

26 N. Railway 61 McRae 67 McRae

COMPARISON FACTORS			ž	56		w		•	
Name	Description	Weight	Score 1-4	Total	Score 1-4	Total	Score 1-4	Total	Ranking Rationale
TOWN VISION: The Town of Okotoks footers a culture of resiliency - where people, businesses, ideas and sense of community invine. Grounded by the Sheep River Visiley and supported by thoughtful planning and design, a strong local economy and a wharten tick culture. Okotoks offers exceptional quality of life at every stage of the Respect for each other and the natural environment makes Okotoks home.		5	3	15	3	15	3	15	The proposed Eastern Gateway concept largely aligns with the Town Vision. The proposal will foster a sense of place and community, will providing a opportunities for business investment.
TOWN MISSION: The Town of Okotoks strives to create and nurture an environment in which people are able to pursue the fulfilment of their outcomes, in harmony with the community.	How well does the concept align with the Town Mission?	5	4	20	4	20	4	20	The acquisition of these parcels aligns with the Town Mission by providing additional commercial and residential opportunities in the downtown.
G.P.1. OKOTOKS IS A HEALTHY, SAFE, INCLUSIVE COMMUNITY. Policies, developments, and design prioritize the safety, wellbeing, connectedness and prosperity of our residents.	How well does the concept support this Guiding Principle?	5	4	20	4	20	4	20	The Eastern Gateway concept aligns with Guiding Principle #1 by increasing commercial and residential opportunities, adding to the vibrancy and connections on the east side of the downtown.
G.P.2. OKOTOKS IS A SUSTAINABLE, GREEN AND RESULENT COMMUNITY. Okotoks is supported by infrastructure, buildings, ecological systems and community networks that can withstand and adapt to changes in climate and extreme weather, and contribute to community sustainability and resilience.		5	4	20	4	20	4	20	The Eastern Gateway aligns with Guiding Principle #2 by increasing densities and utilizing existing infrastructure, thereby reducing the ecological footprint of the Town.
GP.3. OKOTOKS HAS A VITAL, PROSPEROUS, INNOVATIVE ECONOMY. Okotoks has the means to attract, retain and support economic development that promotes health, well-being, learning, sustainability, and builds community resiliency.	How well does the concept support this Guiding Principle?	5	2	10	2	10	2	10	The Eastern Gateway concept generally aligns with Guiding Principle #3.
G.P.4. OKOTOKS COUNCIL IS A FISCALLY RESPONSIBLE AND RESPONSIVE GOVERNMENT. The local government of Okotoks is facally stable, has well-managed assets and works in the best interests of its environment, residents and businesses.		5	4	20	4	20	4	20	The Eastern Gateway concept aligns with Guiding Principle #4.
Alignment with MDP	How well does the concept align with the MDP policies?	5	4	20	4	20	4	20	The concept generally aligns with the Municipal Development Plan.
Alignment with Draft LUB	How well does the concept align with the draft Land Use Bylaw?	5	4	20	4	20	4	20	The land use designations in the proposed Land Use Bylaw align with the proposed redevelopemnt scenario.
Create revenue for the Ratepayers	How well does the concept support this land development value?	4	4	16	4	16	4	16	Development of these lands presents an excellent opportunity to create revenue through land sales, development or partnering in future developments.
Demonstrate developmental Leadership	How well does the concept support this land development value?	4	4	16	4	16	4	16	Successful development of these lands would serve as a excellent example of developmental leadership.
Retain the identity of Okotoks	How well does the concept support this land development value?	4	3	12	3	12	3	12	The concept generally aligns with this value.
Provide Community Services	How well does the concept support this land development value?	4	0	0	0	0	0	0	Community Services are not proposed as part of the Eastern Gateway concept.
Land Evaluation	How well does the land fit the intended use?	4	4	16	4	16	4	16	With the exception of being located in the Floodplain, the land fits the inteended use.
Fiscal Responsibility	The concept is a fiscally responsible use of public monies, including debt.	4	4	16	4	16	4	16	The Eastern Gateway concept would result in increased revenue to the Town through the sale or development of land and through future tax lift.
Project Scope of Work	The scope of work is achievable?	4	3	12	3	12	3	12	The Eastern Gateway concept would unfold over fairly long period of time, therefore a score of 3.
Assessed Value of Land	Assessed value of land per acre	4	2	8	3	12	2	8	The parcels were scored based on assessed value per square metre, the lower the assessed value per square metre the higher the ranking.
Required parcel	Is the parcel need to complete a larger development?	4	4	16	4	16	4	16	If a parcel is required to complete a larger development it would receive a higher score.
			0	0	0	0	0	0	

