



# WATERMARK

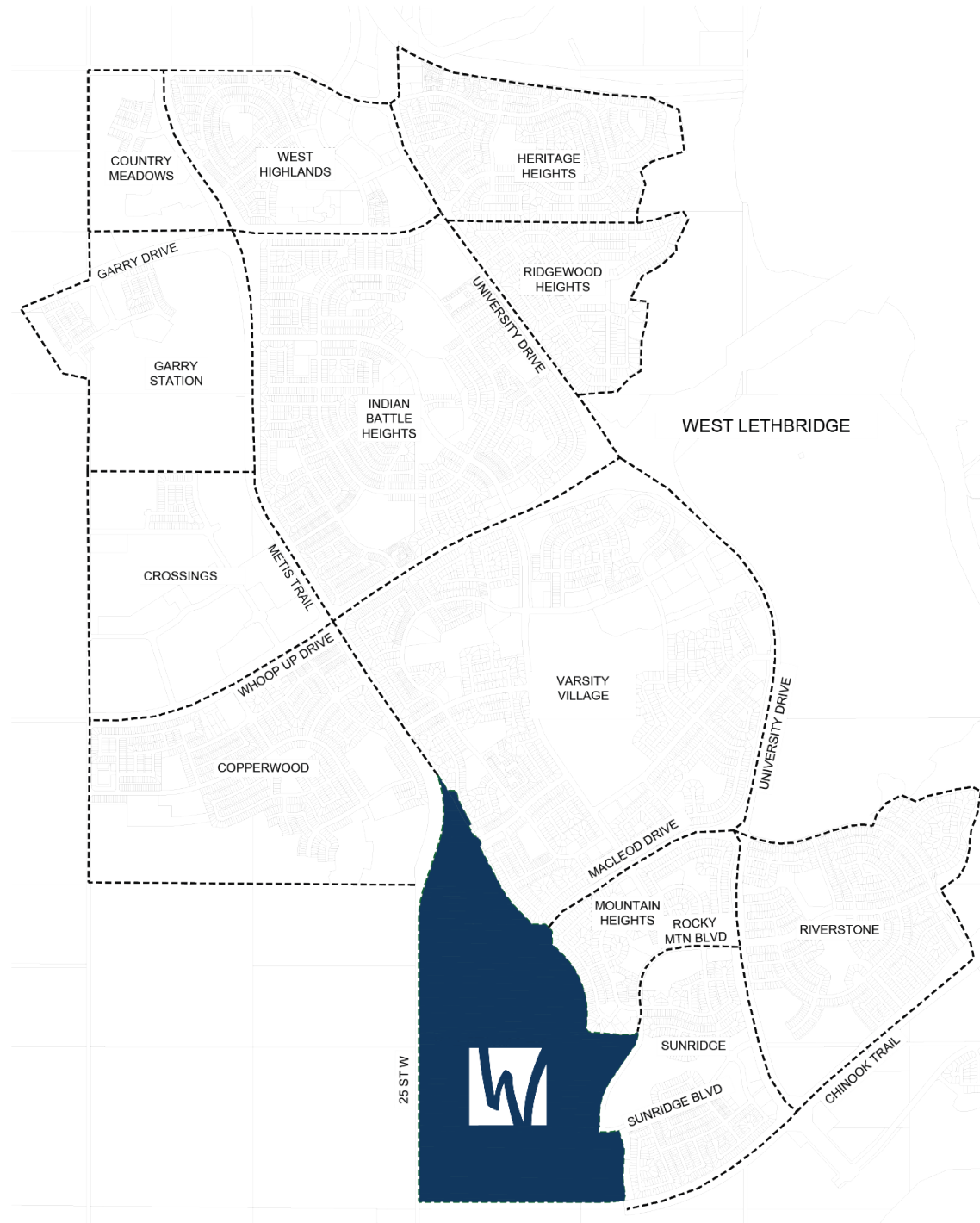
COMMUNITY OUTLINE PLAN | **Proposed Amendments**

October 2023

# Where is Watermark?

## Quick stats

- 140 hectares
- 2500 dwellings
- 6,000+ residents
- 30+ years to full buildout
- Home of Senator Joyce Fairbairn School
- Home of Fire Hall No. 5



# What is changing?

The updated outline plan will explore new land-use, servicing, and transportation frameworks that will reflect industry trends and efficiencies.

New design approaches will be explored for consideration in the updated Watermark Community Outline Plan, which will include:

- **Alternative road design** and connections focused on a multimodal, modified grid transportation network system that is active-modes friendly;
- **Open space locations and design** intended to be dispersed throughout the community, including a pathway and trail system;
- **Innovative residential housing design**, such as 'visitable' housing, and low and medium density housing types to meet the needs of the Lethbridge community; and
- Rearranging of the area's stormwater management system to integrate with the community, **taking advantage of the area's existing topography.**





# Watermark will be...

*An attractive and welcoming neighbourhood that will offer residents a variety of housing choices and incorporate visitable access housing designs. Thoughtful land use and transportation planning and design will be the hallmark of the neighborhood with an emphasis on open water as a significant amenity complimented by connected pathways, community gathering spaces and activated streets.*

## CORE VALUES



SUSTAIN



GROW



PLAY



CONNECT



BELONG



### ***Respect for Land and Water***

Wetland vegetation, parks, open spaces, and natural landscaping features will be integrated throughout Watermark to enhance and promote nature and the outdoors. Outdoor recreational opportunities will be abundant in Watermark, and designed in a way that is considerate and respectful of the area's topography, drainage patterns natural history and ecosystems. Residents of Watermark will be able to easily enjoy the outdoors that the neighbourhood promotes with an emphasis on Water.

### ***Efficient Design***

Watermark will be designed to meet density targets, provide sustainable and functional infrastructure with consideration to life cycle costs. Capitalizing on natural renewable resources where possible to promote harmony with the environment.



**SUSTAIN**



***A Place to Live***

Watermark’s diverse mix of housing types will meet the needs of all generations and will provide opportunities to grow, develop and age in place. Accessibility and mobility will be incorporated to the community and into the housing types. This will be achieved with an appropriate mix of low and medium density housing and the through visitable access homes.

***Opportunities to Learn***

Building off the opportunities in West Lethbridge for Elementary, Secondary Middle, High Schools and the University, Watermark is a place to grow and learn.



**GROW**



### ***Quality of Life***

Multi-modal pathways and trails, public gathering spaces, limited neighborhood commercial opportunities and innovative housing design will contribute to the quality of the neighborhood and the quality of life for its residents. Residents will live in a community where there are plentiful housing options and recreational opportunities to live, gather, and enjoy.



**PLAY**



### ***Connectivity & Mobility***

Watermark's neighbourhood fabric will be designed in a way that transitions smoothly and is compatible with adjacent neighbourhoods on its boundaries. A curvilinear - modified grid hybrid road design together with extensive multi-use trails and pathways network will be incorporated into the Watermark neighbourhood layout to take advantage of the natural terrain.



**CONNECT**



### ***Accessibility & Mobility***

Accessibility and mobility considerations will be integrated into the design of housing, transportation routes, pedestrian realm, and the multi-modal pathway and trail network throughout Watermark. Watermark will warmly embrace the concept of **'visitable' homes** –*homes that are designed in such a way that everyone, regardless of mobility, will be able to visit or occupy.* As such, neighbourhood pathways will be designed with mobility considerations to complement the neighbourhood's visitable housing stock.



**BELONG**



**BELONG**



# WHAT IS VISITABLE HOUSING?

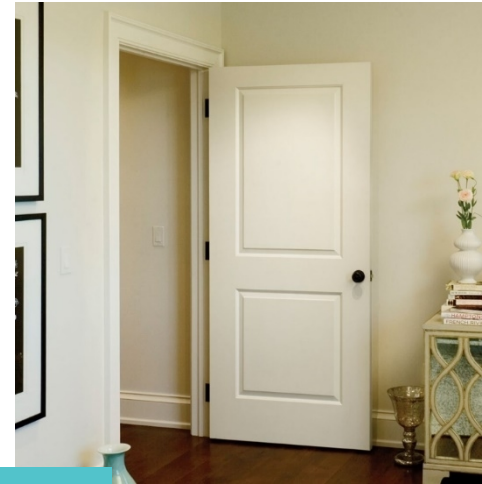
A **visitable house** is one that is designed in such a way that everyone, regardless of mobility, will be able to visit or occupy.

What makes a house “visitable”?



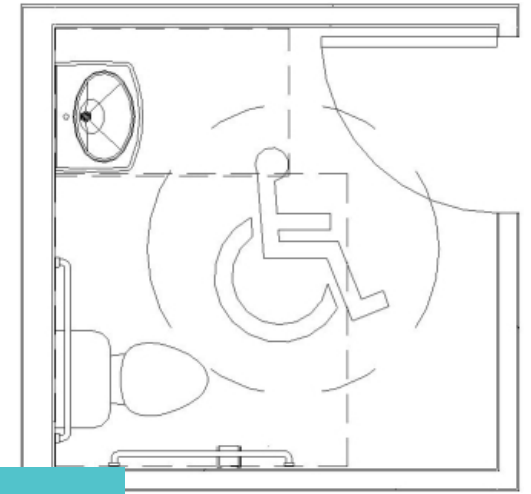
**1**

Zero Step Entrance -one level, no step entrance that is a minimum of 36” wide



**2**

Minimum 32” wide doors and halls



**3**

Main Floor washroom with minimum 5’ turning radius



**BELONG**



## BENEFITS OF VISITABLE HOMES

- Provides easier access for everyone (aging parents, families with children, persons with mobility issues)
- Provides opportunity to age in place
- Economic sustainability – reduces costs associated with home renovations
- Provides a safer household environment as no steps reduce fall risk
- Integrated into neighbourhood, doesn't stand out (personal safety)
- Aesthetic appeal, spacious open concept design and street front curb appeal
- Resale marketability – larger market of potential buyers



- Exterior finish
- Landscaping requirements

The detailed design guidelines will be developed and enforced by the developer at the building stage.

### 3.5 LAND USE SUMMARY AND STATISTICS

Land Use and Population Estimates	Area (ha)	% of OPA*
<b>Outline Plan Area</b>	<b>140.80</b>	
<b>Public Land Use</b>		
Open Space (Credit)	16.15	11.5
School Space	6.09	4.3
Park Space	10.06	7.1
Stormwater Management Areas	6.01	4.3
Non-Credit Path	0.23	0.2
Roadways	39.06	27.7
<b>Net Developable Area</b>	<b>79.35</b>	<b>56.4</b>

Next Developable Area	Population Estimates				
			UPH*	Total	Population
Low Density Residential	68.77	48.8	21	1444	4188
Medium Density Residential	8.52	6.1	37	315	599
Fire / EMS	1.11	0.8			
Commercial	0.95	0.7			
<b>Residential SubTotal</b>				<b>1759</b>	<b>4787</b>

\* Notes:

- OPA - Outline Plan Area
- UPH - Units Per Hectare
- LDR - Population density of 2.9 PPV
- MDR - Population density of 1.9 PPV

Areas and percentages presented above have changed from the ASP areas based on more accurate information and more detailed calculations of the plan area.

## 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 <sup>1</sup>
<b>GROSS AREA</b>	<b>141.15</b>	
Environmental Reserve	0.00	
Pipeline & Utility Right-of-Way	0.00	
Arterial Road Right-of-Way	0.00	
<b>Total</b>	<b>141.15</b>	
<b>GROSS DEVELOPABLE AREA</b>	<b>141.15</b>	<b>100.0</b>
Municipal Reserve		<b>10.0</b>
Outdoor Plaza	0.97	0.7
Parks	7.05	5.0
Existing School Site and Park	6.10	4.3
Stormwater Management Facilities		<b>7.6</b>
Watermark Lake	6.47	4.6
Stormwater Facilities/Dry Ponds	4.23	3.0
Public Utility Lot / Walkway	0.75	<b>0.5</b>
Circulation		<b>23.1</b>
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
<b>Total Dedications</b>	<b>58.17</b>	<b>41.2</b>
<b>NET DEVELOPABLE AREA</b>	<b>82.98</b>	<b>58.8</b>
<b>Non-Residential Land Uses</b>	<b>Area (ha)</b>	<b>% GDA</b>
Church (optional included as MDR) <sup>2</sup>	0.00	0.0

### 3 - Land Use

- Exterior finish
- Landscaping requirements

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#### 3.5 LAND USE SUMMARY AND STATISTICS

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Next Developable Area	Population Estimates				
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Power Sub-Station	0.88	0.6
Public Service (Fire Station)	0.65	0.5
<b>Total</b>	<b>1.53</b>	<b>1.1</b>

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
<b>Total</b>	<b>81.45</b>		<b>2394</b>		<b>5740</b>	<b>57.7</b>
<b>TOTAL</b>	<b>82.98</b>					

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

<b>Public School Board</b>	<b>1195</b>
Elementary School (K - 5)	526
Middle School (6 - 8)	263
High School (9 - 12)	406
<b>Separate School Board</b>	<b>333</b>
Elementary School (K - 5)	167
Middle School (6 - 8)	95
High School (9 - 12)	71
	<b>1528</b>

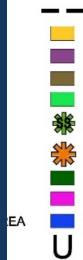


# Efficient and Effective

	2017 Outline Plan	Proposed Changes	Difference
Total area (hectares)	140.08	141.15	+0.7%
Roads	39.06	32.6	-16.5%
Parks	16.15	14.12	-12.5%
Storm	6.01	10.7	+78%
Total area for public use	61.22	57.42	-6.6%
Net developable area	79.35	82.98	+4.5%
Expected population	4787	5740	+20%

# COMMUNITY LAYOUT

## 2017 Outline Plan



HECTARES	% OF OPA	% OF NDA
140.80	100	100
<b>16.15</b>	11.54	—
6.09	0.43	—
10.09	7.16	—
<b>6.01</b>	4.27	—
<b>39.29</b>	27.83	—
0.23	0.16	—
39.06	27.74	—
<b>79.35</b>	56.36	100
79.35	56.36	100
68.77	48.84	86.66
8.49	6.02	10.69
1.11	0.79	1.40
0.95	0.67	1.20



## Proposed Amendment

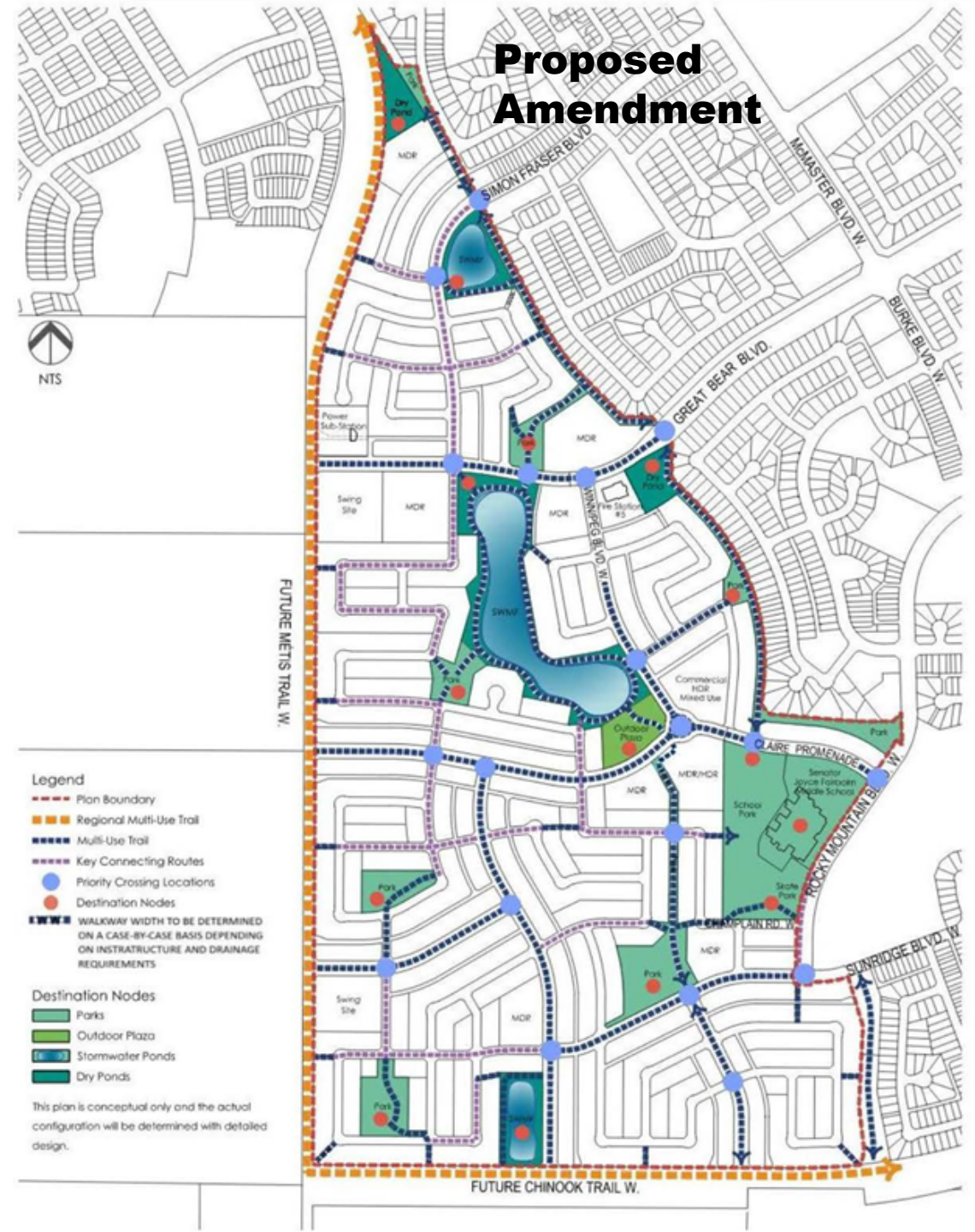


- Legend**
- Plan Boundary
  - Low Density Residential
  - Medium Density Street Oriented Housing
  - Medium Density Residential
  - Medium/High Density Residential
  - Swing Site
  - Commercial / Mixed Use / HDR
  - Public Service
  - Park / School Park
  - Park / Outdoor Plaza
  - Stormwater Facility / Wet Pond \*
  - Stormwater Facility / Dry Pond
  - Public Utility Lot
  - Existing Structures
  - W/W WALKWAY WIDTH TO BE DETERMINED ON A CASE-BY-CASE BASIS DEPENDING ON INFRASTRUCTURE AND DRAINAGE REQUIREMENTS

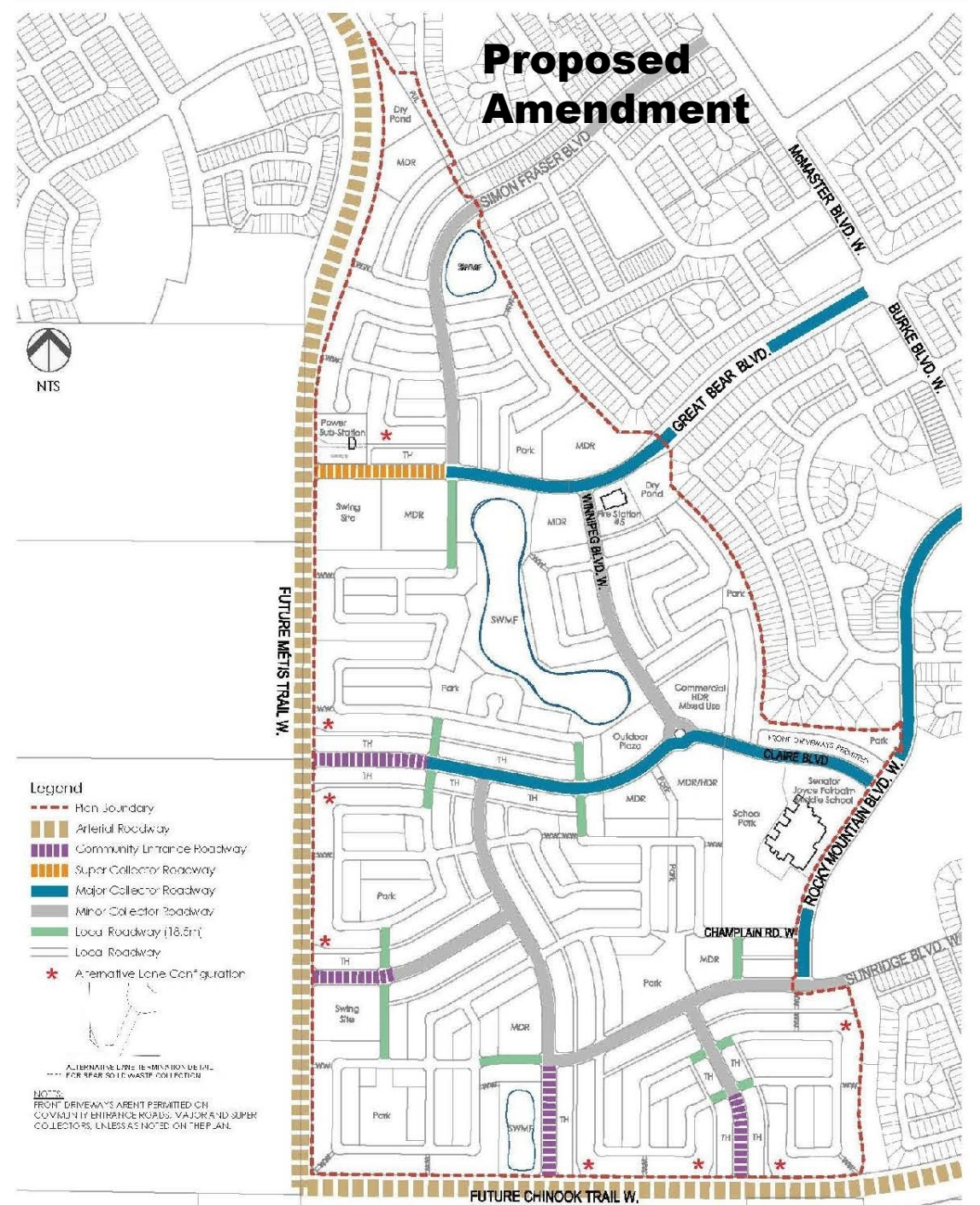
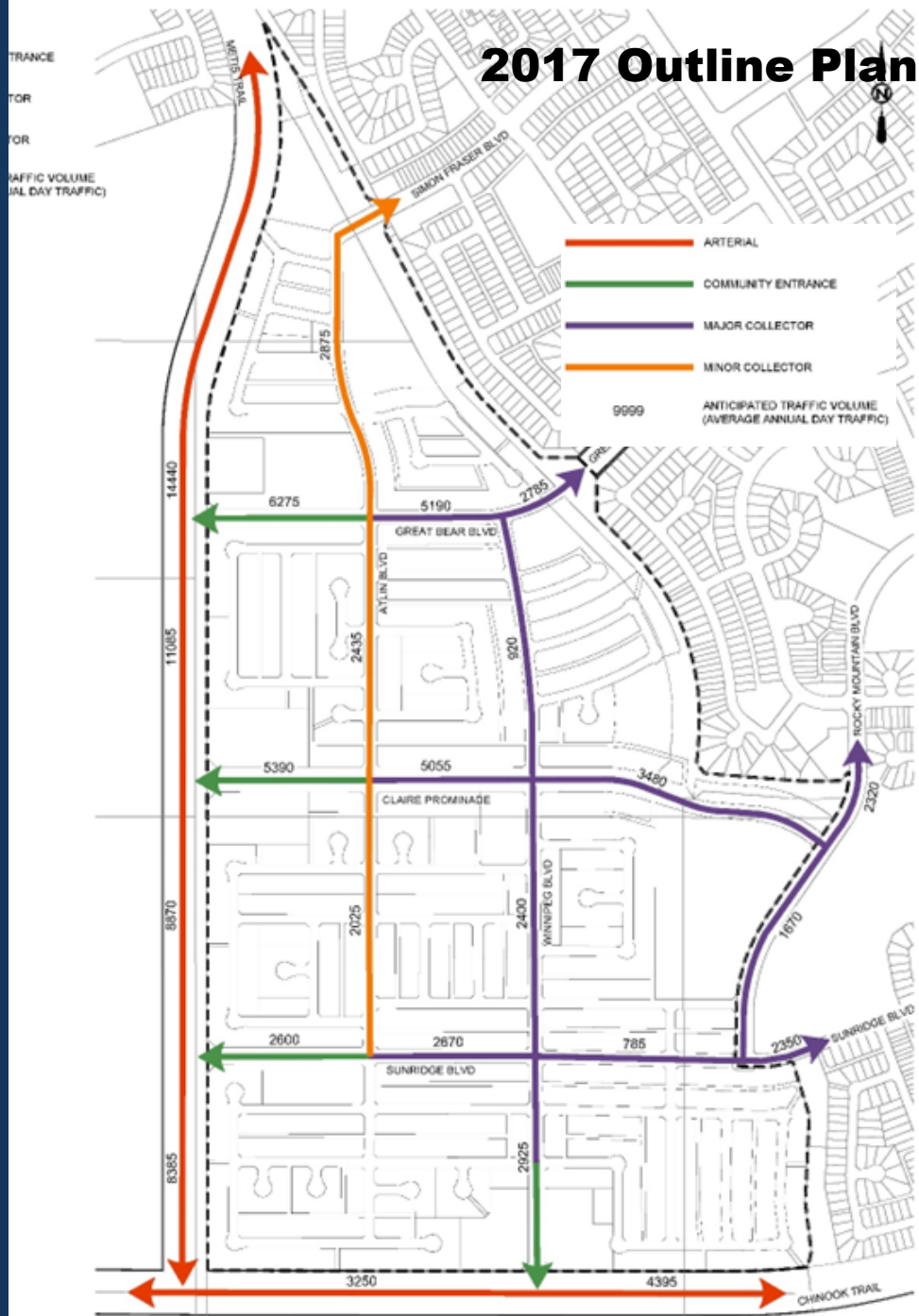
\* This plan is conceptual only and the actual configuration will be determined with detailed design.



# ACTIVE MODES CONNECTIONS



# STREET NETWORK





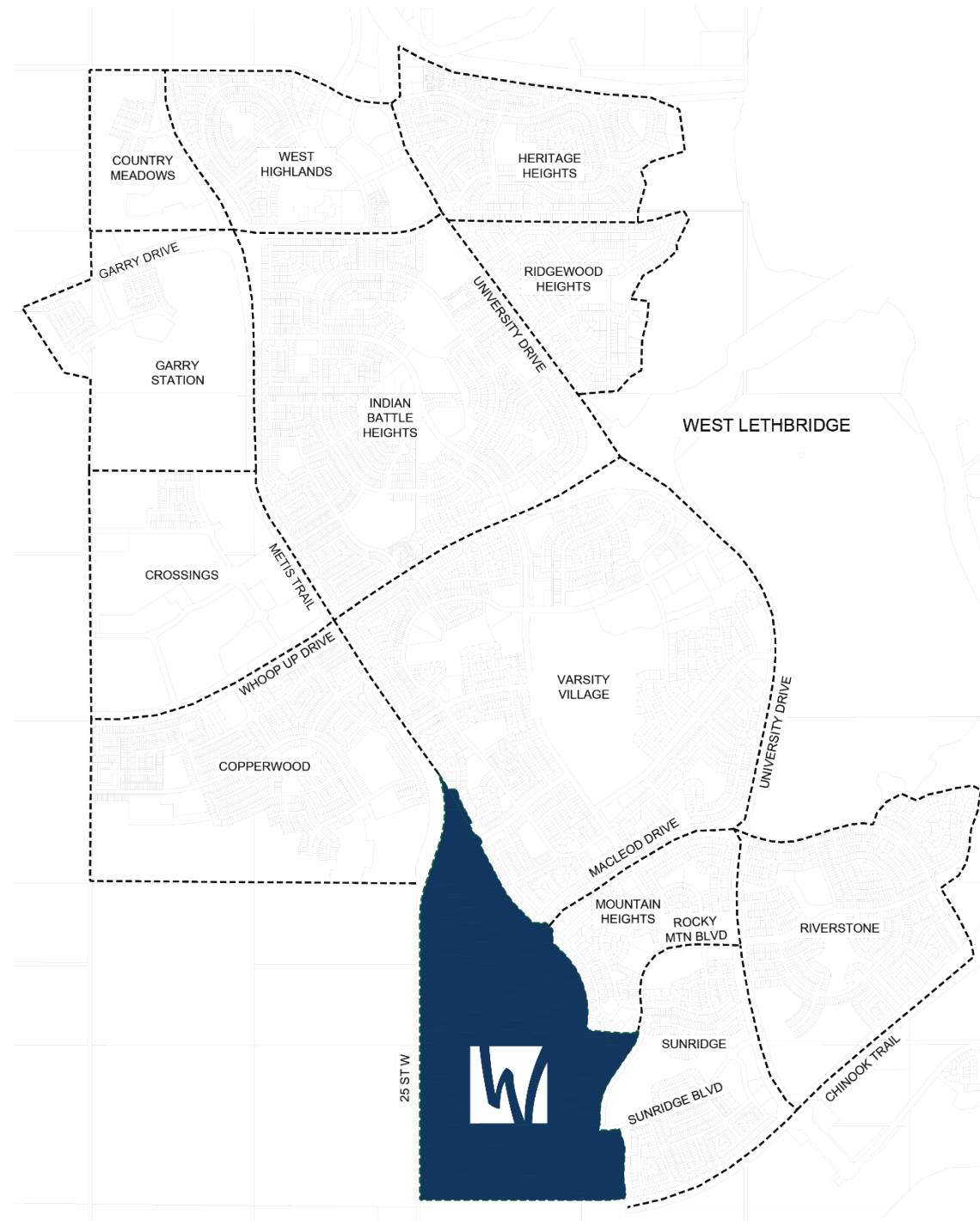
# Dialogue

*The main forum for dialogue with stakeholders, including surrounding property owners from the adjacent neighbourhoods, was provided in May 2020 in the form of a virtual open house. From the invitations sent out and the advertising provided for the event, a total of twenty participants attended the session.*

*No major concerns were shared at that time and the key proposed changes to the Outline Plan were met with a level of interest that did not necessitate changes to the plan.*

# Next steps

- Visitable housing feasibility study (Winter 2023/24)
- Development Guidelines preparation (Winter/Spring 2023/24)
- Phase 1 lot sales to begin (2024/25)
- Subsequent phases to be designed and constructed (2025 and beyond)



**Thank you**



**Questions?**