WATERMARK

COMMUNITY OUTLINE PLAN – LAND USE CONCEPT

ADOPTED BY CITY COUNCIL XXXXXX XX, 2023

WATERMARK COMMUNITY OUTLINE PLAN

LAND USE CONCEPT

May, 2023

Opportunity Lethbridge
5th Floor, City Hall

910 4th Avenue South
Lethbridge, AB T1J 0P6

TABLE OF CONTENTS

1. LAND USE CONCEPT 1

1.1. Overview 1

1.2. Land Use Statistics 3

1.3. Land Use Decriptions 5

1.3.1. LOW DENSITY RESIDENTIAL 5

1.3.2. MEDIUM DENSITY RESIDENTIAL 5

1.3.3. HIGH DENSITY RESIDENTIAL 5

1.3.4. MIXED USE 5

1.3.5. SWING SITES - POTENTIAL SOCIAL HOUSING OR RELIGIOUS ASSEMBLY SITE .. 5

1.3.6. VISITABLE HOUSING 6

LIST OF FIGURES

FIGURE 1: LAND USE CONCEPT 2

LIST OF TABLES

TABLE 1: LAND USE STATISTICS 3

1. LAND USE CONCEPT

1.1. OVERVIEW

The Watermark Land Use Concept is centred around the plan area's key feature, water. A series of five (5) stormwater management facilities are woven within an open space and parks network accessible via pedestrian walkways and shared use paths supporting active transportation to green space, the central community plaza, the school and schoolyard facilities, and nearby community amenities. The modified grid road network efficiently moves vehicles through the plan while limiting local traffic to local roads and prioritizing collectors and arterials for cross-neighbourhood traffic. Watermark is designed with land efficiency in mind. Across the plan area, Watermark achieves a minimum residential density of 29 units per net residential hectare. Stormwater ponds are situated on existing low-lying areas while high points and sloping hills are used to create vistas and allow for visitable, zero-step entry houses to be constructed. A series of laneways contributes to neighbourhood feel by promoting street-oriented housing throughout the neighbourhood. See **Figure 1: Land Use Concept.**

The Technical Analysis supporting the development of the Watermark Land Use Concept are documented under separate cover in the *Watermark Community Outline Plan Technical Elements* report.

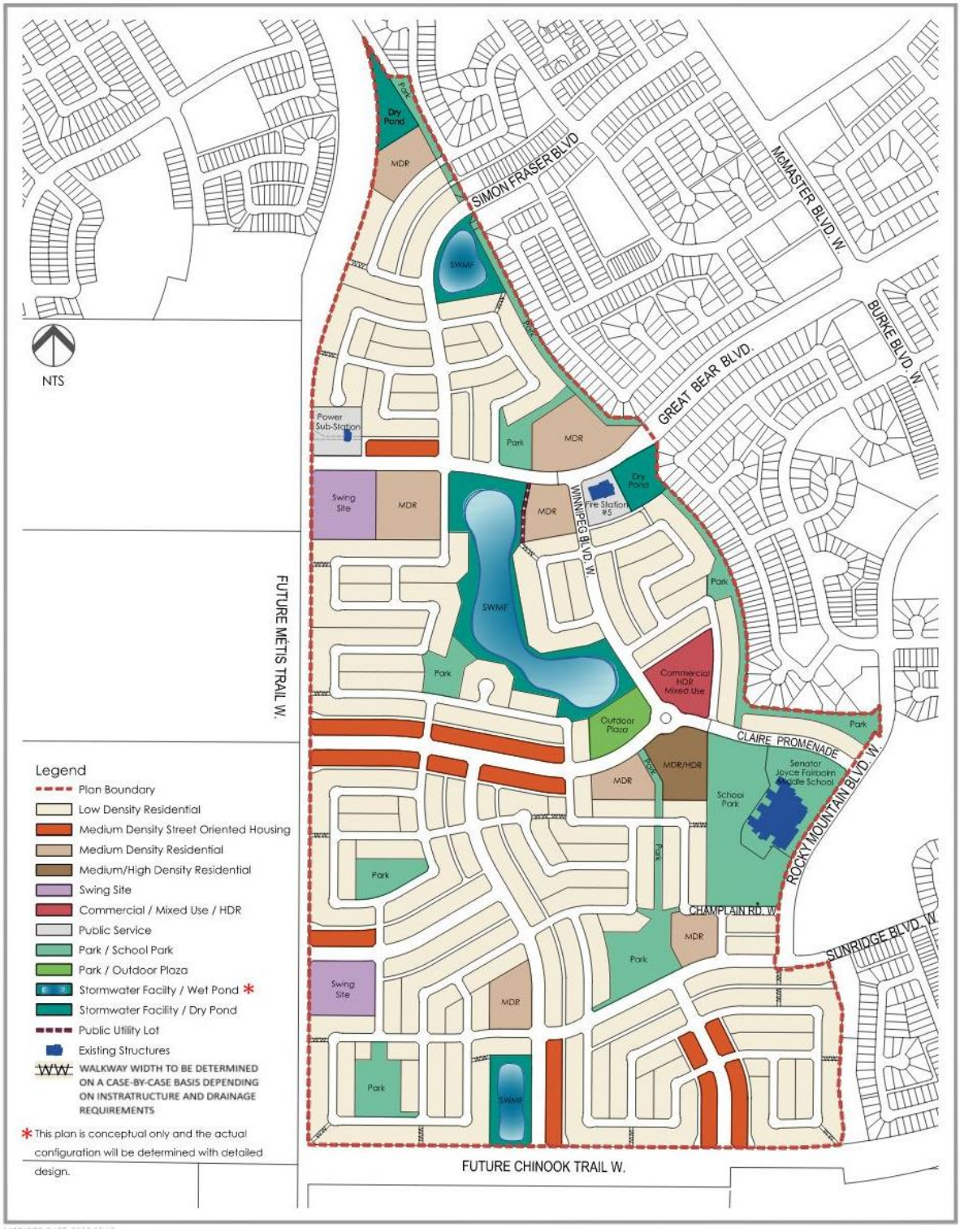

Figure 1: Land Use Concept

1.2. LAND USE STATISTICS

A detailed breakdown of the land use based on the Land Use Concept Plan is provided in **Table 1**.

	Area (ha)	% GDA[1]
GROSS AREA	**141.15**	
Environmental Reserve	0.00	
Pipeline & Utility Right-of-Way	0.00	
Arterial Road Right-of-Way	0.00	
Total	**141.15**	
GROSS DEVELOPABLE AREA	**141.15**	**100.0**
Municipal Reserve		**10.0**
Outdoor Plaza	0.97	*0.7*
Parks	7.05	*5.0*
Existing School Site and Park	6.10	*4.3*
Stormwater Management Facilities		**7.6**
Watermark Lake	6.47	*4.6*
Stormwater Facilities/Dry Ponds	4.23	*3.0*
Public Utility Lot / Walkway	0.75	**0.5**
Circulation		**23.1**
Community Entrance Roadway	1.90	*1.3*
Super Collector Roadway	1.80	*1.3*
Major Collector Roadway	2.50	*1.8*
Minor Collector Roadway	6.15	*4.4*
Local Roadway	16.80	*11.9*
Lane	3.45	*2.4*
Total Dedications	**58.17**	**41.2**
NET DEVELOPABLE AREA	**82.98**	**58.8**
Non-Residential Land Uses	**Area (ha)**	**% GDA**
Church (optional included as MDR)[2]	0.00	0.0

Power Sub-Station	0.88	0.6
Public Service (Fire Station)	0.65	0.5
Total	**1.53**	**1.1**

Residential Land Uses	Area (ha)	Units/ha	Units	People/ Unit	Population	% GDA
Low Density Residential	62.70	20	1254	2.80	3511	44.4
Medium Density Residential (Street-oriented)	5.45	40	218	2.80	610	3.9
Medium Density Residential	7.75	65	503	1.80	905	5.5
Medium Density Residential (Church/Supportive Housing)	2.90	65	188	1.80	338	2.1
Mixed Use	1.35	75	101	1.80	181	1.0
Medium/High Density Residential	1.30	100	130	1.50	195	0.9
Total	**81.45**		**2394**		**5740**	**57.7**
TOTAL	**82.98**					

Calculated Net Density	29 upnha (Units per net Residential Hectare)

Table 1: Land Use Statistics

Notes:
1. GDA = Gross Developable Area
2. Church sites may convert to Medium Density Residential (MDR) site. Stats included as MDR units

Anticipated Student Generation from the plan area is provided below for the purpose of planning future facilities.

STUDENT GENERATIONS	
Public School Board	**1195**
Elementary School (K - 5)	526
Middle School (6 - 8)	263
High School (9 - 12)	406
Separate School Board	**333**
Elementary School (K - 5)	167
Middle School (6 - 8)	95
High School (9 - 12)	71
	1528

Notes:

1. Student generation factors;

   Public School Board (Elementary 0.22/unit, Middle School 0.11/unit, High School 0.17/unit)[2]

   Separate School Board (Elementary 0.07/unit, Middle School 0.04/unit, High School 0.03/unit)[2]

2. Student generation rates adjusted to match school/grade distributions

1.3. LAND USE DECRIPTIONS

1.3.1. LOW DENSITY RESIDENTIAL

Low Density Residential will be the predominant land use within Watermark, comprising approximately 62 ha and 1250 units of single detached and semi-detached dwellings. Access varies throughout the neighbourhood, with both front drive access and rear lane access style parcels. Opportunities for secondary suites will be supported on parcels with rear lane access, preferably corner parcels and not on cul-de sac bulbs or adjacent to roundabouts where parking can be constrained. Several areas have been considered for Visitable Housing is discussed in section 1.3.6 below and will be further explored through detailed engineering design.

1.3.2. MEDIUM DENSITY RESIDENTIAL

Medium Density Residential areas within Watermark take two forms: street-oriented housing with rear vehicular access at main entry ways (approximately 5 ha and 220 units); and comprehensive development sites in the form of ground-oriented and stacked townhouses (approximately 11 ha and 685 units). Medium density developments are strategically located on or near collector roadways to allow for convenient access and to create a strong street presence and sense of welcoming at entrances to the community. Swing sites noted in Section 1.3.5 below have been included in this category and offer the opportunity for medium density residential dwellings (approximately 3 ha and 190 units) as a possible alternative to religious assembly uses or social housing depending on market demand at the time of development.

1.3.3. HIGH DENSITY RESIDENTIAL

A 1.30 ha area has been designated for medium/high-density residential use, which will accommodate approximately 130 units. The high-density site is located at Watermark's central activity hub, with access to the nearby school site, outdoor plaza, commercial/mixed use site, and parks / pathways network.

1.3.4. MIXED USE

The Watermark mixed-use area (1.40 ha, approximately 105 units) is concentrated in the central activity node on the northeast portion of a traffic circle and is fronted by an outdoor plaza and adjacent high-density residential site. The mixed-use site will provide small commercial business, health services, personal services, retail and food service opportunities for local residents and businesses, and the close proximity to the outdoor plaza, large stormwater pond and high-density residential site will activate this space and make it a welcoming community gathering node.

1.3.5. SWING SITES - POTENTIAL SOCIAL HOUSING OR RELIGIOUS ASSEMBLY SITE

As noted in Section 1.3.2 above, two medium density sites have been allocated as swing sites and identified as such on **Figure 1: Land Use Concept**. This designation recognizes the need for alternative uses that fit well within the Watermark neighborhood and could be made available to respond to community and market needs as the area develops. Both sites have been proposed as medium density residential sites but can be developed with the option to create Social Housing or

Religious Assembly opportunities. Both sites are located on the western edge of Watermark, at the entrance to the neighborhood, along a collector, and with convenient access to the future Métis Trail. These sites are also expected to be conveniently serviced by transit and have good access to local greenspaces, trails, and nearby amenities. The final use of each site will be determined as the area develops, according to demand and overall needs of the community, and no amendment to this plan will be required as a result of the direction chosen.

1.3.6. VISITABLE HOUSING

A unique feature of the Watermark Community Outline Plan is the consideration of visitable housing. A visitable house is one that is designed in such a way that everyone, regardless of mobility, will be able to visit or occupy it. Visitable homes are characterized by having a zero-step, 36” wide entrance into one level, minimum 32” wide interior doors and hallways, and a main floor washroom with a minimum 5 foot turning radius. Further study will be required to determine the quantity and appropriate locations for visitable housing lots throughout the plan area as grade and utility connections must be carefully designed to ensure a proper zero-step entry.

Visitable homes offer many benefits. They are inclusive and provide easier access for everyone – aging parents, families with small children and strollers, and those with mobility challenges. They offer the opportunity for residents to age in place without having to undergo costly renovations or retrofits. Because they are integrated into the neighbourhood, they are aesthetically appealing and do not signal that a person with mobility challenges may reside there, providing a higher level of personal safety. Visitable homes have spacious open concept designs, street front curb appeal and have shown to have high resale marketability in other communities.