

West Highlands OUTLINE PLAN AMENDMENT

**Prepared for:
838 Land Developments Ltd.**

**Prepared by:
UMA Engineering Ltd.
Community Infrastructure
514 Stafford Drive N.
Lethbridge, Alberta T1H 2B2**

**September 2004
File No.: 6499-042
Report No.: 011-04**

Preamble

The West Highlands Outline Plan was approved by the Municipal Planning Commission in February of 2002. In October of 2004 City Council adopted a new area structure plan for West Highlands. This added some 26 hectares of land to West Highlands. A private developer is now proposing to develop the 26 hectares as low density residential. As a result, the West Highlands Outline Plan is being amended to reflect the boundary change. The amendment allows for more housing in close proximity to a major commercial centre, and enables West Highlands to reach a size more consistent with other West Lethbridge residential neighbourhoods.

TABLE OF CONTENTS

	<u>Page No.</u>
Table of Contents	i
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Plan Location and Land Ownership	1
1.3 Planning Context.....	1
1.4 Public Participation.....	2
2.0 EXISTING CONDITIONS	3
2.1 Site Characteristics	3
2.2 Historical Resources	4
3.0 LAND USE CONCEPT	4
3.1 Objectives.....	4
3.2 Overview	4
3.3 Land Use Designations	4
3.3.1 Low Density Residential	4
3.3.2 Open Space System	5
3.4 Neighbourhood Entrance Features	5
3.5 Interface Treatments	6
4.0 CIRCULATION NETWORK	7
4.1 Roadways and Access Points.....	7
4.2 Transit.....	7
4.3 Community Mailboxes	8
5.0 UTILITY SERVICING	9
5.1 Deep Utilities.....	9
5.2 Shallow Utilities	9
5.3 Fire Protection	9
6.0 DEVELOPMENT STAGING AND IMPLEMENTATION	10
6.1 Tentative Phasing.....	10
6.2 Rezoning and Subdivision	10
6.3 Amending the Plan	10

List of Figures

- Figure 1 – Location
- Figure 2 – Plan Context
- Figure 3 – Land Use Concept
- Figure 4 – Phasing Plan

List of Appendices

- Appendix A – Land Use Allocation Statistics
- Appendix B – Alberta Community Development Correspondence
- Appendix C – City of Lethbridge Fire Department Correspondence
- Appendix D – City of Lethbridge Infrastructure Services Correspondence

1.0 INTRODUCTION

1.1 Purpose

The purpose of the *West Highlands Outline Plan Amendment* is to provide a detailed framework for development of lands located in West Lethbridge, and contained within the *West Highlands Area Structure Plan*, hereinafter referred to as the *West Highlands ASP* (see ASP Figure 2 – Land Ownership - 838 Land Developments Ltd.) The principles and objectives established in this Outline Plan Amendment will provide detailed information regarding the location, intensity, use and character of future land uses, as well as the circulation patterns and neighbourhood access points. This Outline Plan Amendment has been prepared as per the requirements of the *City of Lethbridge – Outline Plan Brief*, dated December 8, 2003.

1.2 Plan Location and Land Ownership

The *West Highlands Outline Plan Amendment* area is located in West Lethbridge, encompassing an area of some 26.3 hectares (65.0 acres) (see **Figure 1**).

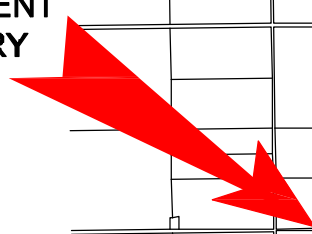
The *West Highlands Outline Plan Amendment* area includes the northeast portion of the NW ¼ Sec. 34-8-22-4. The plan area is physically bounded by Garry Drive to the south, the future Benton Drive to the west, Walsh Drive to the north, and the eastern boundary of the NW ¼ Sec. 34-8-22-4 to the east.

All lands within the boundaries of the *West Highlands Outline Plan Amendment* are owned by 838 Land Developments Ltd. Boundaries and ownership information are shown in **Figure 2**.

1.3 Planning Context

The *West Highlands Outline Plan Amendment* has been prepared within the context of the City of Lethbridge's planning hierarchy. The Outline Plan Amendment complies with the policies and land use designations contained within the *City of Lethbridge Municipal Development Plan*, and the *West Highlands ASP*, both of which conceptually designate this area of the city for future residential development.

**OUTLINE PLAN
AMMENDMENT
BOUNDARY**

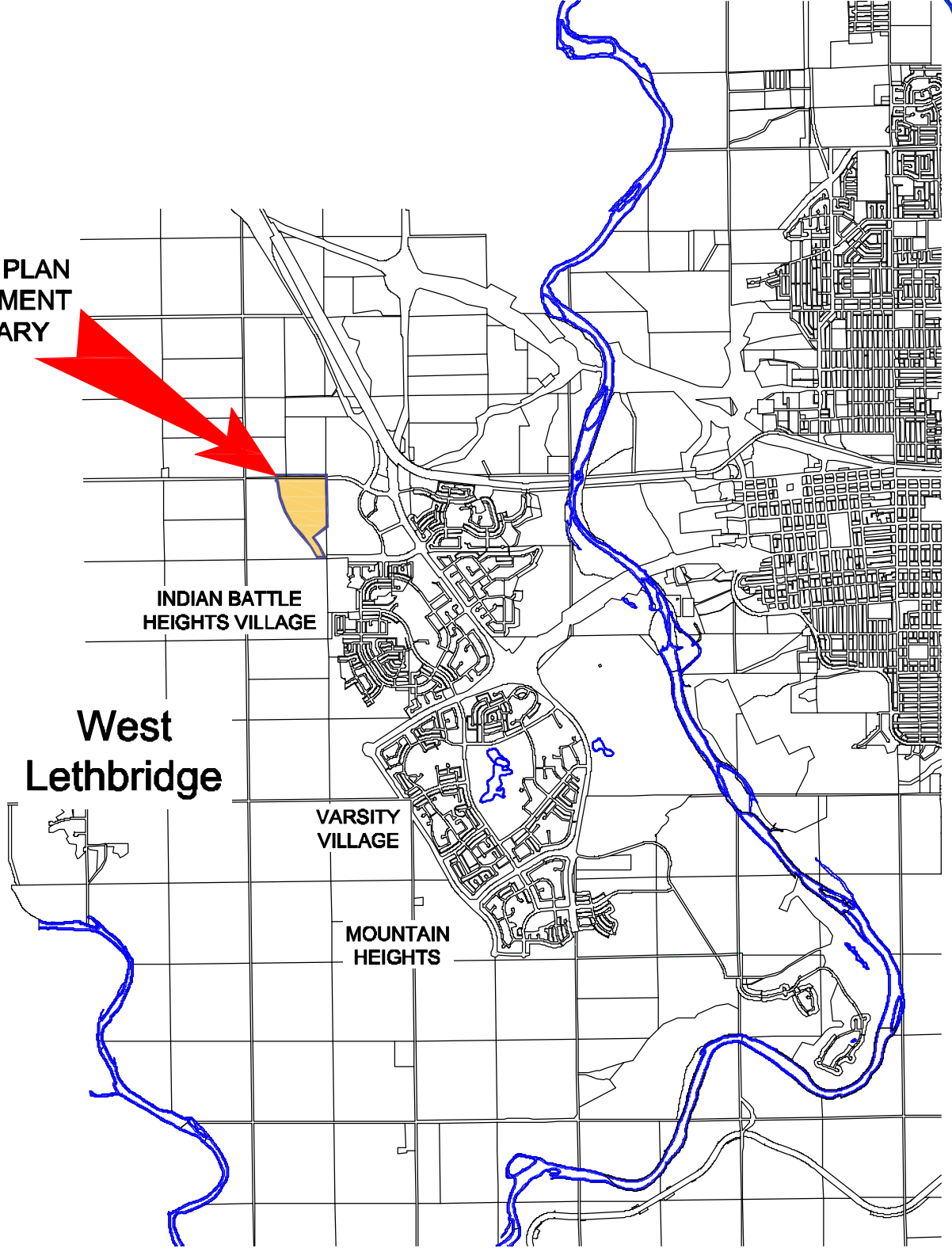


**INDIAN BATTLE
HEIGHTS VILLAGE**

**West
Lethbridge**

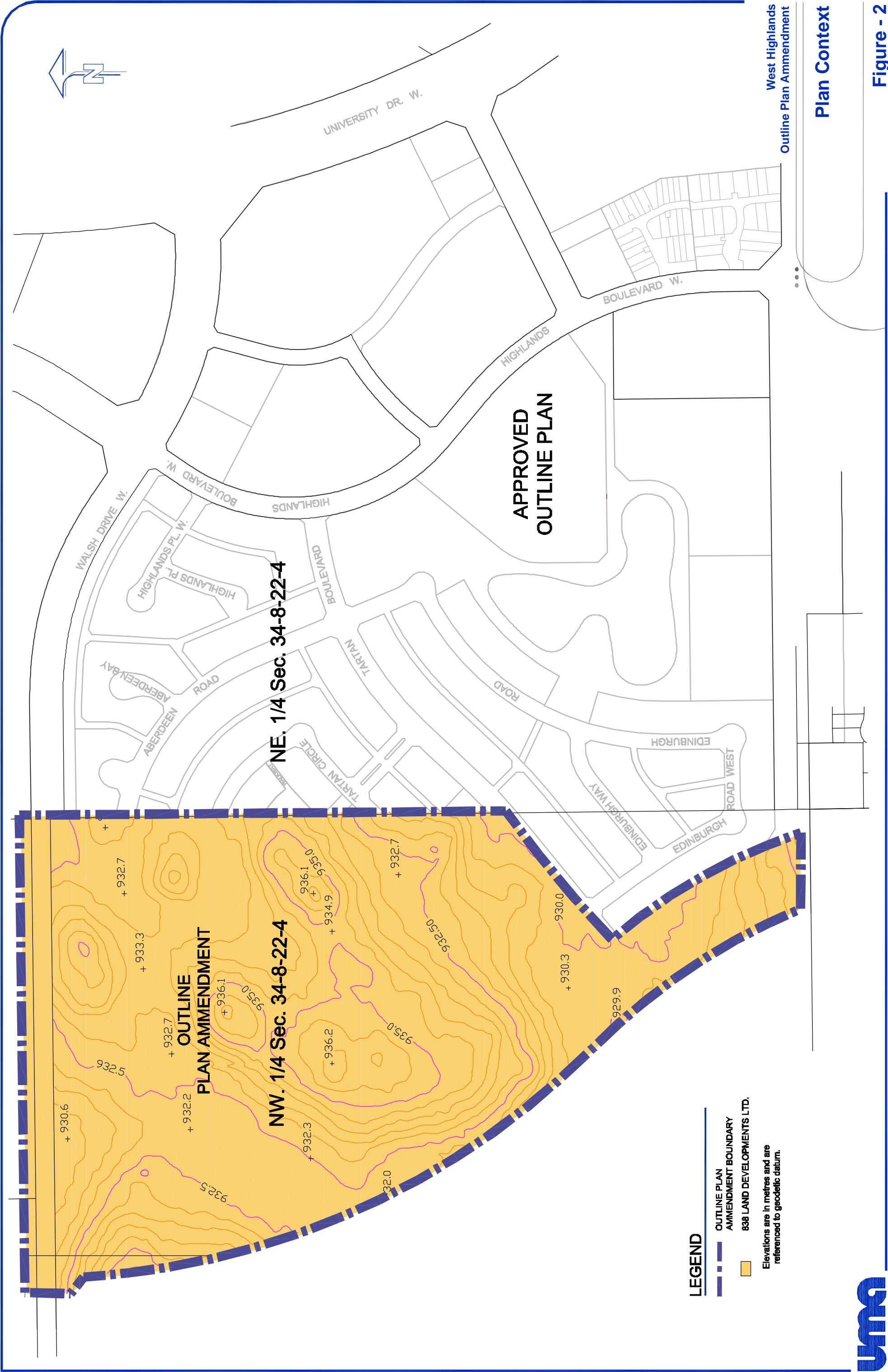
**VARSITY
VILLAGE**

**MOUNTAIN
HEIGHTS**

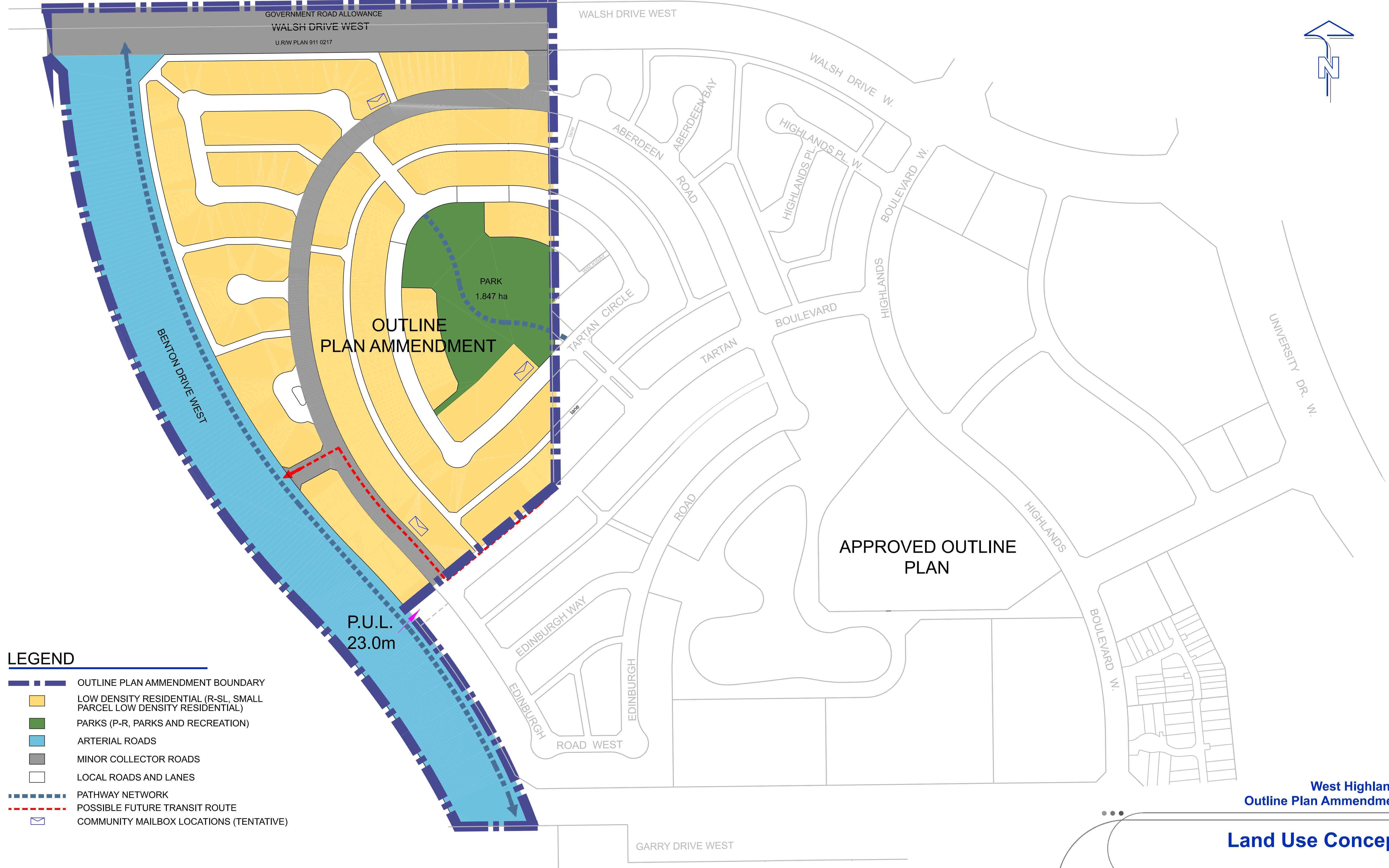


**West Highlands
Outline Plan Amendment**

Location Plan



UMA FILE NAME: 6499-042-00_01-CPF117_RX.dwg Saved By: pmaclachlan PLOT: 04/10/14 8:17:59 AM B SIZE 11" x 17" (279.4mm x 431.8mm)



LEGEND

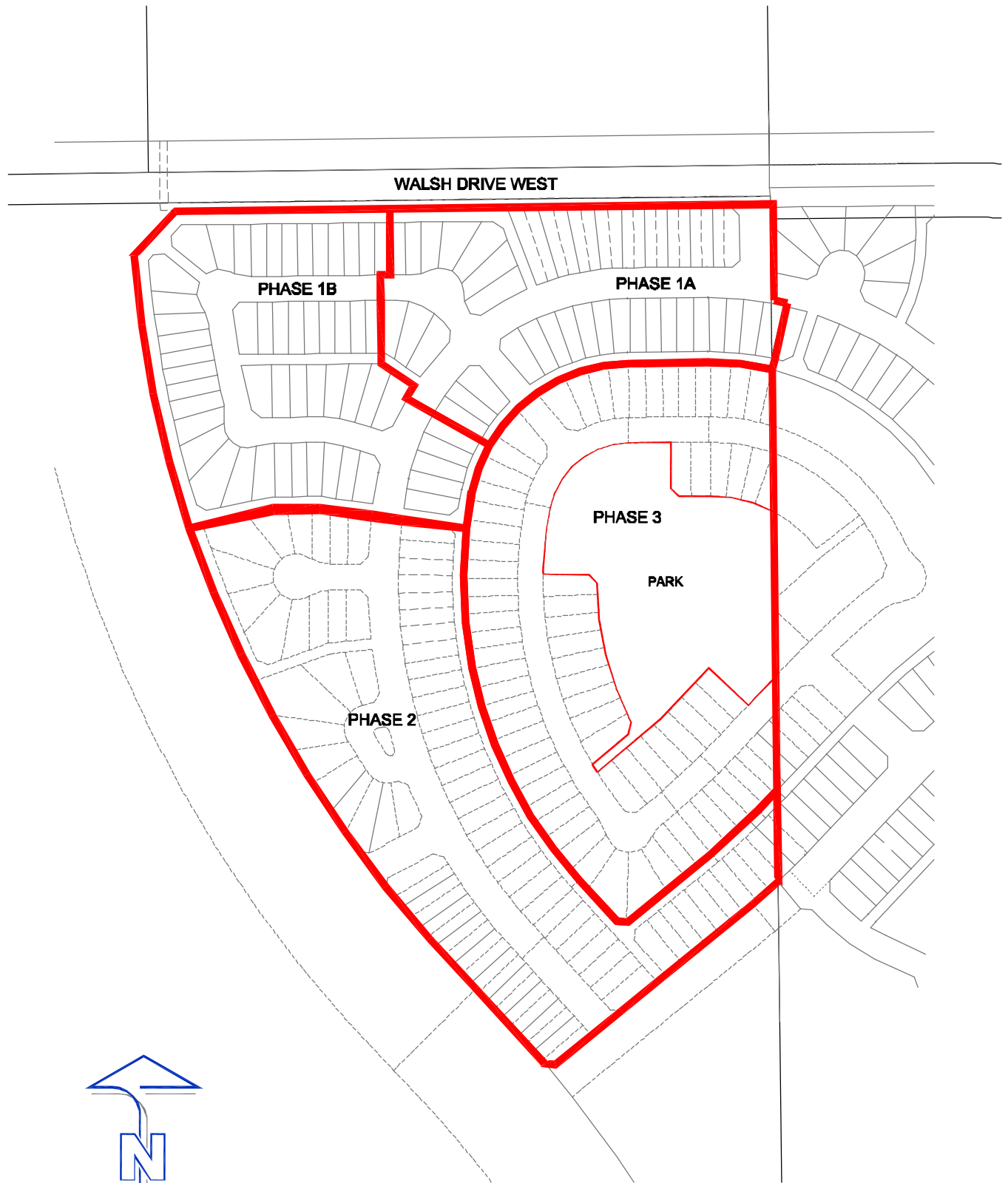
- OUTLINE PLAN AMMENDMENT BOUNDARY
- LOW DENSITY RESIDENTIAL (R-SL, SMALL PARCEL LOW DENSITY RESIDENTIAL)
- PARKS (P-R, PARKS AND RECREATION)
- ARTERIAL ROADS
- MINOR COLLECTOR ROADS
- LOCAL ROADS AND LANES
- PATHWAY NETWORK
- POSSIBLE FUTURE TRANSIT ROUTE
- COMMUNITY MAILBOX LOCATIONS (TENTATIVE)

West Highlands
Outline Plan Ammendment

Land Use Concept

Figure - 3





West Highlands
Outline Plan Amendment

Phasing Plan

Figure - 4



In addition, specific land use within the city is regulated under the provisions of the *City of Lethbridge Land Use Bylaw* (LUB), Bylaw No. 4100 as amended. According to the LUB, the entire Plan area is currently designated UR – Urban Reserve. The purpose of the UR district is to control subdivision and development until the required municipal services are available, area structure or area redevelopment plans are approved, and more appropriate alternative districts are applied. Lands within the Outline Plan Amendment area will be redistricted to the appropriate land use districts, which are further discussed in Section 3.0, prior to, or in conjunction with, the subdivision of specific stages of development.

1.4 Public Participation

Public participation has occurred during the preparation of the updated *West Highlands ASP* and the ***West Highlands Outline Plan Amendment***, through adherence to legislated notification and advertising processes. Public input was sought at an Open House for the updated *West Highlands ASP* on August 19, 2004 in order to provide surrounding land owners and interested members of the community an opportunity to review the proposed concept for development of this area, and to ask questions or provide comments prior to final consideration by City Council.

2.0 EXISTING CONDITIONS

2.1 Site Characteristics

The *West Highlands Outline Plan Amendment* area is undeveloped, and is currently under agricultural production.

Topographically, the Outline Plan Amendment area has a relatively gently sloping terrain. The majority of the area drains naturally to the southeast. Surface elevations fall gradually from an elevation of approximately 933.0 metres above sea level in the northwest to some 930.0 metres in the southeast.

Site characteristics are shown in **Figure 2**.

2.2 Historical Resources

In order to determine the need, if any, for a historical resources study within the plan area, a letter, along with a copy of the draft Outline Plan Amendment, was sent by UMA to Alberta Community Development (ACD), requesting clarification and information on possible study requirements. ACD's response indicates that they do not require any further studies to be undertaken prior to development of these lands (Correspondence to and from ACD is attached as **Appendix B**).

3.0 LAND USE CONCEPT

3.1 Objectives

The objectives of the *West Highlands Outline Plan Amendment* are:

- to guide urban development in an orderly and economical manner;
- to provide a detailed description and illustration that guides subsequent rezoning, subdivision, and development;
- to provide a range of housing options reflecting future market and demographic conditions in Lethbridge;
- to ensure that development is compatible with the quality and density of development to the east,

The Land Use Concept to achieve these objectives is shown in **Figure 3**.

3.2 Overview

The form and character of the *West Highlands Outline Plan Amendment* area is primarily influenced by the surrounding major roadway network, as well as the existing and proposed residential development to the east in initial phases of the West Highlands neighbourhood.

3.3 Land Use Designations

3.3.1 Low Density Residential

Low Density Residential development will be the predominant land use in the West Highlands neighbourhood, comprising approximately 12.23 ha, (30.0 acres) or 47% of the Gross Developable Area. Low Density residential development typically includes single and semi-detached dwelling units. Based on a proposed density of approximately 15.0 units per gross ha, (excluding Benton Drive) and 3.0 persons per unit for low density residential development, the Outline Plan Amendment area should support a population of approximately 290-300 units and 870-900 people.

It is proposed that all lands designated for **Low Density Residential** development in the Outline Plan Amendment area shall be re-districted from the current designation of **UR, Urban Reserve** to **R-SL, Small Parcel Low Density Residential** at an appropriate time prior to subdivision. The proposed zoning is shown in **Figure 3**.

3.3.2 Parks and Open Space System

The Parks and Open Space System in the *West Highlands Outline Plan Amendment* is comprised of two key elements, as shown in **Figure 3**, consisting of an integrated pathway network, and a neighbourhood park located along the eastern boundaries of the Plan area. Elements of the system are discussed below:

Neighbourhood Park – A 1.85 ha (4.57 acres) neighbourhood park has been designated along the eastern boundary of the Plan area. This park is intended to serve all the residents of the West Highlands neighbourhood, but particularly those living north of Tartan Blvd. and west of Highlands Blvd. (see **Figure 3**).

Pathway Network – It is important to provide pedestrian linkages between different neighbourhoods, school sites, and neighbourhood parks. To that end, an integrated pathway network, utilizing asphalt trails within neighbourhood parks and along arterial routes, and the existing sidewalk system through neighbourhoods, will provide a convenient means of non-motorized transport (see **Figure 3**).

Municipal Reserve – The dedication of Municipal Reserve (MR) will be the primary tool used to facilitate the development of the parks and open space system shown in the Land Use Concept.

3.4 Neighbourhood Entrance Features

Neighbourhood entrance features are not planned for this development.

3.5 Interface Treatments

In order to ensure the development of a complete and cohesive neighbourhood, it is important that elements such as lot size, aesthetic treatment, and housing style are

compatible and consistent. If an individual developer wishes to make change to the style or type of housing and/or a significant change in lot sizes, it is important that an appropriate transition take place in order not to create distinct pockets of particular development styles.

Perimeter Fence – To ensure the continuity of a complete and cohesive neighbourhood, the same style fence that currently exists on Walsh Drive West will be build along the north boundary of the development.

Architectural Control – There is no Architectural Control proposed for this development.

4.0 CIRCULATION NETWORK

4.1 Roadways and Access Points

The internal circulation network for the West Highlands neighbourhood, comprising approximately 5.26 ha (13.00 acres), or 20.0% of the plan area, is premised on an extension of the existing and proposed circulation network within initial phases of the neighbourhood.

Also, an additional 6.96 ha (17.0 acres), or 26.5% of the plan area has been allocated for the future alignment of Benton Drive West.

A Traffic Generation and Analysis Report was completed for the updated West Highlands Area Structure Plan in July, 2004 and it was determined that the internal road system and arterial access points will adequately and appropriately serve the neighbourhood.

The *West Highlands Outline Plan Amendment* circulation network, as shown in **Figure 3**, illustrates a total of two major roadways access points to the neighbourhood, namely:

- Western entrance from Benton Drive West approximately 400m north of Garry Drive (all-directional),
- Northern entrance from Walsh Drive West approximately 400 metres east of Benton Drive West (all-directional),

Minor collector and local roads will provide internal connections to the existing development and Tartan Blvd. and Highlands Blvd. Roads within the plan area will be developed to a local road standard, with a R.O.W. requirement of 16.5 metres. Minor collector roadways will require a 20.0 metre right-of-way. No property will have direct vehicle access to or from any of the arterial roadways within the Plan area.

4.2 Transit

In accordance with the City of Lethbridge subdivision design standards, public transit routes will be designed to follow collector roadways. The City of Lethbridge uses a public transit-servicing standard that provides public transit access within 400 meters of at least 95 percent

of all residences, commercial facilities and public service facilities. Highlands Boulevard will be the primary transit route through the neighbourhood, which satisfies the 400 metre distance standard. In addition, it is also suggested that transit routing may also extend west along Tartan Boulevard and through to future developments to the west if future demand warrants. Tentative transit routing is shown in **Figure 3**.

4.3 Community Mailboxes

The delivery of mail to new neighbourhoods is achieved through the installation of community mailboxes. Installed by Canada Post at strategic locations throughout the neighbourhood, these facilities are intended to provide a convenient, accessible location for all residents to retrieve their mail. In coordination with Canada Post, a number of tentative locations have been established for community mailboxes in the Outline Plan Amendment area, and are shown in **Figure 3**.

5.0 UTILITY SERVICING

5.1 Deep Utilities

Engineering work for deep utilities within the Outline Plan Amendment area has been completed as part of the original Outline Plan adopted in February, 2002. A letter from the City of Lethbridge Infrastructure Services (attached as **Appendix D**) verifies that existing capacities have been confirmed and design work has been completed to allow for development of the subject lands.

5.2 Shallow Utilities

In consultation with the respective utility companies, shallow utilities, including electrical services, telephone and cable required to service the West Highlands neighbourhood will be extended into the Outline Plan Amendment area from the existing infrastructure.

5.3 Fire Protection

The *West Highlands Outline Plan* area has been designed to meet all of the required standards and guidelines for development of this nature. Roads have been designed, and are of sufficient width, to allow for safe and convenient access for all emergency vehicles. The City of Lethbridge Fire Department confirmed (see attached **Appendix C**) that this area falls under their current standards for response time, and that all fire protection needs for West Lethbridge are met by the #2 Fire Hall located on Jerry Potts Blvd..

6.0 DEVELOPMENT STAGING AND IMPLEMENTATION

The objectives of the staging and implementation programs are to ensure that the implementation of this Outline Plan Amendment proceeds in a coordinated and cost-effective manner, and that this Outline Plan Amendment remains current through active monitoring and review. This will help to ensure that future growth and land use decisions will reflect the needs and aspirations of the local neighbourhood and the community at large.

6.1 Tentative Phasing

Generally, development will occur from east to west, and from north to south, in consideration of the orderly and economical provision of municipal services, and in response to market demand. It is expected that development will commence with the westerly extension of Aberdeen Road. Phasing is shown in **Figure 4**.

6.2 Rezoning and Subdivision

The next step in the planning process will be to apply for appropriate re-districting, consistent with the land use designations and descriptions provided within the *West Highlands Outline Plan Amendment* and the *West Highlands ASP*, and as per the process outlined in the City of Lethbridge Land Use Bylaw (Bylaw No. 4100). Rezoning and subdivision applications will be advanced for specific stages in response to market demand. Applications may be made concurrently or separately, depending upon timing and need. Proposed zoning is shown in **Figure 3**.

6.3 Amending the Plan

The *West Highlands Outline Plan Amendment* is intended to provide a detailed description and illustration of development issues such as land use, circulation, and open space development. However, the plan remains conceptual, and is subject to alterations and adjustments as a result of market conditions, new standards, and consumer demand at the time of development. Accordingly, it is important to create a flexible plan that gives a level of certainty to landowners and the community, yet also allows for appropriate change as necessary.

As Outline Plans are not a statutory plan under the Municipal Government Act, determining the regulations and requirements for adopting and amending an Outline Plan are the responsibility of the municipality. Outline Plans are currently approved by the City of Lethbridge Municipal Planning Commission, and it is anticipated that this practice would carry forward to any subsequent amendment applications for the ***West Highlands Outline Plan Amendment.***

APPENDIX A

Land Use Allocation Statistics

Appendix A: Land Use Allocation Statistics

Use	Hectares	%
Gross Area	26.3	100%
Undevelopable Lands	/	/
Gross Developable Area	26.3	100%
Low Density Residential	12.23	46.5%
Neighbourhood Park	1.85	7.0%
Internal Circulation	5.26	20.0%
Future Benton Drive West	6.96	26.5%
TOTAL	26.3	100%

*All numbers are approximate and are subject to refinement and minor revision.

APPENDIX B

*Alberta Community Development Correspondence
(Pending)*

APPENDIX C

*City of Lethbridge Fire Department Correspondence
(Pending)*

APPENDIX D

*City of Lethbridge Infrastructure Services Correspondence
(Pending)*