



CIVIC WORKS STANDING POLICY COMMITTEE REPORT

Title Watermark Outline Plan Amendment

Meeting Date October 5, 2023

Submitted By Janet Gutsell, Senior Subdivision Planner

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Summary

In 2020 the developer, Opportunity Lethbridge, began working on an amendment to the Watermark Outline Plan, including the Land Use Concept and the Technical Elements. The updated Plan provides guidance on how land is used, serviced, and accessed to be more efficient and meet current market demands. New design approaches in the updated Watermark Outline Plan include an amended Land Use Concept, that includes:

- A modified-grid road and pathway design that supports efficient multi-modal connections.
- Equitable access to parks and open spaces dispersed throughout the community that are connected by a pathway and trail system.
- Housing choice within the community, with opportunities for no-step entry or 'visitable' housing as well as low and medium density housing types to meet the needs of the Lethbridge community; and

The amended Outline Plan has been reviewed by Staff, and while the amendment changed the entire layout of the neighbourhood, all technical concerns have been addressed.

Recommendation(s)

1. That the Civic Works Standing Policy Committee recommends that Council approve the amended Land Use Concept for the Watermark Outline Plan, to replace the Land Use Concept approved by Municipal Planning Commission on September 19, 2017.

Financial

Any financial implications for approval or non-approval of this amendment is the purview of the Developer, Opportunity Lethbridge.

Background and Prior Decisions

- Waterbridge Area Structure Plan approved by Council February 2, 2015

- Watermark Outline Plan approved by the Municipal Planning Commission September 19, 2017
- In 2020 the Developer, with their consultant WSP, undertook work to amend the existing Watermark Outline Plan

Engagement

Online engagement was held with the community in 2021. The Developer or applicant can speak further to the engagement that was conducted.

Recommendation and Option(s) Analysis

- Waterbridge Area Structure Plan approved by Council February 2, 2015
- Watermark Outline Plan approved by the Municipal Planning Commission September 19, 2017
- In 2020 the Developer, with their consultant WSP, undertook work to amend the existing Watermark Outline Plan

Engagement

Online engagement was held with the community in 2021. The Developer or applicant can speak further to the engagement that was conducted.

Recommendation and Option(s) Analysis

- 1) Approve the Outline Plan Land Use Concept Amendment
 - a. Community/Citizen
 - i. Social – the amended Land Use Concept provides more housing choices within the community including opportunities for no-step entry or ‘visitable’ housing as well as low and medium density housing types.
 - ii. Economic – not applicable
 - iii. Environmental – a modified grid road and pathway design supports efficient multi-modal transportation options.
 - b. Risk – There is no risk to the City as the approving authority for approving the Land Use Concept because it has been reviewed by administration and complies with the Municipal Development Plan and the Waterbridge Area Structure Plan.
 - c. Implementation and Communication Plan – Any communication on the project would remain with the Developer as part of the neighbourhood development. Technical Elements will be approved by Administration, as per Bylaw 5801.
- 2) Do not approve this plan amendment and move forward with the existing Outline Plan
 - a. Community/Citizen
 - i. Social – the existing plan will adequately provide housing and neighbourhood development opportunities for future residents in the plan area. Any improvements in the amended plan will not be realized should the existing outline plan be followed.
 - ii. Economic – funds expended by the Developer on the amended plan will not yield any benefit.
 - iii. Environmental – any improvements to the transportation and park systems in the amended plan will not be realized.

- b. Risk – There is no risk to the City as the approving authority, as the existing Watermark Outline Plan would continue to remain in place.
- c. Implementation and Communication Plan – Any communication on the project would remain with the Developer as part of the neighbourhood development.

Attachment(s)

- 1. Watermark Outline Plan Amendment - Land Use Concept
Watermark OP Amendment CW SPC Presentation

Link(s)

Approvals

Department Director: Joel Sanchez

City Manager: Lloyd Brierley