounding neighbourhoods.

Land Use Concept

Land Uses

- + Neighbourhood Area (single and semi-detached dwellings)
- + Mixed Use Area (commercial services, higher density residential uses)
- + Employment Flex Area (light industrial uses, office, commercial uses)
- + Employment Area (regional commercial uses, prestige or light industrial uses)

Parks and Open Spaces

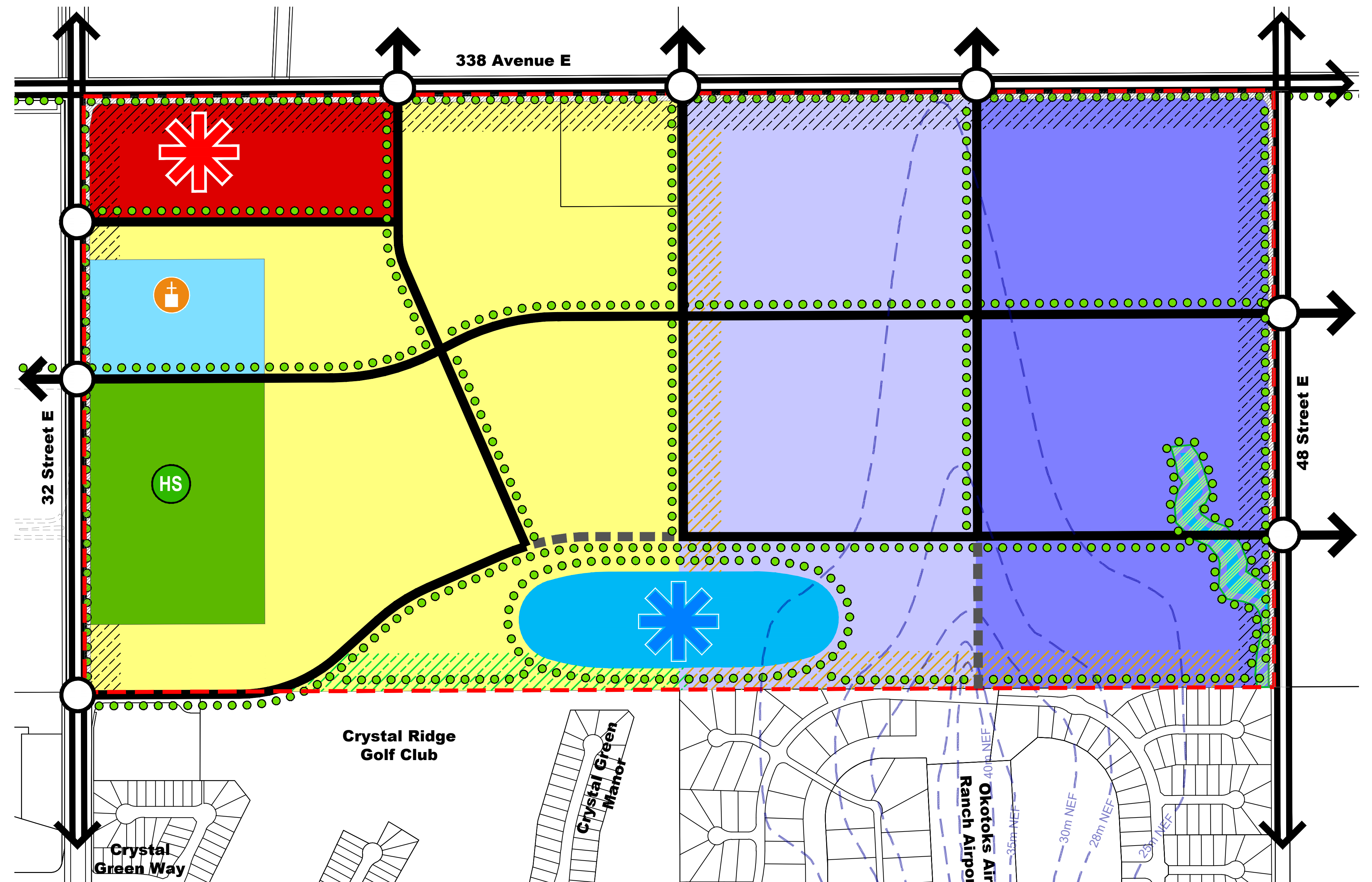
- + Environmental Reserve (natural area around existing coulee)
- + Municipal Reserve (golf course and Airway Heights buffer with pathway system)

Utilities and Servicing

- + Stormwater Pond (open water pond for retention of stormwater)

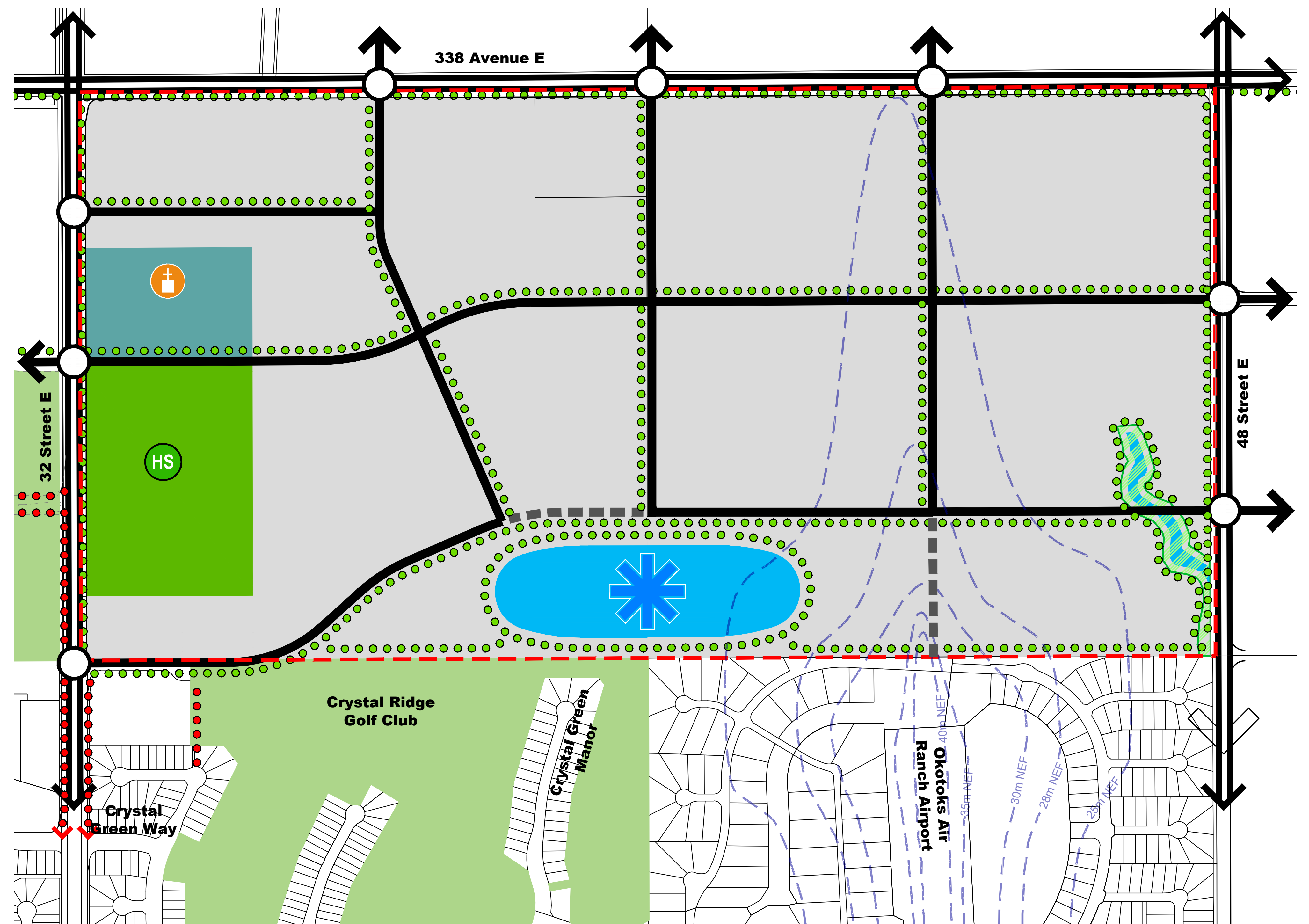
Pathways

- + 3.0m Regional On-Street Pathway (located on all collector roadways)
- + 3.0m Regional Off-Street Pathway (connecting the environmental features of the plan)



Open Space

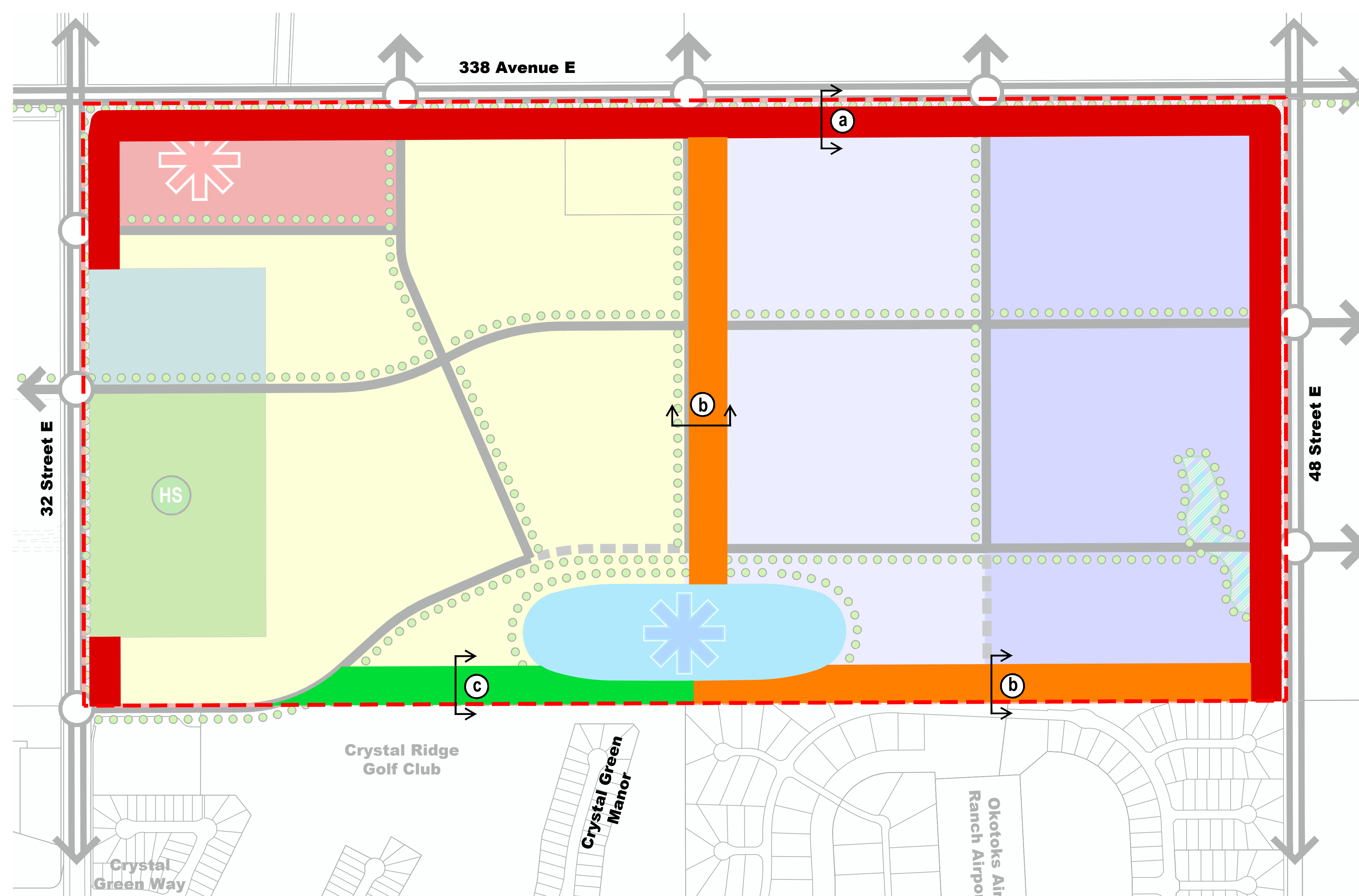
- + The open space system within the Trilogy Plains ASP will consist of a combination of:
 - + parks and pathways
 - + programmed open space
 - + high school site
- + Neighbourhood parks, linear open spaces, and local pathways are not illustrated in the Trilogy Plains ASP, but will be integrated throughout the Plan Area and defined at the time of a Neighborhood Area Structure Plan.



- | | | |
|------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Area Structure Plan Boundary | Proposed Pathway System | Community Hub |
| Arterial System | Existing Pathway System | Proposed Stormwater Facility and Associated Open Space (exact size and shape to be determined at detailed design stage) |
| Collector System | Institutional (Church) | |
| Possible Mobility / Service Connection (Subject to further Town discussions) | Existing High School Site | |
| Proposed Intersection | Potential Environmental Reserve | |
| | Existing Open Space | |

Interface Areas

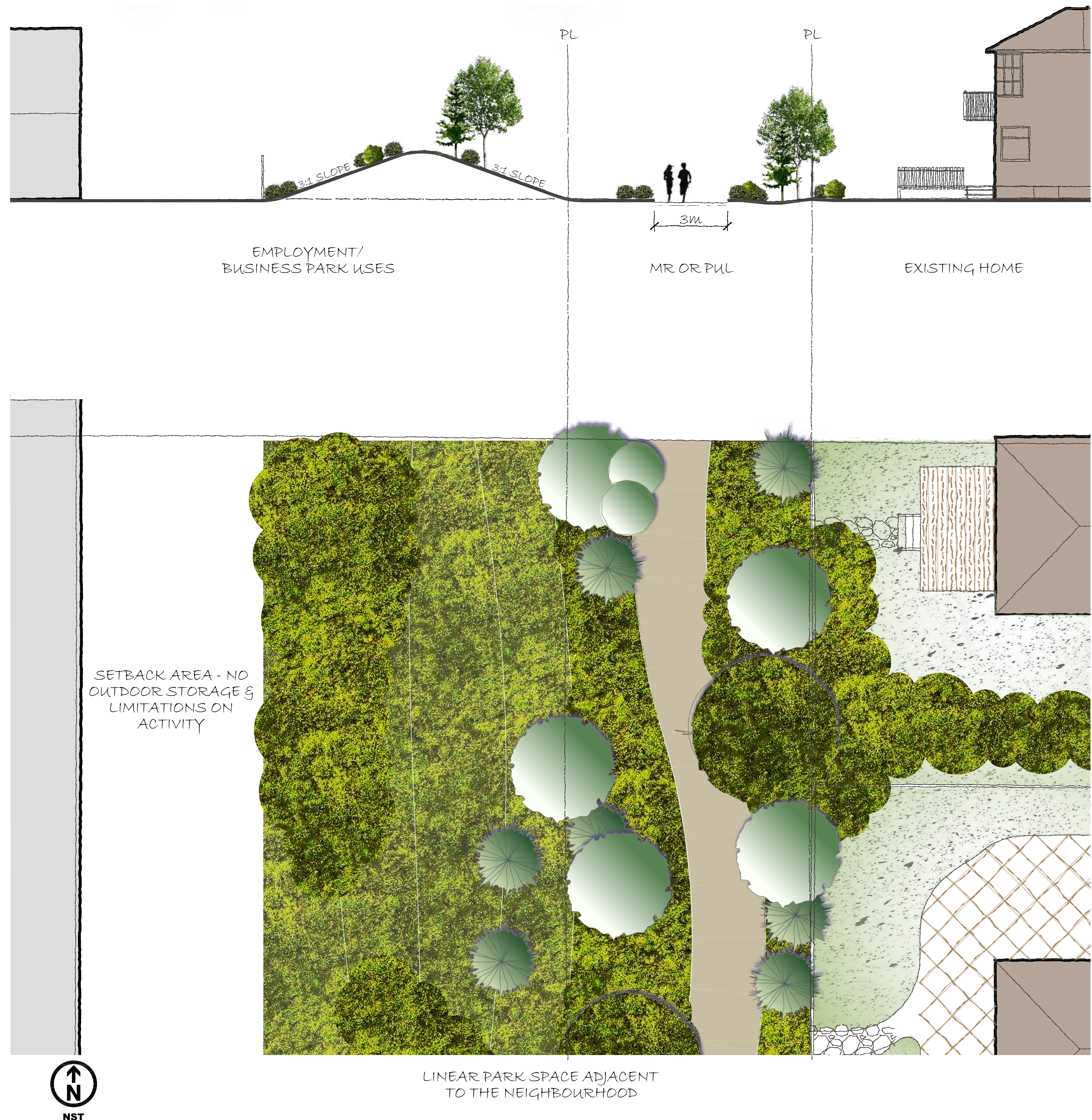
- + Interface Areas are intended to provide an appropriate and appealing transition between differing land uses between new and existing existing development.
- + Interface Areas may include treatments such as open space, landscaping elements, and fencing/berming to support transition between adjacent land uses.
- + **The Golf Course Interface Area** is situated directly adjacent to the Crystal Ridge Golf Course on the southwest boundary of the plan area, illustrated as Area “C”.
- + **The Employment- Residential Interface Area** within the Trilogy Plains ASP consists of employment lands situated directly adjacent to existing residential uses within the Air Ranch community, and future employment lands, illustrated as Area “B”.
- + The treatment of identified Interface Areas will be further defined at the Neighbourhood Area Structure Plan stage.



- Area Structure Plan Boundary
- Arterial Road Interface Area
- Employment- Residential Interface Area
- Golf Course Interface Area
- ↑ (b) ↑ Section Reference

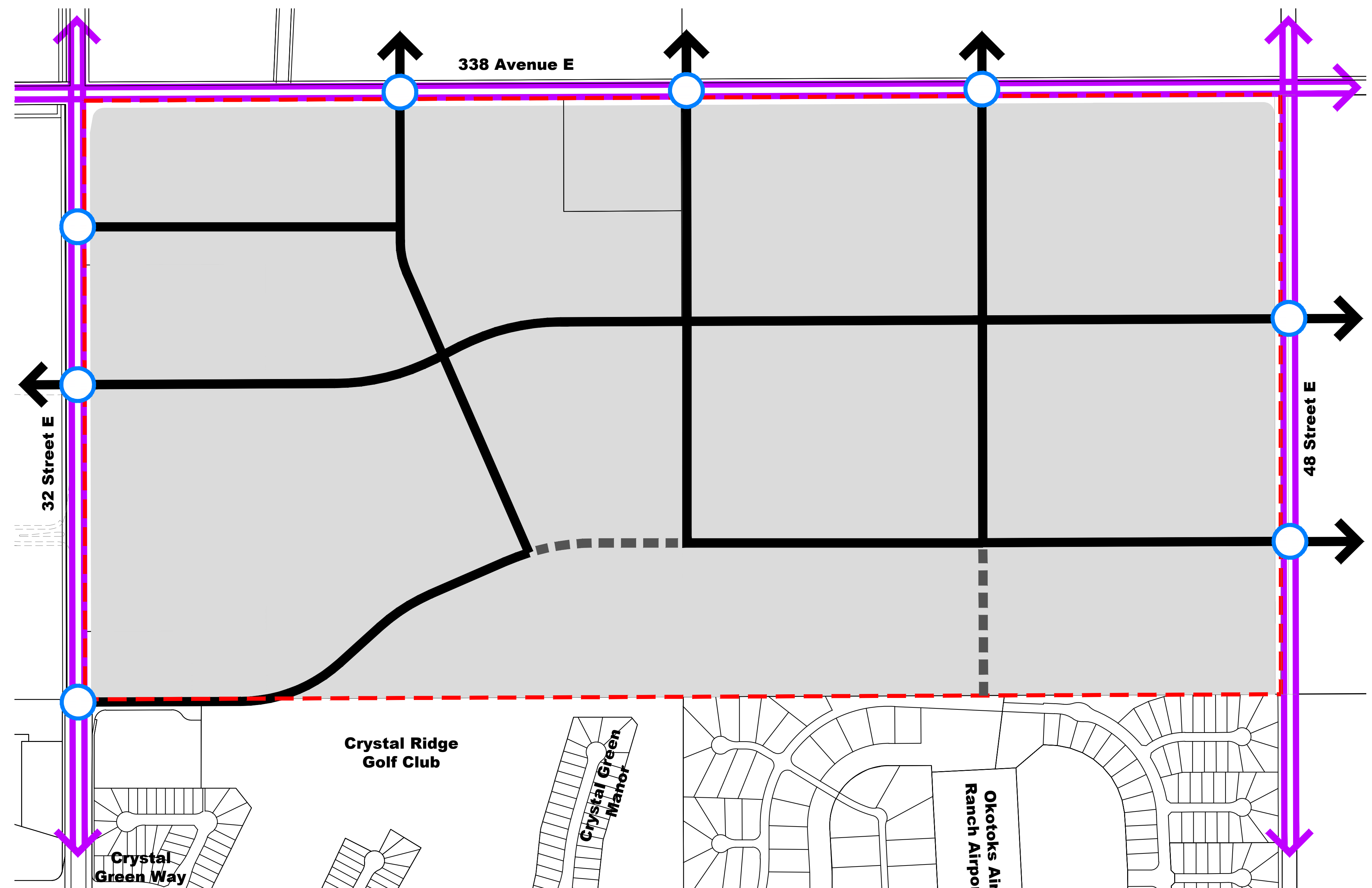
Interface Between Employment Area and Existing Residential

- + The Interface Area identified between future employment lands and the existing Air Ranch neighbourhood will be designed to ensure an appropriate and aesthetically-appealing treatment is provided.
- + This Interface Area is planned to include landscaped areas in the form of a linear park space that consists of high-quality landscaping, berms/fencing, and a multi-use pathway.
- + Enhanced development setbacks and the limitation of rear yard storage uses on proposed employment uses shall also be considered and defined at the Neighbourhood Area Structure Plan stage.



Road Network

- + A series of proposed intersections have been defined to connect the plan area to the adjacent arterial road network. These may be subject to refinement pending further discussions with the Town of Okotoks.
- + The collector road network provides the framework for community circulation patterns and provides the main access and egress to the community.
- + Local roads will be defined at the Neighbourhood Area Structure Plan stage and will be designed to connect and complement the collector road system.

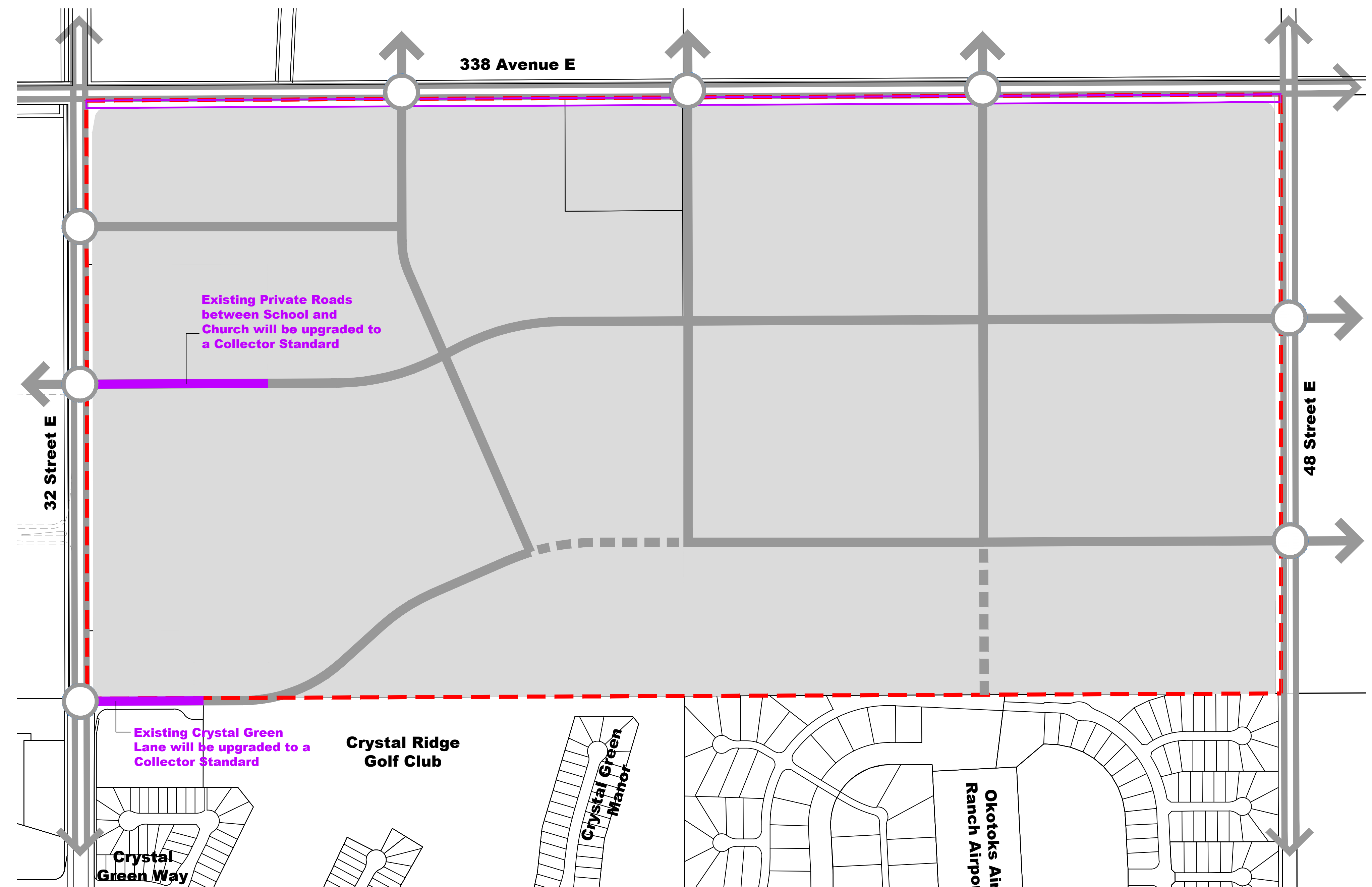


- Area Structure Plan Boundary
- Arterial System
- Collector System
- Possible Mobility / Service Connection (Subject to further Town discussions)
- Proposed Intersection

Modification to Existing Roads

Existing roads within the Plan Area that require upgrades to a collector road standard to support the ASP development include:

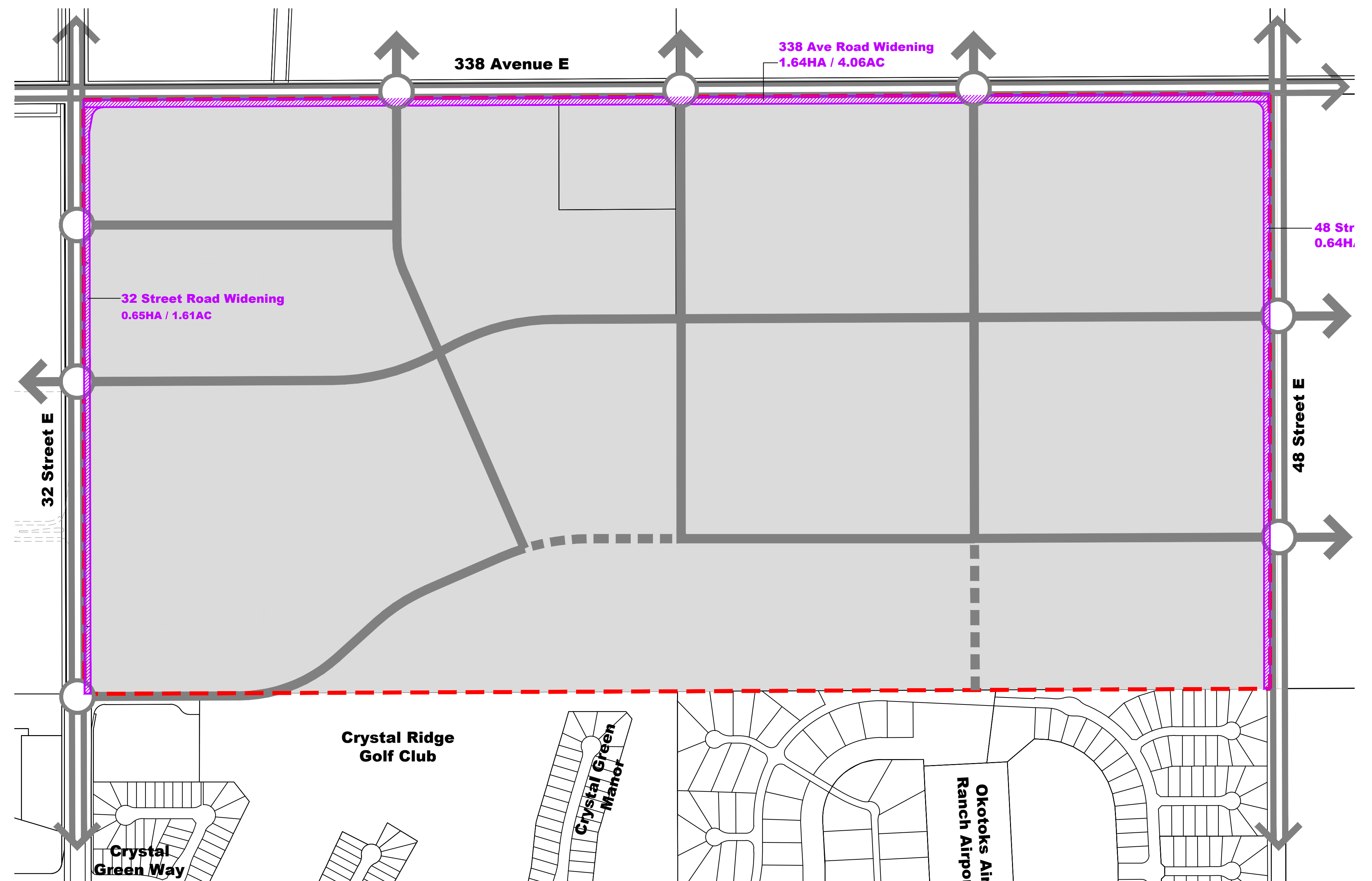
- + An existing private road currently servicing the School and Church site, which is shared between the two properties, and
- + An existing local road located on the southwest boundary of the Plan Area, identified as Crystal Green Lane.



- Area Structure Plan Boundary
- Arterial System
- Collector System
- - - Possible Mobility / Service Connection (Subject to further Town discussions)
- Proposed Intersection

Road Widening Areas

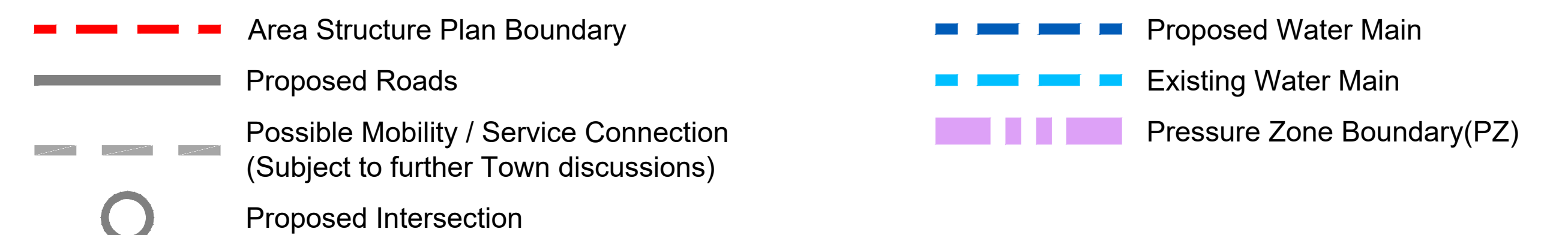
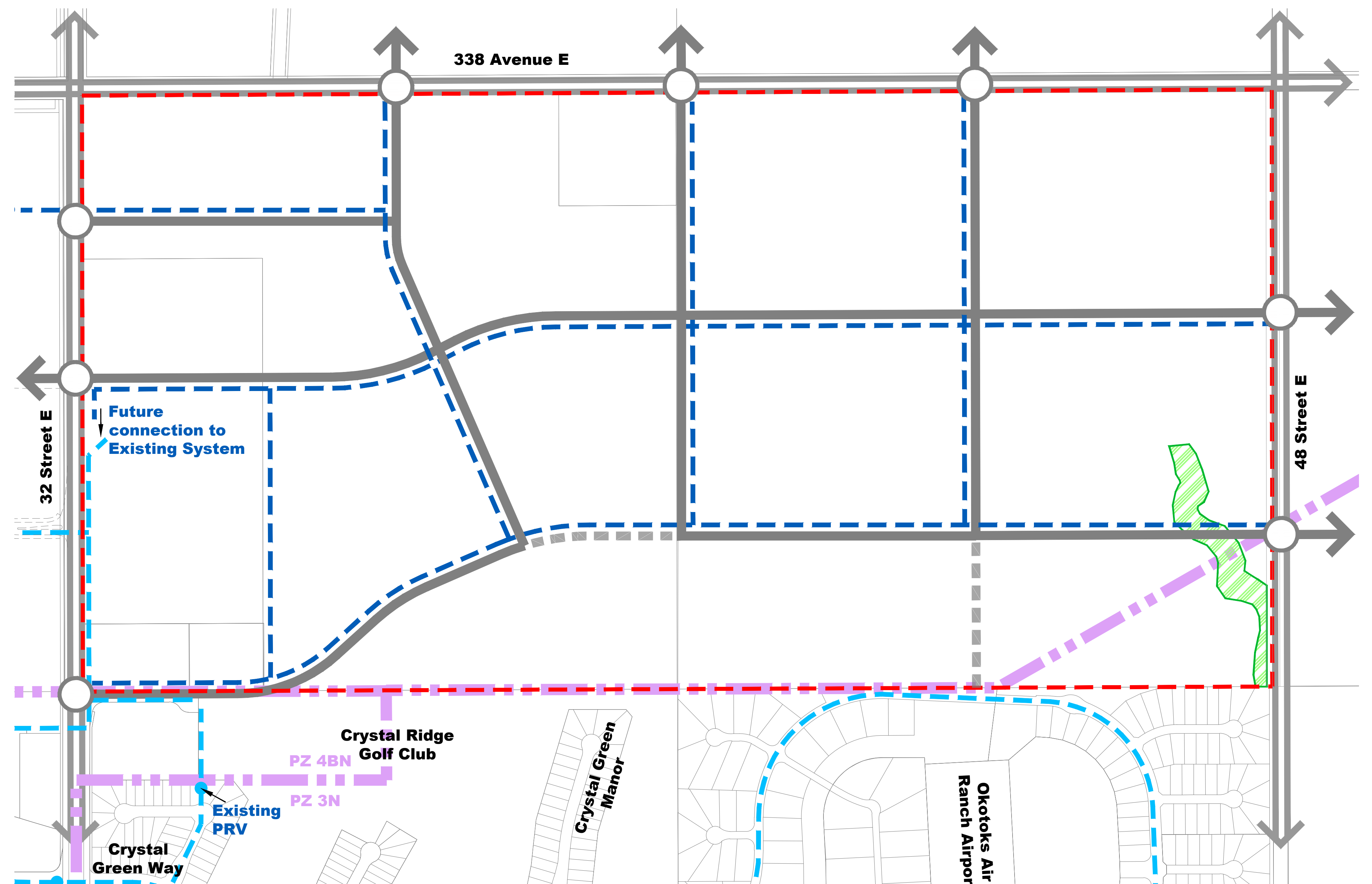
- + The Town of Okotoks currently has plans to upgrade 32nd Street and 338 Avenue to 4-lane urban arterial roads with supporting pathways.
- + To accommodate the proposed future upgrades, road widening area within the Trilogy Plains ASP will be required along 32nd Street and 338 Avenue.



- Area Structure Plan Boundary
- Arterial System
- Collector System
- - Possible Mobility / Service Connection (Subject to further Town discussions)
- Proposed Intersection
- ▨ Road Widening

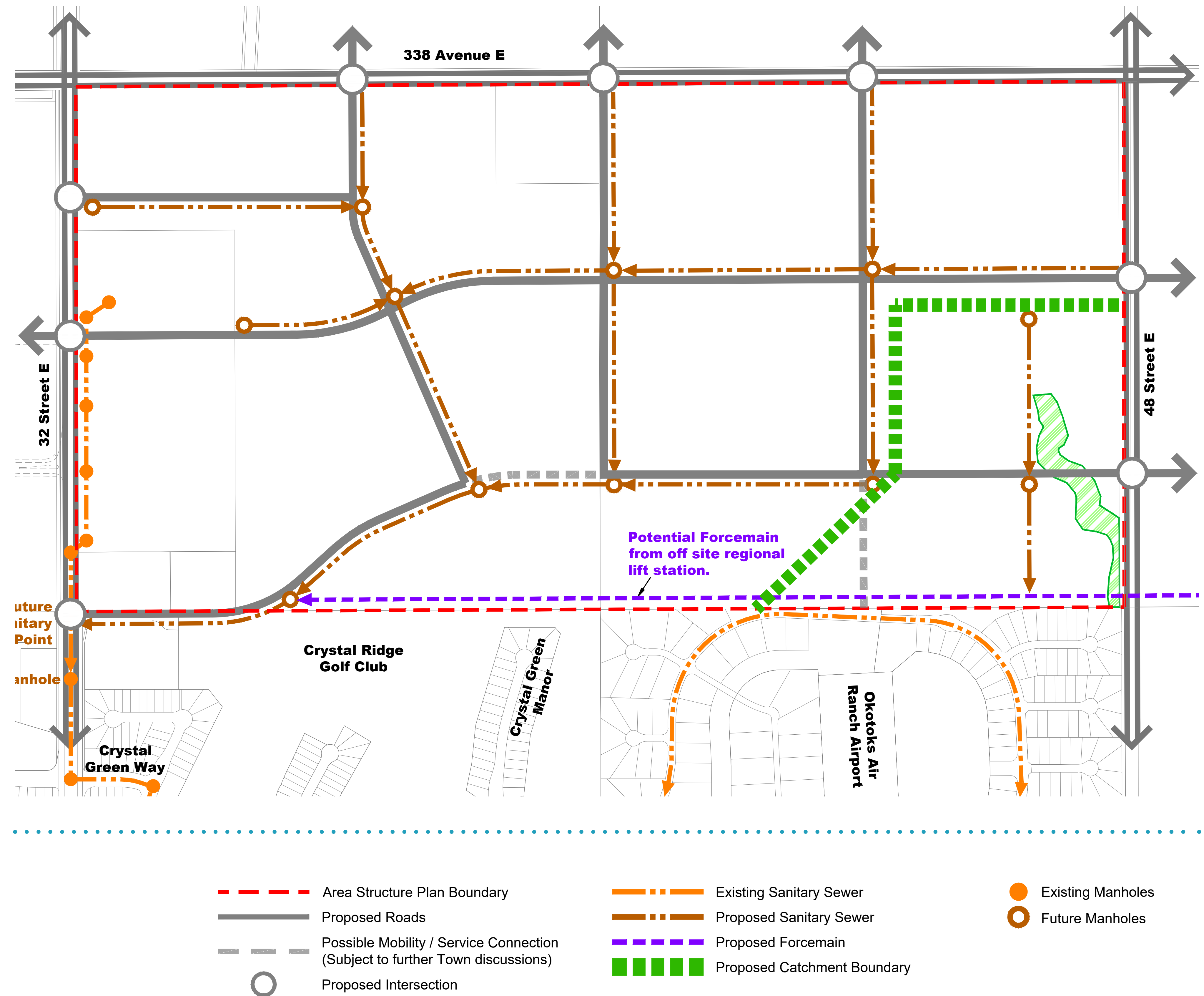
Water Servicing

- + Water servicing within the Trilogy Plains ASP lands will adhere to the Town of Okotoks Water Allocation Policy to ensure there is availability of water capacity to support development within the Plan Area.
- + Water service for the initial development will be achieved by connecting to the existing line from the west on 32nd Street creating a looped system.
- + To support the full build-out of the ASP area, future connections to Wedderburn to the west, and to Ranch Road to the south may be required.



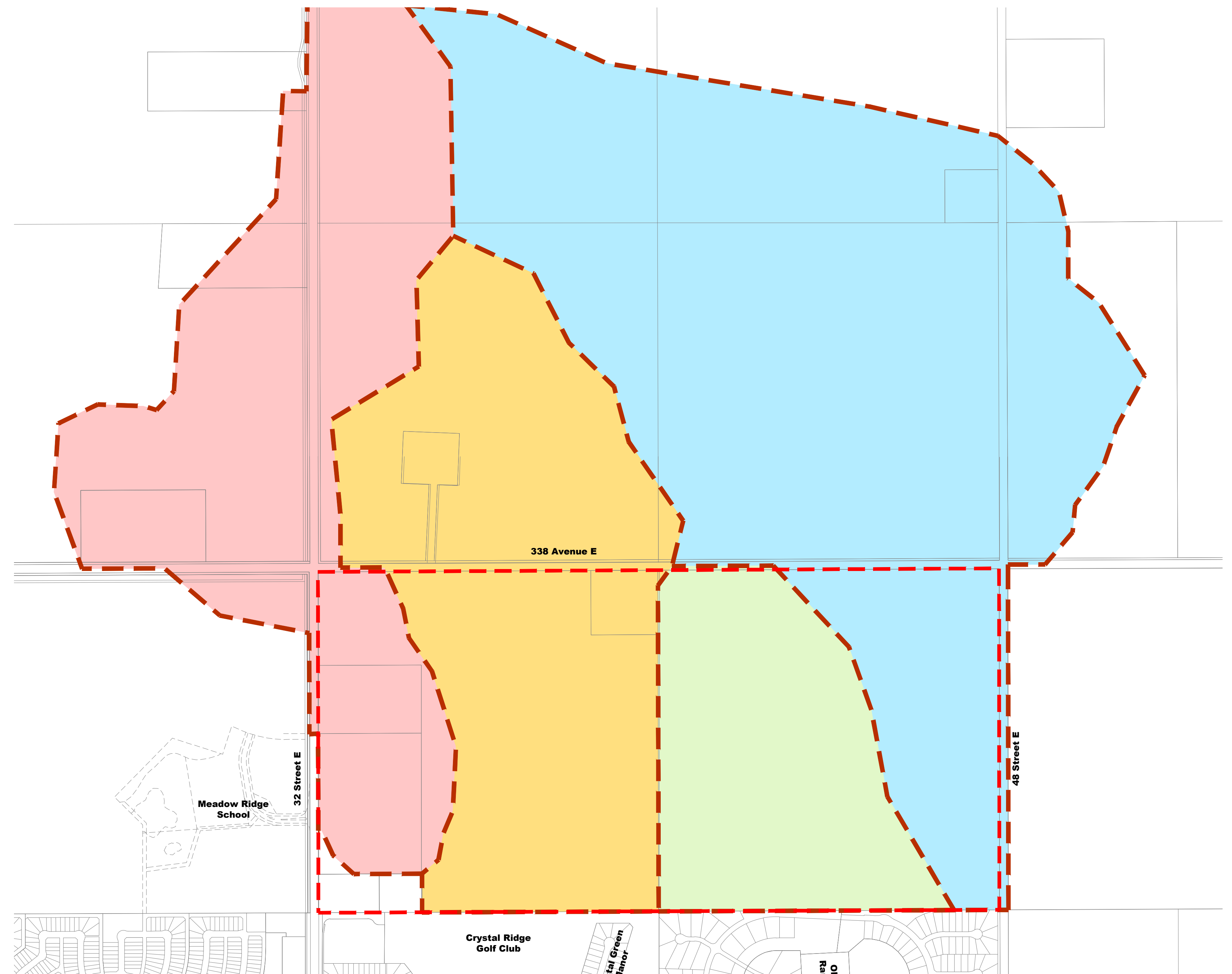
Sanitary Servicing

- + The Lamont lands (west quarter section) and approximately 26 hectares of the east quarter section can be serviced by gravity to 32nd Street with the connection point at Crystal Green Lane.
- + Ultimately, a lift station will be required to service most of the east quarter section within the plan area.
- + Flows from the lift station will discharge into the 32nd Street sewer system via the gravity collection system located at the southwest corner of the ASP area.



Stormwater Management

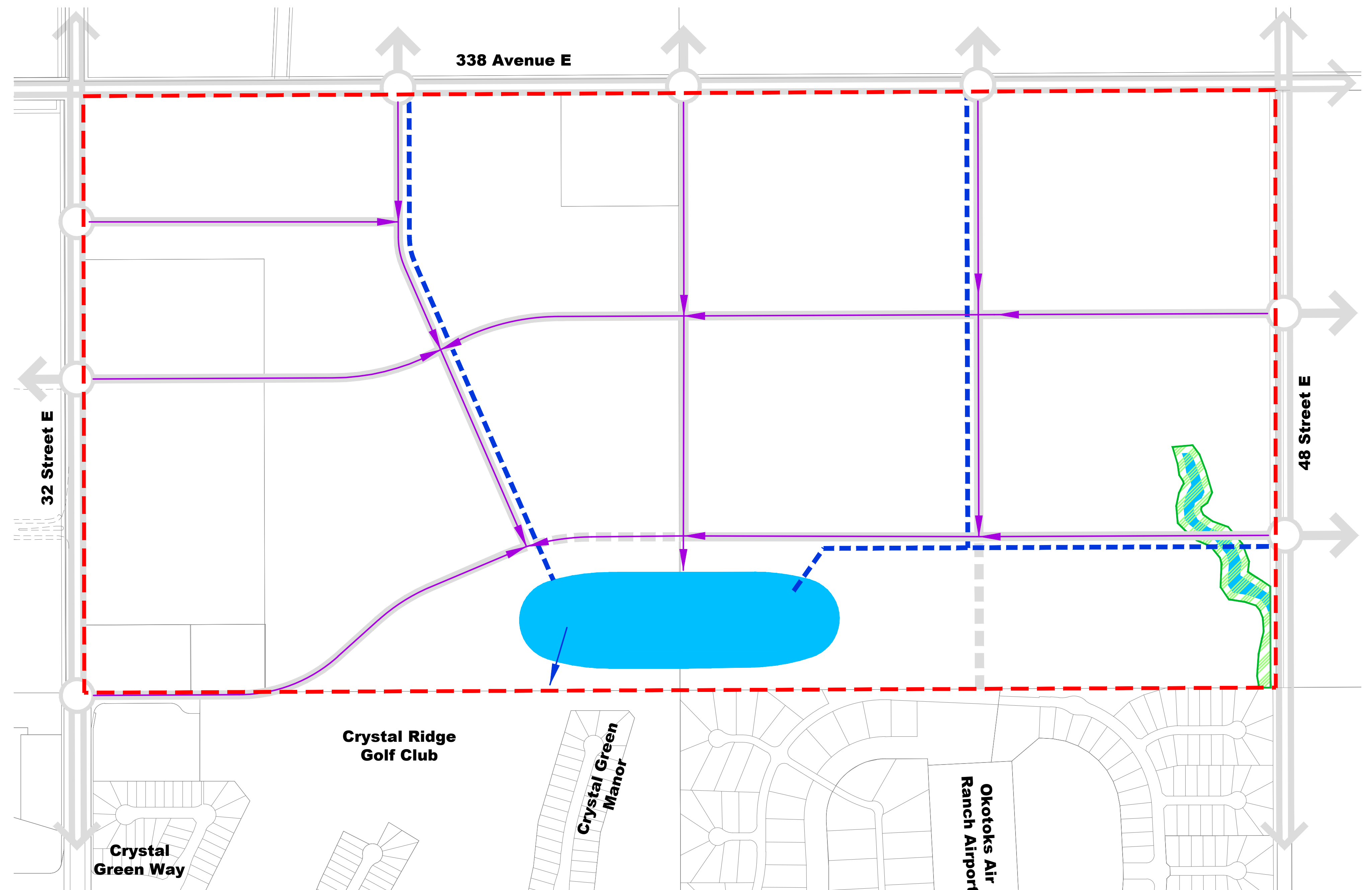
- + Existing drainage catchment areas include lands to the north of the Trilogy Plains ASP.
- + Generally, there are 4 drainage catchments for the ASP area.
- + Existing conditions have been considered within the Trilogy Plains Master Drainage Plan.
- + Development of Trilogy Plains will not impede the existing drainage of lands upstream of the ASP.



- - - Area Structure Plan Boundary
- 48 St Ditch
- Overland to Air Ranch
- Culvert on Crystal Ridge Golf Course
- Church and High School Ditch

Stormwater Management

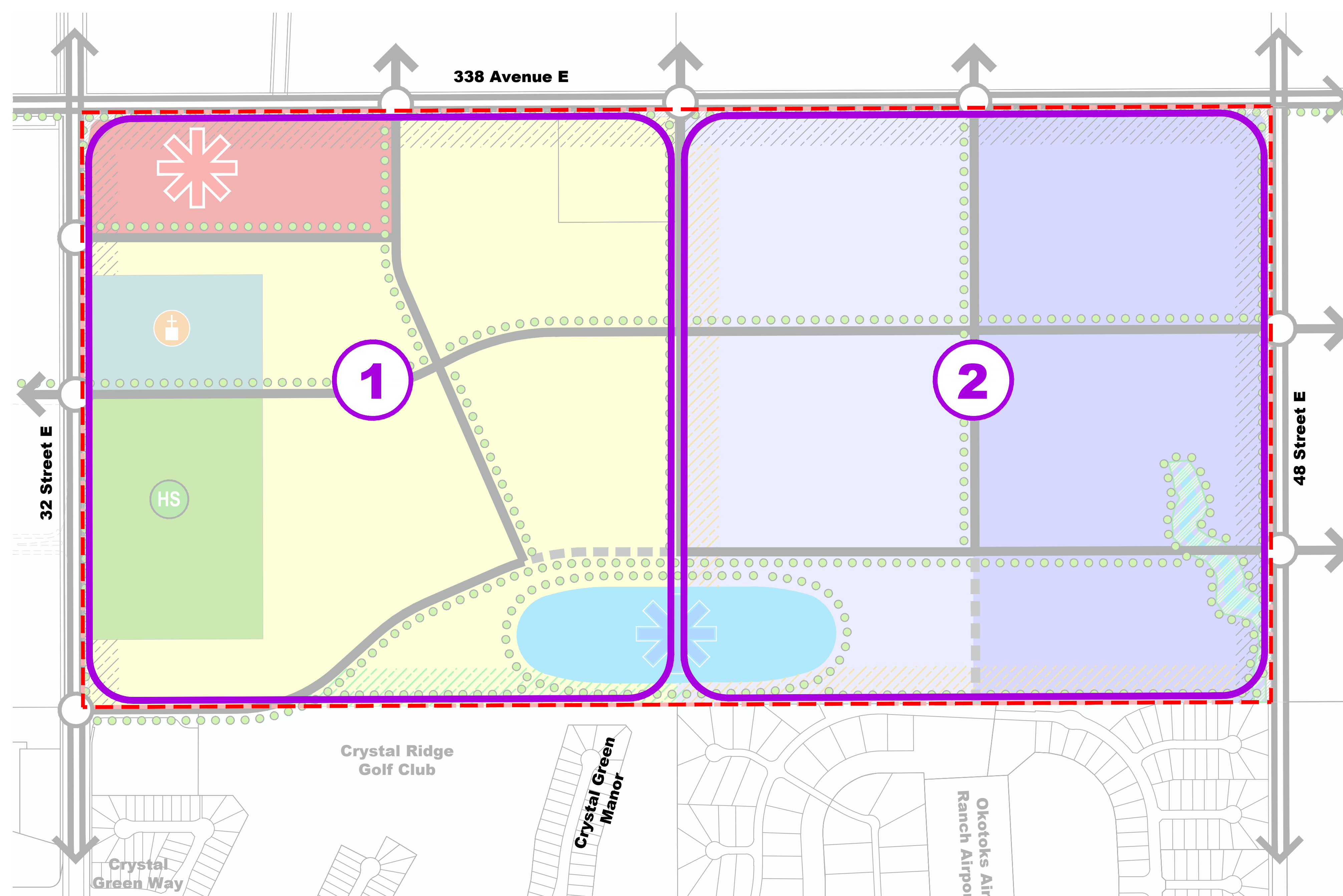
- + As part of the Master Drainage Study for Trilogy Plains, two options were examined - one stormwater pond or two stormwater ponds to manage stormwater from the ASP area.
- + All scenarios adhere to the required release rate while allowing for stormwater from the upstream lands (from the north) to flow through.
- + Discharge from the ponds will enter either Crystal Ridge Golf Course or the natural coulee to the east of 48 Street.
- + Capacities of downstream receiving waterbodies will need to be investigated further to determine the actual pond sizing in the ASP area.
- + Options are being considered for stormwater use.



- | | |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| --- Area Structure Plan Boundary | --- Proposed Major Storm Sewer Trunks |
| --- Proposed Roads | → Proposed Stormwater Outlet |
| --- Possible Mobility / Service Connection
(Subject to further Town discussions) | Proposed Stormwater Retention Pond(s) |
| ○ Proposed Intersection | |

Phasing

- + Following potential adoption by Council, the Trilogy Plains ASP shall become a statutory planning document of the Town of Okotoks.
- + To advance development on the land, a Neighbourhood Area Structure Plan (NASP) and Land Use Amendment must be prepared in accordance with the Trilogy Plains ASP.
- + Phasing boundaries delineate the anticipated sequence of growth and are based on efficient servicing, logical planning considerations, and developer readiness.



— Area Structure Plan Boundary
— Phasing Plan

Next Steps



WE ARE HERE

Open House #2 -
Purpose is to provide
a project update,
revised land use
concept, outcomes
of transportation and
servicing reports



Submit PROPOSED
ASP, Town internal
review/ circulation
process



Revisions to
PROPOSED ASP
as necessary



Expected Q1/Q2
2023 - ASP Approval
Process- MPC,
Council, CMRB
consideration

Thank you!

On behalf of the project team, **THANK YOU** for attending this public information session.



We appreciate your comments & feedback.
Please fill in a feedback survey.



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



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



Martha McClary
mmcclary@bastudios.ca



Take The Survey



TrilogyPlainsASP.com