

Lethbridge Land

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WATERMARK

COMMUNITY OUTLINE PLAN – TECHNICAL ELEMENTS



WATERMARK COMMUNITY OUTLINE PLAN

TECHNICAL ELEMENTS - No Appendices

May 2023

Opportunity Lethbridge
5th Floor, City Hall

910 4th Avenue South
Lethbridge, AB T1J 0P6

Date: November 29, 2023

File No: OLP00015

PLANNING REVIEW TEAM - OUTLINE PLAN TECHNICAL ELEMENTS APPROVAL

RE: Watermark Outline Plan Amendment

During the Regular Meeting of City Council held on Tuesday, October 17, 2023 in City Council Chambers at 12:44 PM item 4.4.2 Watermark Outline Plan Amendment Land Use Concept was approved by the following resolution:

BE IT RESOLVED THAT City Council approve the amended Land Use Concept for the Watermark Outline Plan as per Attachment 1.

Following the approval of the Land Use Concept by City Council, Planning Review Team voted on **November 23, 2023** to accept the accompanying Technical Elements.

Members present at the meeting were:

Ahmed Ali (Transportation)

Jason Price (Planning and Design)

Andrew Sommerville (Parks)

Mark Hilger (Lethbridge Electric Utility)

Angie Olsen (Planning and Design)

Matt Harker (Water, Wastewater and Storm)

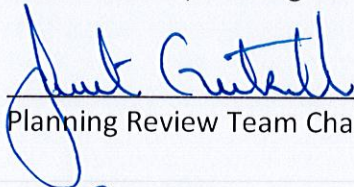
Byron Buzunis (Urban Design)

Maureen Gaehring (Planning and Design)

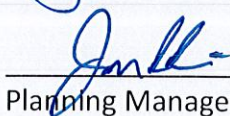
Chelsea King (Planning and Design)

Tyson Boylan (Planning and Design)

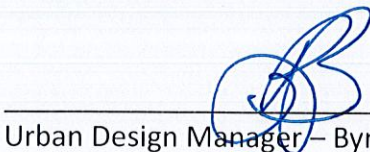
Janet Gutsell (Planning and Design)



Planning Review Team Chair- Janet Gutsell



Planning Manager – Jason Price



Urban Design Manager – Byron Buzunis. P. Eng.

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1. INTRODUCTION

1.1. OVERVIEW

The Watermark Community Outline Plan consists of approximately 141 ha of land within the Waterbridge Area Structure Plan in West Lethbridge. The plan embodies five core values: Sustain, Grow, Play, Belong, and Connect. In addition to a central plaza and main stormwater pond, parks, greenspaces, ponds, and pathways are connected throughout the plan, emphasizing local active transportation and connections to adjacent areas. A modified grid road network has been designed for safe and efficient vehicular and active transportation. Residents will have a choice of housing options including single family, duplex, townhome, and apartment-style units, achieving a density of 29 units per net residential hectare (upnha). The Watermark Community Outline Plan has been designed to respect existing topography and site features. This results in a sustainable community in which residents can ultimately grow, play, connect, and belong.

1.2. LOCATION

The Watermark Community Outline Plan area is bounded by 25th Street West (the future extension of Métis Trail) along its west side, the residential communities of SunRidge, Mountain Heights and Varsity Village along its east side, and the future extension of Chinook Trail along its south side. The residential community of Copperwood is located northwest of the site. See **Figure 1: Location** for details.

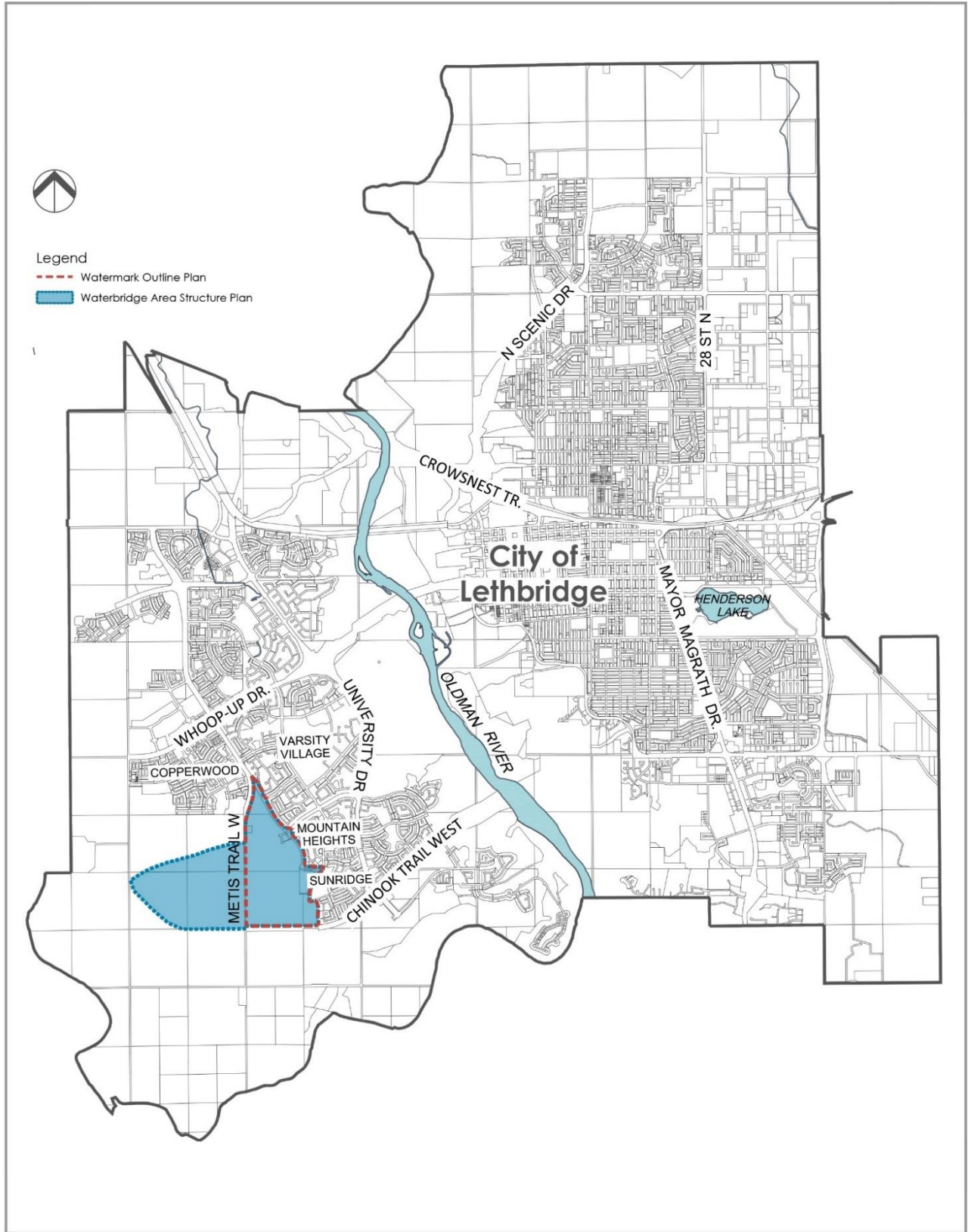


Figure 1: Location



1.3. PURPOSE & BACKGROUND

Opportunity Lethbridge has decided to undertake the preparation of the Watermark Community Outline Plan update. The Municipal Planning Commission approved the initial Watermark Community Outline Plan in 2017, however, it was later determined that the plan should be re-worked in order to accommodate for a more efficiently designed road and servicing network, with the addition of visitable housing and design policies. Opportunity Lethbridge retained WSP to develop a new Watermark Community Outline Plan.

This updated outline plan includes new land-use, servicing, and transportation frameworks that reflect industry trends and efficiencies. New design approaches include:

- Alternative road design and connections that continue to focus on a multi-modal, modified grid road network system that is pedestrian focused;
- Open space locations and design intended to be dispersed throughout the community, connected to 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
- Rearranging of the area's stormwater management system to integrate with the community, taking advantage of the area's existing topography.

This Watermark Community Outline Plan is consistent with policies outlined in the Waterbridge Area Structure Plan (ASP) that was approved by Lethbridge City Council in February of 2015.

This Watermark Community Outline Plan update is based on a pedestrian focused, modified grid road network system that is multi-modal and connected to adjacent neighbourhoods and arterial roads. The community has been designed around a significant network of stormwater management features that will contribute to the community's unique design and connected pathway / trail systems throughout the area. The transportation and servicing network has been designed to be compatible and take advantage of the area's topography, and to promote the area's stunning views and vistas to the west and south.

Innovative housing types have also been integrated into the Watermark Community Outline Plan. It was a priority of Opportunity Lethbridge to develop a new neighbourhood that includes innovative residential opportunities, such as 'visitable' housing, which will provide the opportunity for those with mobility issues, those who want to extend their opportunity to 'age-in-place', or for those who may choose to live in a home that is more accessible or with a front entry at ground level. Along with visitable housing, the Watermark Community Outline Plan will also include other low to medium density housing types to serve existing market demands.

A Vision and set of Guiding Principles have been developed to illustrate the future intent of the Watermark Community.



1.4. PROPERTY OWNERSHIP

The properties that comprise the Watermark Community Outline Plan area are owned by the City of Lethbridge:

- City of Lethbridge – C. of T. 111 153 619+3 being a portion of the NE ¼ Section 14-8-22-W4M containing 15.37 ha (37.96 ac)
- City of Lethbridge – C. of T. 751 130 428D being the major portion of the NW ¼ Section 14-8-22- W4M containing 64.72 ha (159.92 ac)
- City of Lethbridge – C. of T. 101 017 493 being a minor portion of the SE ¼ Section 23-8-22-W4M containing 1.02 ha (2.53 ac)
- City of Lethbridge – C. of T. 111 186 538+1 being the SW ¼ Section 23-8-22-W4M containing 52.4 ha (129.49 ac)
- City of Lethbridge – C. of T. 111 186 538 being the major portion of NW ¼ Section 23-8-22-W4M containing 5.97 ha (14.76 ac)
- City of Lethbridge – C. of T. 101 218 536 Plan 1012889, Block 1, Lot2PUL containing 0.70ha (2.18 1.73 ac)

Current Certificates of Title for all parcels have been included in **Appendix A**.



2. POLICY CONTEXT

The Watermark Community Outline Plan is well-aligned with higher-level policies. This section provides a high-level policy review of the Provincial and Municipal plans and supporting policies for the plan.

A Policy & Legislative Review Report was drafted to inform the development of the Watermark Community Outline Plan (see **Appendix B**). The report summarizes all relevant Provincial and Municipal plans that influence the development of the Watermark Community Outline Plan.

2.1. MUNICIPAL GOVERNMENT ACT

Planning policies and procedures are governed by the Municipal Government Act (MGA) which dictates the authority of each municipality to develop plans, issue permits, and state what information is to be included in each type of approval. In particular, Part 17, *Planning and Development* of the MGA outlines a variety of components for land use at the municipal level, including the establishment of planning authorities, statutory planning documents, general land use provisions, development levies, subdivision of land, the use of reserve land, and appeal processes.

Section 633 of the MGA sets the requirements and content for the development of Area Structure Plans. The *Waterbridge Area Structure Plan*, which guides the development of the Watermark Community Outline Plan, follows the prescriptive structure of the MGA.

The MGA does not set the requirements for drafting Outline Plans; however, Outline Plans must be consistent with what is dictated in their superior Area Structure Plan.

2.2. SOUTH SASKATCHEWAN REGIONAL PLAN

The purpose of the South Saskatchewan Regional Plan (SSRP) is to set the stage for robust growth, vibrant communities, and a healthy environment within the region over the next 50 years. The SSRP identifies strategic directions for the region to the year 2024. A key strategic direction of the SSRP is to promote an efficient use of land, which Watermark achieves by strategically designing roads, neighbourhoods and servicing layouts to minimize earth moving and take advantage of the natural topography of the area.

2.3. CITY OF LETHBRIDGE MUNICIPAL DEVELOPMENT PLAN

The City of Lethbridge's new Municipal Development Plan (MDP) (Bylaw 6265) was adopted in 2021. The Watermark Community Outline Plan outlines many policies which are in line with the new MDP, including ensuring opportunities for healthy living in the city, ensuring a minimum residential density of at least 27.5 dwelling units per net residential hectare, ensuring a choice of housing within the plan area, promoting opportunities for unstructured recreation, promoting walkable neighbourhoods, implementing a modified grid street layout, and supporting barrier-free accessibility. Watermark provides a wide range of recreational and active transportation opportunities across the community where multi-use trails and pedestrian walkways connect a mix of pocket, community, and linear parks across the plan area. Watermark exceeds the required residential density and offers a choice of housing in the area including single family, duplex, townhome, and apartment style housing, as well as options for visitable housing and the construction of secondary suites.

2.4. TRADITIONAL KNOWLEDGE AND USE ASSESSMENT, CITY OF LETHBRIDGE: SOUTH SASKATCHEWAN REGIONAL PLAN COMPLIANCE INITIATIVE, ENVIRONMENT AND HISTORIC RESOURCES STRATEGY

This assessment was conducted by the Alberta members of the Blackfoot Confederacy’s Traditional use Consultation Departments of the Blood Tribe, Piikani First Nation, and Siksika First Nation in association with Arrow Archaeology Limited to assess a number of publicly accessible lands within the City of Lethbridge. The lands occupied by the City of Lethbridge are within Blackfoot traditional territory. Although urban development has impacted the local landscape, there are existent traditional knowledge and resources within City lands, and in lands in and surrounding the Oldman River Valley. The city contains important traditional plants, natural resources, and historical sites for the Blackfoot Confederacy and other First Nations and Indigenous peoples, remains of ceremonial sites, habitations sites and others.

The report provides a list of considerations to help preserve Blackfoot and First Nations culture and help educate and inform citizens of Lethbridge and visitors about those cultures and history. The following consideration is applicable to the Watermark project area:

- Consideration be given to the City facilitating the creation and display of First Nations and Indigenous public art within the city. There are significant numbers of Blackfoot and other Indigenous artists in southern Alberta and their art tends to be underrepresented in public displays. It is our view the City could and should commission First Nations and other Indigenous artists to create art for public display in the City of Lethbridge as a means of fostering understanding of First Nations cultures and enhancing cultural knowledge and understanding between First Nations, Indigenous peoples and the general public.

(Traditional Knowledge and Land Use Assessment Final Report, page 101)

The Watermark Project Area (depicted by Map 6 in the report) does not contain any historical site locations assessed by the Blackfoot Confederacy under this project.


The Project Area does not contain any selected traditional plant locations that are considered to be significant medicinal or ceremonial plants to the Blackfoot people as assessed by this project.

2.5. WATERBRIDGE AREA STRUCTURE PLAN

The Waterbridge Area Structure Plan (ASP) (Bylaw 5907, approved in February 2015) creates a structure to accommodate future new community growth in a defined area of West Lethbridge. It contains land use and development guidance for the general public, developers, landowners, Municipal Planning Commission members and City Council. The Waterbridge ASP links the City’s MDP to the Land Use Redesignation and Subdivision process and articulates the range of land uses, residential densities, community facilities, open spaces, transportation networks, and municipal servicing, which are necessary for a new and complete community for the residents of Lethbridge.

The Watermark Community Outline Plan meets the goals and objectives of the Waterbridge Area Structure Plan, which are:

- Goal 1: Provide for a variety of housing, neighbourhood amenities, or services by incorporating a mix of land uses, including: residential, local commercial, recreational and institutional uses.
- Goal 2: Make various transportation options convenient and efficient for residents and encourage active transportation modes by enhancing the permeability and connectivity within the subdivision.

- 
- Goal 3: Provide a safe, convenient and diverse network of pathways and open spaces in the subdivision.
 - Goal 4: Incorporate natural environmental aspects of the stormwater management system into the open space plan.
 - Goal 5: Foster a sense of connectivity between subdivisions through the creation of spaces and places which promote social activities and interaction.

The Watermark Community Outline Plan follows the policies of the Waterbridge Area Structure Plan. The following policies highlight some of the key alignments between the Outline Plan and ASP:

5.1.1 Secondary suite opportunities and their potential locations will be considered at the Outline Plan stage.

5.4.6 Natural areas, bioretention and stormwater facilities are encouraged to be designed into the open space system to enhance the quality of stormwater while offering passive recreation and educational amenity.

6.2.2 The internal collector road network shall be designated as a modified grid pattern.

6.3.2 A combination of local pathways and sidewalks within the residential area will provide access to neighbourhood nodes and park nodes within the residential development.

3. PHYSICAL CONTEXT 7

3.1. TOPOGRAPHY

The area's elevations range from 927 to 941 metres above sea level. The site's lowest elevations are located along the north-eastern side of the site, adjacent to the Mountain Heights neighbourhood. The higher areas of the site (937 m and above) are located in the southern portion of the site. The three highest points offer striking views to the south and south-west of the Oldman River valley parks system. Please see **Figure 2: Existing Topography**.



Figure 2: Existing Topography

3.2. EXISTING UTILITIES

Shallow utilities including natural gas, power, street lighting and telecommunications are available in the area adjacent to the site. Utilities will be extended by the respective franchise utility companies from their major trunk services. Utilities will be placed within road rights-of-way or easements registered to lands within the plan area. Fibre optic technology will be utilized wherever possible and available.

Some overhead power lines currently exist within the plan area but are considered as temporary. These will be relocated as necessary as development proceeds. There are existing transmission lines located along the eastern property line Metis Trail W. The removal or retention of transmission lines is subject to the removal or retention of the substation located within the plan area. The timing of the sub-station removal is at least 25 years if at all. See Figure 3: Existing Utilities for clarification. See **Figure 3: Existing Utilities** for clarification.

There are no regulated pipelines or well sites within the plan area.

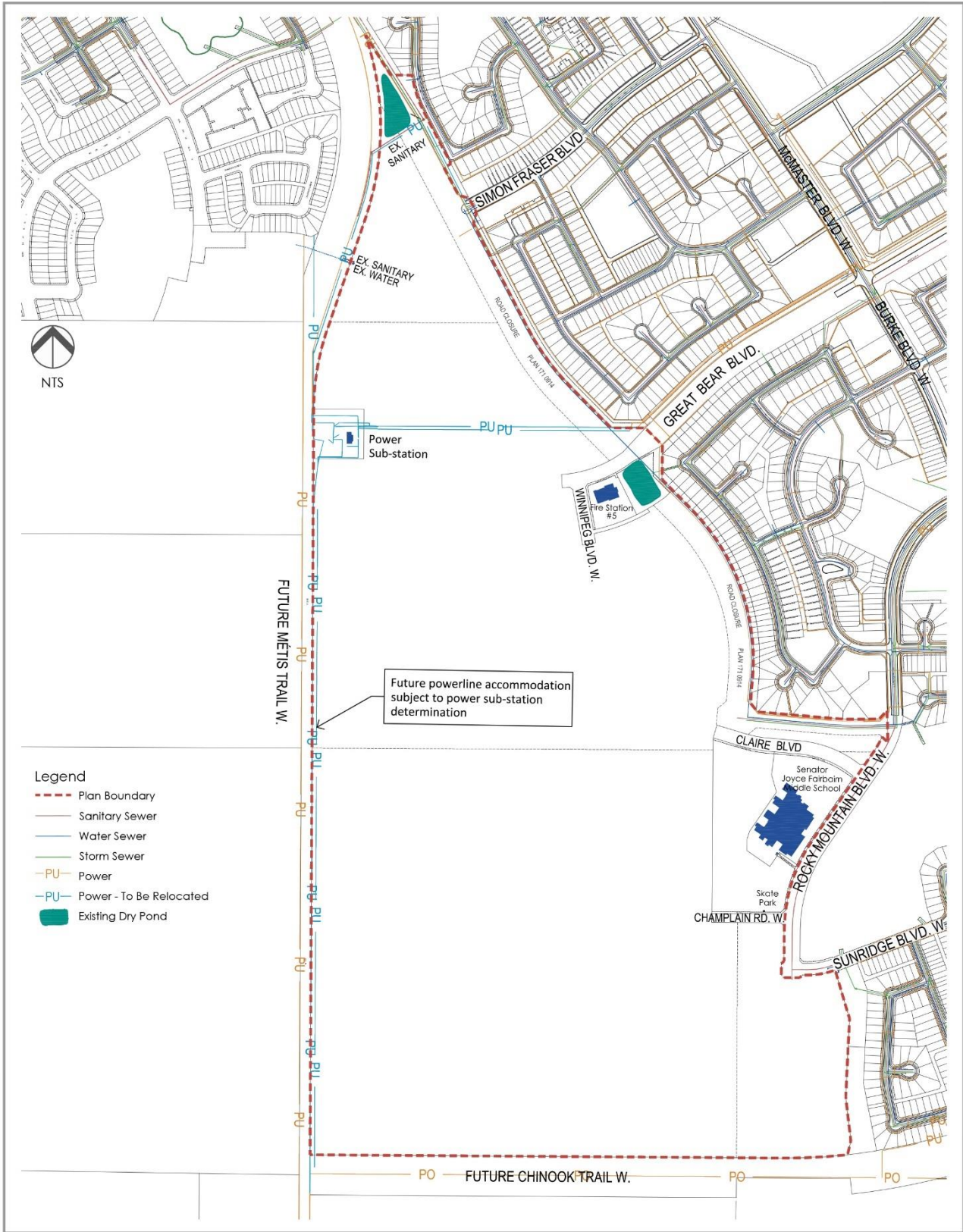


Figure 3: Existing Utilities

3.3. GEOTECHNICAL EVALUATION

In 2012, EBA Engineering Consultants was retained by Opportunity Lethbridge to undertake a desktop geotechnical evaluation of the Waterbridge ASP lands, now known as the Watermark lands. The underlying subsoils consist generally of clays and clay glacial tills. The groundwater table has been identified as being low enough such that significant groundwater problems are not expected during utility trench excavation with minimal dewatering required.

The report indicates that the subsoils are suitable for use as a compacted clay storm pond liner and are suitable for conventional shallow and deep building foundation types. Clays with high swelling potential (high plastic clays) have not been explicitly identified in this report. The report also recommends a geotechnical investigation be undertaken upon development.

Please see **Appendix C** for the complete Geotechnical Evaluation report.

3.4. TOPSOIL PRE-DISTURBANCE SITE ASSESSMENT

In 2015 TetraTech (EBA) was retained to undertake a topsoil survey of the Watermark lands. The results of that study indicated that the total depth of topsoil and underlying “browns” material to be approximately 0.3 – 0.4 m thick. Although not mentioned in the report, a geotechnical engineer can provide mixing ratios to allow for limited disposal of browns material by way of mixing with clean material for use as structural fill.

Please see **Appendix D** for the complete Topsoil Site Assessment report.

3.5. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Opportunity Lethbridge contracted WSP to conduct a Phase I Environmental Site Assessment (ESA) of the future Watermark Community development. Watermark is located predominantly within SW 23-08-22 W4M & NW 14-08-22 W4M but also small portions of NW 23-08-22 W4M and NE 14-08-22 W4M. The objectives of the ESA were to identify evidence of actual or potential contamination on the site and to summarize Contaminants of Potential Concern, Potentially Contaminating Activities, Areas of Potential Environmental Concerns, and Areas of Environmental Concern. The purpose of the ESA was to provide information to Opportunity Lethbridge for a due diligence investigation prior to development.

There were five (5) Areas of Potential Environmental Concern identified with the associated recommendations:

- Areas of sparse vegetation in the north, east-central and southeastern portions of the site. No further investigation is recommended in this area.
- Presence of soil piles southeast of the school and skate park of unknown origin. Unless the origin of soil piles can be confirmed as originating from the site, soil sampling should be conducted to determine the suitability of this soil for reuse on-site, or the soil piles should be disposed to landfill.
- Possible organic soils associated with ephemeral wetlands. If encountered, organic soils (APEC #3) should not be used as engineered fill beneath buildings or under sealed surfaces such as asphalt parking lots due to the potential for methane generation and accumulation.
- Substation on the western boundary of the site and pole-mounted transformer east of the substation. No further investigation is recommended in this area.

- Presence of transformers along the eastern boundary of the site. No further investigation is recommended in this area.

If threatened or endangered species are discovered during construction, appropriate Provincial and Federal regulations will be followed. Please see **Appendix E** for the complete Phase I Environmental Site Assessment report.

3.6. WETLAND IMPACT ASSESSMENT

In 2015, TetraTech was retained by Opportunity Lethbridge to determine the presence of waterbodies within the proposed development area and assess for potential impacts associated with construction of the Waterbridge study area.

The land within the study area has been primarily utilized for cropland and has not been previously developed. Site construction would require stripping and grading, which will result in impacts to wetlands and waterbodies, including the loss of some of the wetlands where avoidance is not possible.

A field survey was conducted in 2015 and eleven wetlands were confirmed to be located within the study area. Of the eleven wetlands identified, five were classified as ‘seasonal’ and six were identified as ‘temporary’. A ‘seasonal’ wetland is identified as ‘typically flooded for most of the growing season but has little or no surface water remaining by the end of summer’. A ‘temporary’ wetland is identified as ‘typically flooded every year for a short period of time after snowmelt or a heavy rainfall, but otherwise lacks surface water’.

The assessment noted that the location of the wetlands within the study area conflict with the necessary road and subdivision requirements for effective land development, and therefore, cannot be avoided. Project construction is anticipated to result in permanent disturbance to 11 wetlands. Approval under the *Alberta Water Act* has been issued to remove the 11 wetlands from the site.

Please see **Appendix F** for the complete Wetland Impact Assessment report.

3.7. WETLAND LOSS COMPENSATION

Ducks Unlimited Canada (DUC) supports the protection of wetlands as the foundation to fulfilling the goals of the North American Waterfowl Management Plan. In cases where avoidance or minimization of the wetland impacts cannot be achieved, DUC, through its proactive wetland restoration programs, support the mitigation process by providing restoration of drained wetlands as a compensation option resulting in no net loss of wetlands.

The Wetland Impact Assessment report noted that there would be a direct loss of 6.73 hectares of wetland habitat. With the replacement ratio of 3:1, 20.19 hectares of restored wetland habitat will be required. The cost of restoring these wetlands in Alberta for this region was set at \$10,000 per hectare and has been fully paid to DUC in 2015. All wetlands within the Watermark Outline Plan area can therefore be removed.

Please see **Appendix F** for the complete DUC Compensation Loss Memo.

3.8. WILDLIFE SURVEY

In 2015, TetraTech conducted wildlife surveys for Opportunity Lethbridge for the Watermark Community Outline Plan area. The wildlife surveys included an amphibian survey, a raptor nest survey, and a general reconnaissance within the study area.

The survey findings included:

- A key wildlife biodiversity zone was identified south and east of the project study area, but development is not anticipated to affect wildlife habitat in this zone;
- No amphibians of species of management concern were identified during the completed Auditory Amphibian Survey, however Boreal Chorus Frogs (more than ten) were identified throughout the study area;
- No raptor nests were identified during the Raptor Nest Survey; however, sensitive Swainson’s Hawks were observed approximately 100 m northeast of the study area and a Red-tailed Hawk was observed approximately 100 m southwest of the study area. Neither hawk species were exhibiting behaviour indicative of a nest in close proximity, and no ground-nesting raptor species were observed.
- The wildlife reconnaissance survey noted that the study area is comprised primarily of cultivated land which is generally considered low quality habitat for wildlife, although wildlife will still use the area. A total of one amphibian species, 21 bird species, and three mammal species were identified. No reptiles were identified.

Please see **Appendix G** for the complete Wildlife Survey Report. Construction activities will respect provincial and federal regulations to protect threatened or endangered species.

3.9. HISTORICAL RESOURCES APPROVAL

In 2015, Opportunity Lethbridge was granted *Historical Resources Act* (HRA) approval for development of the then-proposed Waterbridge Community (HRA file No. 4840-09-0115-001). Since that time, the Project name was altered, and minor revisions to the property boundaries added new lands for inclusion in the plan area.

To obtain HRA approval for the updated Outline Plan area, WSP submitted a Historic Resources application amendment to Alberta Culture, Multiculturalism and Status of Women (ACMSW). This application included a description of changes to the Project and a desktop screening of factors influencing historical resources sensitivity. The Project includes no lands currently included in the *Listing of Historic Resources*, indicating that no historic resources requiring avoidance or additional assessment have been identified within or adjacent to the Project area; and the potential for encountering intact portions of significant archaeological sites was determined to be low in the Project Area.

Based on review of this application, ACMSW granted HRA approval for development of the amended Project (HRA File No. 4840-09-0115-002). This approval is subject to the Standard Conditions of Section 31 of the HRA:

- If a historical resource is encountered, documentation may be required, and the artifacts will be left in place unless otherwise specified by the Historic Resources Management Branch of ACMSW.

Please see **Appendix H** for the complete Historical Resources Approval.

3.10. EXISTING AND SURROUNDING LAND USES

The plan area is primarily used for agriculture and is zoned FUD – Future Urban Development. However, an existing sub-station is located along the west side of the site, adjacent to the future Métis Trail. This sub-station is part of a looped transmission system and may be relocated out of the plan area at the end of its life-cycle (estimated 20+ years). The decision to remain in this current location or to relocate the facility will be subject to further evaluation in the future. The feeder lines associated with this substation will be accommodated in the Great Bear Boulevard road right-of-way.



Senator Joyce Fairbairn Middle School is also located in the east portion of the plan area on Rocky Mountain Blvd. The school site is zoned DC – Direct Control. Fire Station # 5 is a recently constructed Emergency Services building that is located within the plan area on Great Bear Blvd. The site is zoned P-B – Public Building.

The surrounding land uses include agriculture lands to the south and west and residential neighbourhoods to the north and east. Specifically, the Copperwood neighborhood is located on the area’s north-west side, and the neighbourhoods of Mountain Heights and SunRidge are located adjacent to the area’s east boundary.

3.11. OPPORTUNITIES AND CONSTRAINTS

The following is a description of the plan area’s opportunities and constraints. **See Figure 4: Opportunities and Constraints** for details.

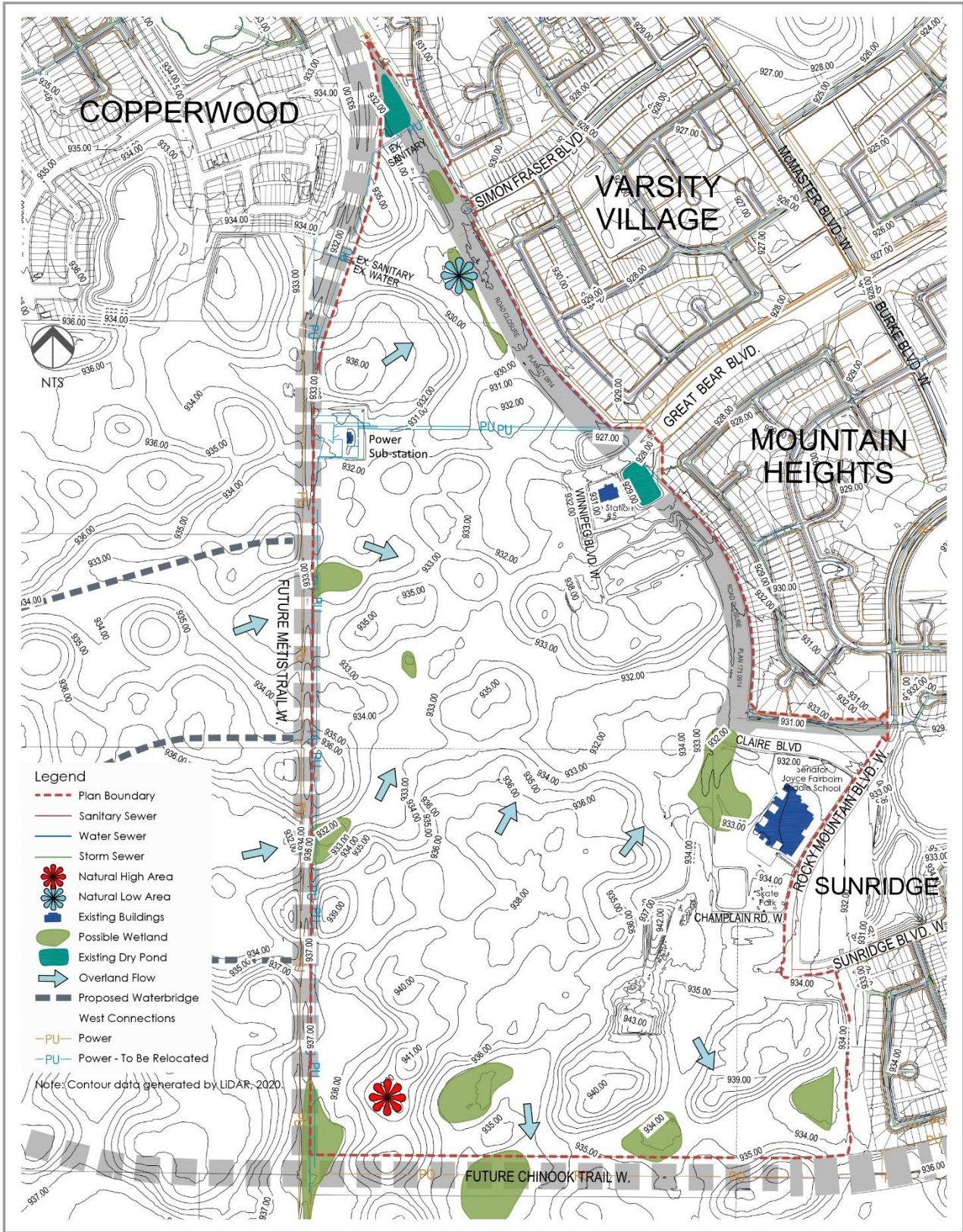


Figure 4: Opportunities and Constraints



3.11.1. OPPORTUNITIES

The plan area features many opportunities for future development:

- **SunRidge Park:** Located adjacent to the plan area on its east side next to Senator Joyce Fairbairn Middle School, is the SunRidge Park. This park includes a lake and wetlands that serve as a functional storm pond system and feature a boardwalk, bridges, fountains, and a waterfall. The park also offers active recreational opportunities including a playground and opportunities for sledding in the winter. This park exemplifies many of the open space and stormwater management concepts that are reflected in the Watermark Community Outline Plan. It will be important to ensure that SunRidge Park is connected and accessible from the Outline Plan’s open space / pathway / trail network.
- **Existing topography:** The plan area’s unique topography offers opportunities for a system of stormwater ponds surrounded by parks. Existing low-lying areas are the natural choice for stormwater facilities and present the opportunity for a system of facilities embodying the “Watermark” theme of this new development.
- **Surrounding transportation network:** Watermark is situated adjacent to existing communities and is able to easily facilitate the connection of roadways into the existing and planned neighbourhood. Being able to tie into the existing neighbourhoods and located adjacent to the future Métis Trail and Chinook Trail, Watermark benefits from excellent transportation connections which support the addition of medium and mixed uses density at gateways to the area.

3.11.2. CONSTRAINTS

The following are the constraints identified within the plan area:

- **Elevation and topography features:** Although the site’s high elevations have been included as an opportunity, due to the view and vistas they offer, the plan area’s elevation varies significantly from the north to the south. As such, drainage is a concern through the plan area, but also to the adjacent neighbourhoods to the east. The design of the plan area has been focused around the site topography in order to respect the site’s natural environment and to reduce the costs of earth-moving during construction, while ensuring development of the plan area does not negatively impact drainage of adjacent properties.
- **Substation:** An existing power utility building is located along the future Métis Trail in the western portion of the plan area. Because this building is anticipated to be relocated in the future, it has been designed as a ‘swing site’ so it can be transitioned to other land-uses.




4. DEVELOPMENT CONCEPT

The Watermark Land Use Concept is documented under separate cover in the *Watermark Community Outline Plan Land Use Concept* report. It was developed using the development vision, values and objectives as documented in the following sub-sections.

4.1. VISION & CORE VALUES

To develop Watermark’s vision and core values, Opportunity Lethbridge and WSP visited several communities across western Canada that exemplify sustainable, accessible, complete communities. Elements from these sample communities were chosen according to features that fit and complement the Lethbridge market. The following vision and core values are intended to guide the development and marketing of Watermark by expressing the vision and prominent features of the community at completion.

4.1.1. VISION STATEMENT



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.

4.1.2. CORE VALUES



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 has been 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.



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 through visitable access homes.

Opportunities to Learn: Building off the opportunities in West Lethbridge for elementary, junior and senior high schools and the University, Watermark is a place to grow and learn.



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.



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 modified grid 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.



Accessibility & Mobility: Accessibility and mobility considerations will be integrated into the design of housing, transportation routes, the 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.

4.2. DEVELOPMENT OBJECTIVES

Several development objectives have been created to guide the planning and development of Watermark:

- 1 Efficient use of land:** Watermark will achieve a minimum density of 28 units per net residential hectare. Efficiency in land use means less farmland converted to housing and lower costs which are passed on to the buyer.
- 2 Diversity of housing types to support housing choice:** Watermark includes a diversity of housing types including a variety of lot sizes for single family homes, duplex and townhomes, as well as medium density and mixed-use development sites. Inviting a range of household sizes and incomes is fundamental to building a complete community.
- 3 Minimize land disturbance:** Stormwater facilities in Watermark have been carefully designed according to the natural topography of the site. Locating stormwater sites in the low areas of the plan creates benefits from the existing natural drainage patterns and minimizes land disturbance.
- 4 Promote wayfinding and walkability:** Watermark's modified-grid design promotes wayfinding and walkability by minimizing walking distances to local destinations and results in logical connections throughout the plan area. Additional pedestrian pathways shorten walking distances further and help to promote the use of active modes within the community.
- 5 Connect open space and parks:** The connected system of parks, pathways, and greenspaces within Watermark encourages use and connects to areas outside the neighbourhood.

4.3. TRANSPORTATION & CIRCULATION

The Watermark Community Outline Plan proposes a transportation network which uses a modified grid street design to align with grading, support drainage, and most importantly, provide connections for people of all ages and modes throughout the neighbourhood. The road network is based in principle on that proposed in the Waterbridge ASP with priority to maintain the proposed connections to Waterbridge West at consistent locations along Métis Trail. The transportation network includes a blend of arterial, collector, and local roads with sidewalks or multi-use trails to accommodate people walking and cycling and with additional internal multi-use trails that connect the green spaces to each other and other key destinations.

4.3.1. TRAFFIC IMPACT ASSESSMENT

A traffic impact assessment (TIA) was completed to support the Watermark Outline Plan. This assessment reviewed the cumulative impact of the additional traffic generated from growth in Lethbridge, the Watermark Outline Plan area and the Waterbridge West ASP area on the existing and proposed roads, intersections and active mode connections in the study area. The TIA identified necessary controls and configurations for intersections along Metis Trail and Chinook Trail, as well as upgrades to the existing intersection of McMaster Boulevard and Great Bear Boulevard.

See **Figure 5: Roadways**, **Figure 6: Active Transportation**, and **Figure 7: Street Names** for details. All streets, except where otherwise noted, intersections, pathways and crossings are designed according to City of Lethbridge Design Standard (2021 Edition). A copy of the Transportation Impact Assessment completed for Watermark is presented in **Appendix I** with a summary of some findings identified as follows.



4.3.2. ACCESS & EXTERNAL ROADWAY SYSTEM

The Watermark Community is bounded by two future arterial roadways: the future Chinook Trail West right-of-way to the south, and the future Métis Trail West right-of-way to the west. These two arterials will be the key corridors for vehicular access to the Watermark neighborhood. These roadways will be accessed by five proposed collector roads. Métis Trail is accessed by the proposed extension of Great Bear Boulevard, Claire Promenade and Wollaston Boulevard. Chinook Trail is accessed by two new proposed north south collector roads (Atlin Boulevard and Bistcho Boulevard) that intersect with SunRidge Boulevard. Great Bear Boulevard will be a Super Collector between Métis Trail W and Simon Fraser Boulevard, and a major collector east of Simon Fraser Boulevard. Other collector roads are proposed as Community Entrance Roads at the arterial connection with a transition to either major or minor collectors, dependent on volumes as illustrated in **Figure 5: Roadways**.

4.3.3. INTERNAL ROADWAY SYSTEM

The modified-grid internal roadway system efficiently moves vehicles along collector roadways and provides route choice and easy navigation along local roads. The local road network prioritizes short connections between homes and destinations, which is important for people walking and cycling. Laneways have been included depending on adjacent street types and to support housing types.

All collector to collector intersections and identified priority crossing locations should be traffic calmed which may include curb extensions or appropriate pedestrian crossing controls.

It is noted that additional electrical infrastructure is typically needed on Community Entrance Roads to facilitate the number of circuits needed. Special consideration to accommodate this infrastructure is to be considered.

4.3.4. TRANSIT ROUTES

The public transit network will utilize the main collector and arterial roads within the plan area. The modified grid pattern network will increase the efficiency of and accessibility to the transit system and help ensure Lethbridge Transit can meet its core service targets, following the direction of the Transit Master Plan. The TIA confirms that transit can be accommodated on all collector roads. This will provide numerous transit routing options depending on the future transit planning completed in the community.

4.3.5. TRANSIT SERVICE CRITERIA:

- Appropriate transit routes, stops, and terminals shall be determined in partnership with Lethbridge Transit and in accordance with their service standards.
- Transit stops may be placed at all Neighborhood Nodes.
- All public transit stops and hubs shall be connected through a barrier-free sidewalk or pathway to adjacent land uses.
- Where possible, bus stops should be located in close proximity to high density areas such as multifamily residential, institutional, commercial and recreational land uses.
- Transit routes within the plan area should be linear to maximize efficiency by minimizing the number of turns in accordance with Lethbridge Transit service standards.
- Transit routes and stop locations will be determined as the neighbourhood develops and may be subject to change.

4.3.6. ACTIVE TRANSPORTATION

Watermark’s core value, Connect, is exemplified through the active transportation network. The modified grid system promotes active transportation by facilitating shortened travel time and efficiently offering a choice of routes throughout the plan area. A network of pedestrian walkways and shared use paths connect Watermark’s feature ponds, open spaces, and central plaza with the residential areas, see **Figure 6: Active Transportation**.

In order to incorporate the proposed community pedestrian network, multi-use pathways will be incorporated within the standard street cross-sections for the Minor Collector, Major Collector and Community Entrance Road. There are several optional ways that the wider (3.0m) pathway can be incorporated into the streetscape. One potential option that was developed in consultation with City Electric Utility is to shift the transformer alignment into the Utility Right-of Way. This would allow the pathway on one side of the street to shift to 0.5m from the ROW line. This will facilitate the 3.0m multi-use pathway while allowing a minimum space between the streetlight and edge of pathway of 1.2m.

4.3.7. STREET NAMING

Opportunity Lethbridge has worked with the City’s Street Naming Committee to develop a street naming template. This street naming template utilises bodies of water throughout Canada. Water bodies from every Province and Territory have been accounted for in the naming convention, presented in **Figure 7: Street Names**.

4.3.8. DRIVEWAY/ACCESS RESTRICTIONS

In order to achieve community design goals, front driveways are restricted on the Community Entrance Roadways, Super Collectors, and Major Collectors within the plan area. The only exception to this restriction is the portion of Claire Promenade adjacent to Senator Joyce Fairburn Middle School.

Lanes can not intersect with Super Collector Roadways and accesses to properties along Super-Collectors can only be right-in and right-out, unless a detailed engineering solution is developed and approved by the Transportation Department with consideration to queuing, safety, traffic volume and other relevant considerations at the time of development.

Figure 5 shows an alternate lane termination configuration to be used where relevant, as determined in each location at the time of development. This will allow rear solid waste collection to be used in select locations in consultation with and if approved by the Solid Waste Department.

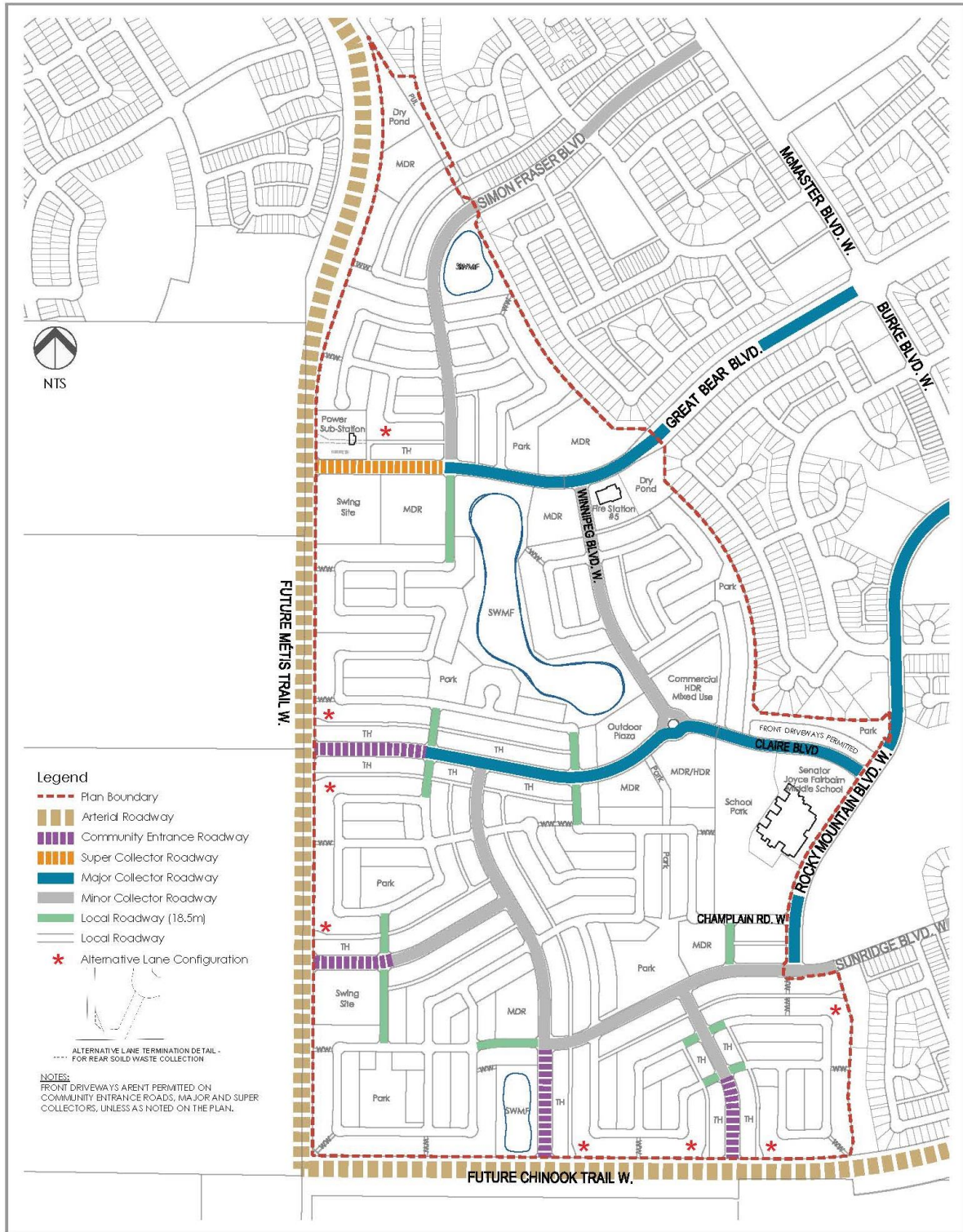


Figure 5: Roadways

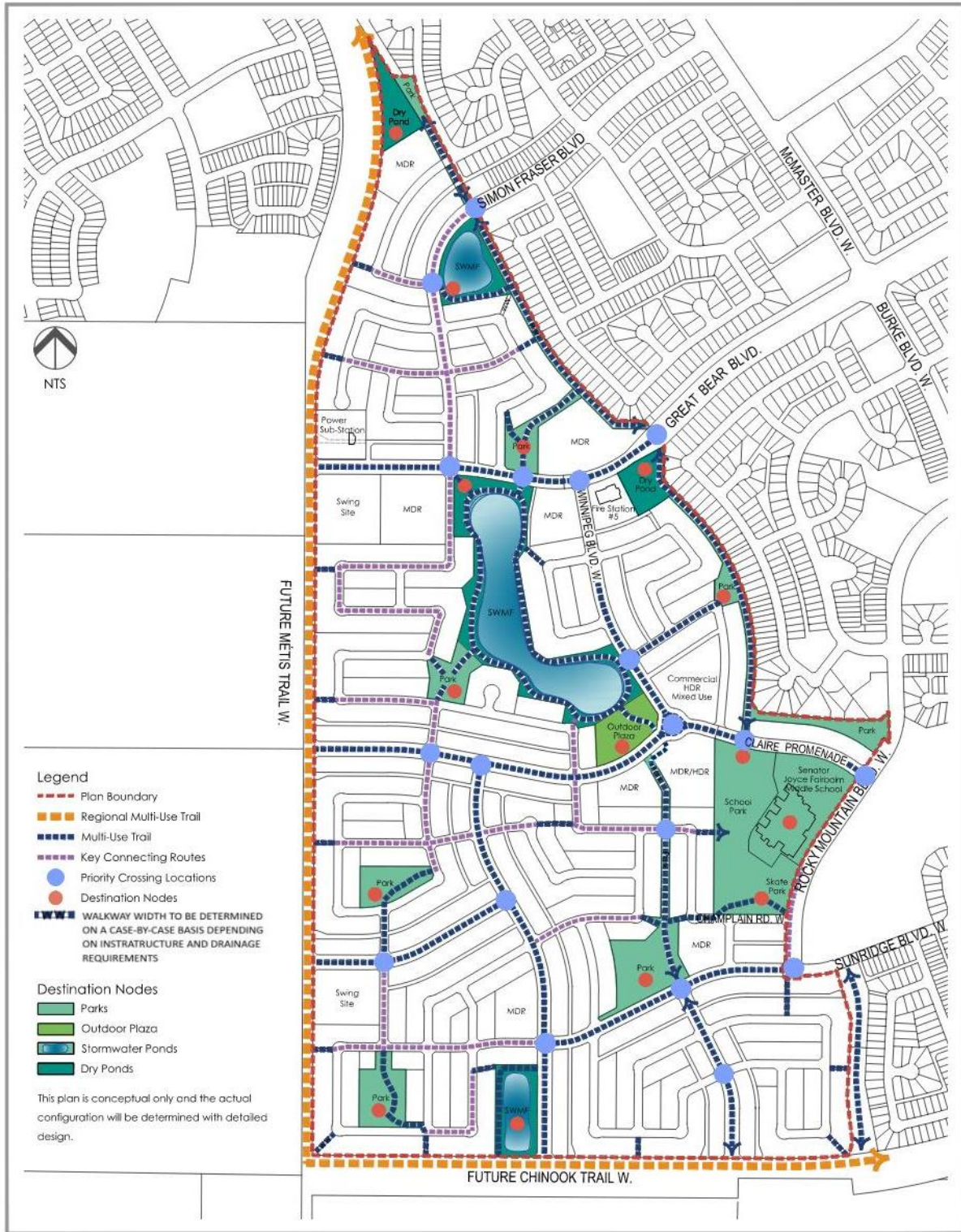


Figure 6: Active Transportation

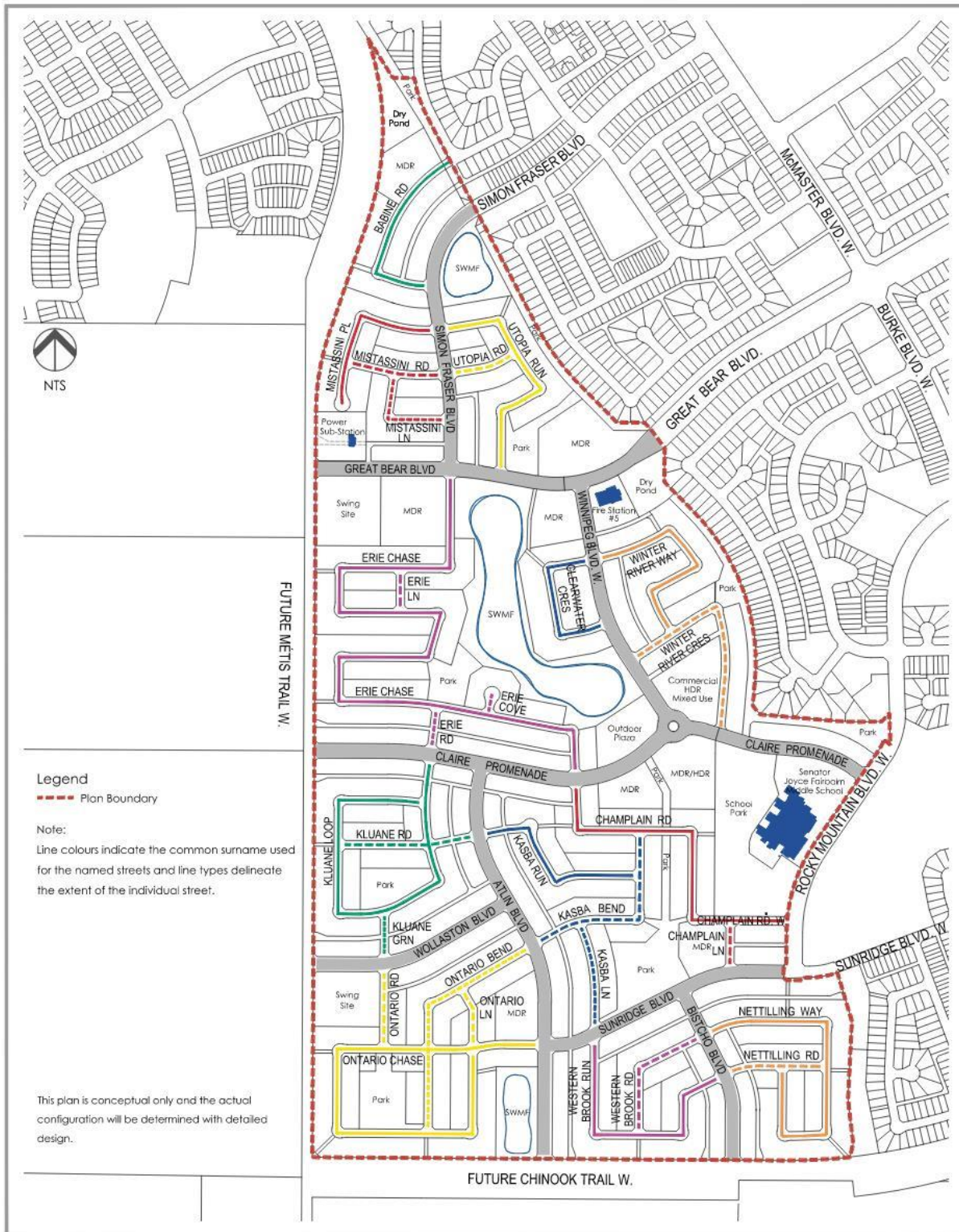


Figure 7: Street Names



4.4. SERVICING

4.4.1. WATER SUPPLY & DISTRIBUTION

A network of water distribution mains is shown on **Figure 8: Water Servicing**. The watermains will provide potable water to the community and fire protection to meet City of Lethbridge Level of Service Objectives. All proposed connection points to the existing water distribution system are shown on **Figure 8: Water Servicing**. These connection points and the major feedermain network follow the general guidance provided in the Area Structure Plan. The network of larger diameter distribution mains builds on the existing network:

- The existing 400 mm North-south feedermain along the east boundary of the plan area will be extended to the south plan area limit
- The existing 400 mm feedermain at the east end of Claire Promenade will be extended to the west limit of the plan area
- The existing 300 mm Feedermain on Simon Fraser Boulevard will be extended through the plan area to the west limit.
- A 300 mm East-West Feedermain will be provided on Great Bear Boulevard
- 250 mm mains will be provided to complete east-west and north-south feedermain grid in the plan area
- Local mains will be minimum 200 mm diameter as per City of Lethbridge Standards.
- Anticipated water demand for the plan area is shown in **Table 1: Water Demand Calculations**
-

POPULATION	DEMAND PER CAPITA	AVERAGE DAY DEMAND (ADD)	MAXIMUM DAY DEMAND (MDD=2.2XADD)	PEAK HOUR DEMAND (PHD=1.6 x MDD)
5,740	415 L/cap/Day	2,382 m ³ /Day	5,241 m ³ /Day	8,385 m ³ /Day

Table 1: Water Demand Calculations

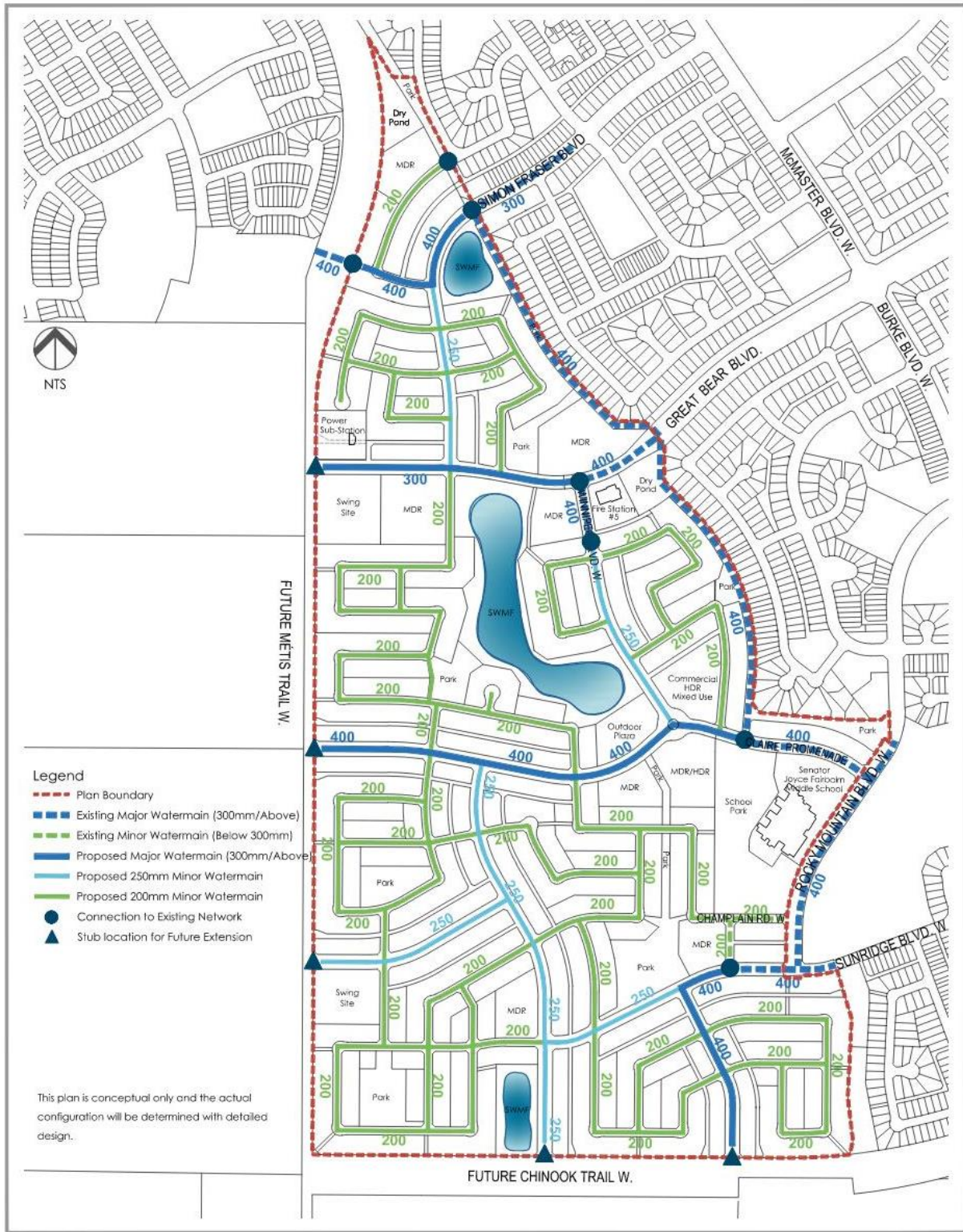


Figure 8: Water Servicing

4.4.2. SANITARY SEWER COLLECTION SYSTEM

The Sanitary Sewage Collection System will generally follow the approach originally identified in the Area Structure Plan. The entire plan area will be serviced using a typical gravity sewage collection system. It is not anticipated that lift stations will be required to service the land. A large diameter Trunk Main will be extended south along Métis Trail for the purpose of servicing the bulk of the land in the Watermark Outline Plan as well as other lands in southwest Lethbridge. This Trunk Main has already been extended to the south to provide a servicing location for the north portion of the Watermark lands. Existing sewer mains in Claire Promenade and Sunridge Boulevard will service a portion of the lands in the southeast portion of the plan area. The remainder of the lands will require extension of the Metis Trail Trunk Main, in stages.

Smaller diameter mains will provide service on local streets and feed into the trunk system. See **Figure 9: Sanitary Sewer** for details of the sewage collection system. All main sizes over 200mm have been labelled. **Table 2: Sewage Generation** provides the estimated peak sewage generation in the Watermark Plan Area at full buildout of the community.

SEWERSHED	SEWERSHED AREA (HA)	ESTIMATED POPULATION	AVERAGE DRY WEATHER SEWAGE GENERATION (L/SEC.)	PEAKING FACTOR	PEAK DRY WEATHER FLOW (L/SEC.)	INFLOW AND INFILTRATION ALLOWANCE (L/SEC.)*	PEAK WET WEATHER FLOW (L/SEC.)
A	37.5	1552	7.2	3.67	26.4	9.9	36
B	17.2	712	3.3	3.89	12.8	4.5	17
C	26.5	1097	5.1	3.77	19.1	7.0	26
D	26.0	1076	5.0	3.78	18.8	6.8	26
E	31.5	1304	6.0	3.72	22.5	8.3	31

*Based on 550 L/cap/day – This assumes worst case scenario that groundwater is within 3m of design surface, to be confirmed with each detailed development phase

Table 2: Sewage Generation

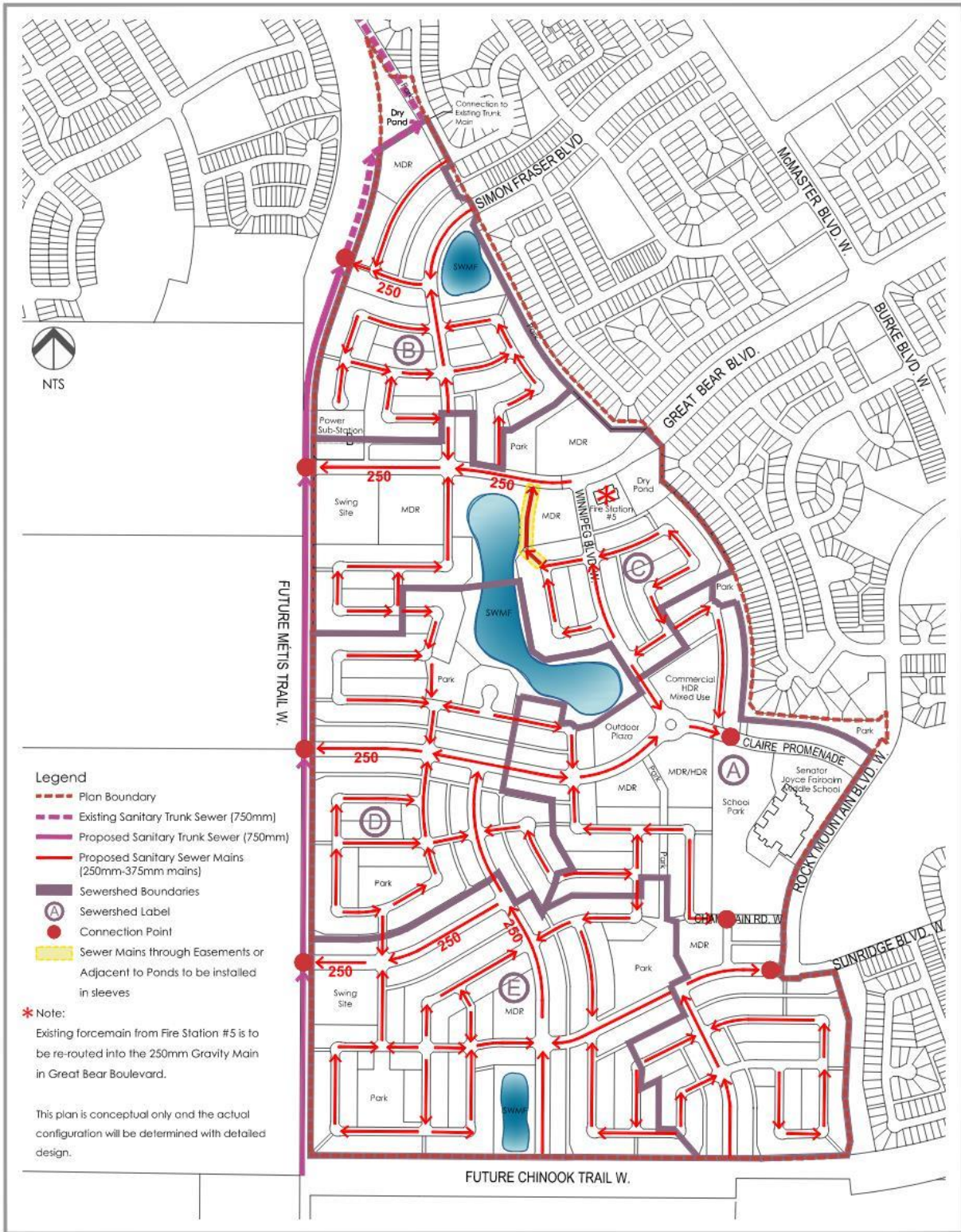


Figure 9: Sanitary Sewer



4.4.3. STORMWATER MANAGEMENT SYSTEM

The Watermark Community Outline Plan provides a stormwater management system of ponds to capitalize on the natural topography, minimizing development cost and respecting the opportunities provided by the land. Pre-development storm catchments have been analyzed. The terrain is rolling in nature with several low areas that retain runoff.

The minor and major storm collection system follows policies provided by the Area Structure Plan and City of Lethbridge Design Standards. The development of the Watermark Community and incorporation of a linear open space adjacent to existing communities of Mountain Heights and Varsity Village will help to prevent overland flooding into these communities.

MAJOR DRAINAGE SYSTEM

Post-development drainage catchments as well as proposed and existing ponds are shown on **Figure 10: Major Stormwater Servicing**. The major (overland) storm runoff has been planned to accommodate 200 L/Sec/Ha. A summary of the details for each of the planned storm ponds is provided in **Table 3: Storm Pond Design Information**.

POND	TYPE	CONTRIBUTING CATCHMENTS	PERMANENT POOL		ACTIVE STORAGE		HWL ELEVATION
			Volume	Depth	Volume	Depth	
A	Wet Pond	A1, A2, A3, A4, A5	18,625	2.0	52,150	1.8	930.1
B	Wet Pond	B	6150	2.0	16800	2.0	934.1
C	Wet Pond	C, E	4975	2.0	20400 *	2.0	928.0

*3,970m3 of active storage is provided in the existing dry pond east of Fire Hall #5

Table 3: Storm Pond Design Information

Details about how each of the major catchment areas and the function of associated stormwater management ponds are discussed in detail in the following sections.

CATCHMENT A

Catchment A will accept stormwater release from two off-site catchments west of the plan area. Allowance for this release is to be provided in the piped network to allow for development of those future lands without the need for a new storm outfall to the river. This better utilizes the existing storm infrastructure going to the east from the plan area. The allowance to be made for this off-site flow through has been made in **Table 4: Storm Pond A – Design Criteria** and **Table 5: Flow-Through from Upstream Ponds**, below.

Pond A is a major central amenity in the Watermark Community. Building on the theme of water, this pond will enhance the connection to water for residents and visitors, by making it an integral part of the community.

Please note that the northern most discharge point of major drainage along Great Bear boulevard into Pond A should be given special consideration in detailed design due to the larger upstream catchment. Similarly, the overland flow on Erie Road should be given the same consideration. These locations is identified on **Figure 10-Major Stormwater Servicing**.



POND SIZING CRITERIA	APPROXIMATE CATCHMENT AREA	PERMISSIBLE POND RELEASE RATE	MAXIMUM POND A RELEASE INTO SUNRIDGE POND A
700 m ³ /ha	+/- 74.5 ha	6 L/s/ha Plus flow-through from upstream ponds (see below)	0.45 m ³ /s 0.70 m ³ /s 1.15 m³/s into SunRidge Pond A

Table 4: Storm Pond A - Design Criteria

POND SIZING CRITERIA	APPROXIMATE CATCHMENT AREA	PERMISSIBLE POND RELEASE RATE	MAXIMUM POND A RELEASE INTO SUNRIDGE POND A
Offsite Catchment 2	51.3 Ha	6 L/s/Ha	0.31 m ³ /s
Offsite Catchment 3	39.8 Ha	6 L/s/Ha	0.24 m ³ /s
Watermark Pond B	24.6 Ha	6 L/s/Ha	0.15 m ³ /s
			0.70 m ³ /s

Table 5: Flow-Through from Upstream Ponds

CATCHMENT B

Catchment B will drain to Pond B, which ultimately discharges to Pond A and then to the SunRidge Ponds. Design Criteria for Pond B is provided in **Table 6: Storm Pond B – Design Criteria**.

POND SIZING CRITERIA	APPROXIMATE CATCHMENT AREA	PERMISSIBLE POND RELEASE RATE	MAXIMUM POND B RELEASE INTO POND A
700 m ³ /Ha	24.6 Ha	6 L/s/Ha	0.15 m ³ /s

Table 6: Storm Pond B - Design Criteria

CATCHMENT C

Catchment C will drain to Pond C, which will then discharge to the existing W2 Storm Trunk Main.

Table 7: Storm Pond C – Design Criteria provides details to be incorporated into this pond design.

POND SIZING CRITERIA	APPROXIMATE CATCHMENT AREA	PERMISSIBLE POND RELEASE RATE	MAXIMUM POND RELEASE INTO OUTFALL W2 TRUNK MAIN
1,265 m ³ /Ha*	19.9 Ha	2 L/s/Ha	0.040 m ³ /s

*Includes Catchment E Area and storage provided in Existing Dry Pond E

Table 7: Storm Pond C - Design Criteria

CATCHMENT D

Existing Dry Pond D is primarily on Watermark land but provides service to a portion of the Métis Trail Right-of-Way as well as portions of the Copperwood and Varsity Village Developments. This existing pond is primarily for land outside of Watermark, but it also provides service to a small part of the Watermark lands as shown on **Figure 10: Major Stormwater Servicing**. A small portion of the north tip of the Watermark community is pre-planned to be serviced by this pond. This area is denoted on **Figure 10: Major Stormwater Servicing** as Catchment D. This existing pond has a pre-determined volume and design details as show below in **Table 8: Existing Storm Pond D – Design Criteria**.

POND	OVERALL CATCHMENT SIZE (Ha)	WATERMARK LAND WITHIN POND D CATCHMENT (Ha)	ACTIVE VOLUME (m3)	DISCHARGE (L/Sec)
Existing Pond D (Dry Pond)	15.3	7.65	11,100	130

Table 8: Existing Storm Pond D - Design Criteria

CATCHMENT E

Existing Dry Pond E was constructed primarily for Fire Station #5. This pond will service a small catchment around the new Fire Station. The discharge from Storm Pond E will ultimately be piped to Pond C as Watermark develops in this area. Catchment E and Dry Pond E are shown on **Figure 10: Major Stormwater Servicing**.

MINOR COLLECTION SYSTEM

Figure 10: Minor Stormwater Servicing shows the conceptual minor (piped) storm water collection system. This includes flow route from the upstream ponds in the event that a pond is acting as a flow through from upstream ponds, either on-site or off-site. The minor system is to be sized for a runoff rate of 90L/Sec/Ha.



WET POND MAKEUP WATER

Makeup water for the wet ponds is to be sourced from the Sunridge Pond makeup water system. The conceptual routing is shown on **Figure 11: Minor Stormwater Servicing**.

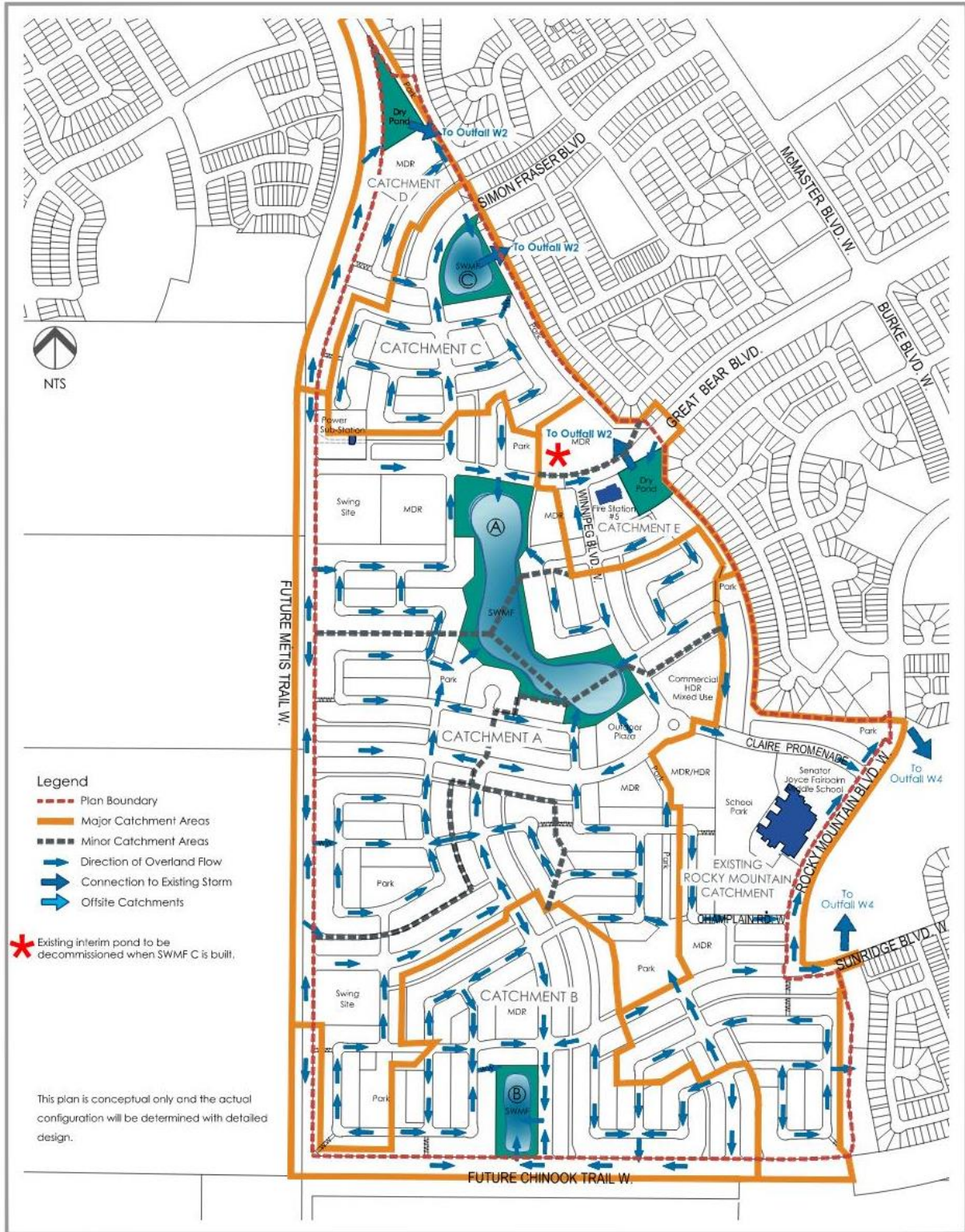


Figure 10: Major Stormwater Servicing

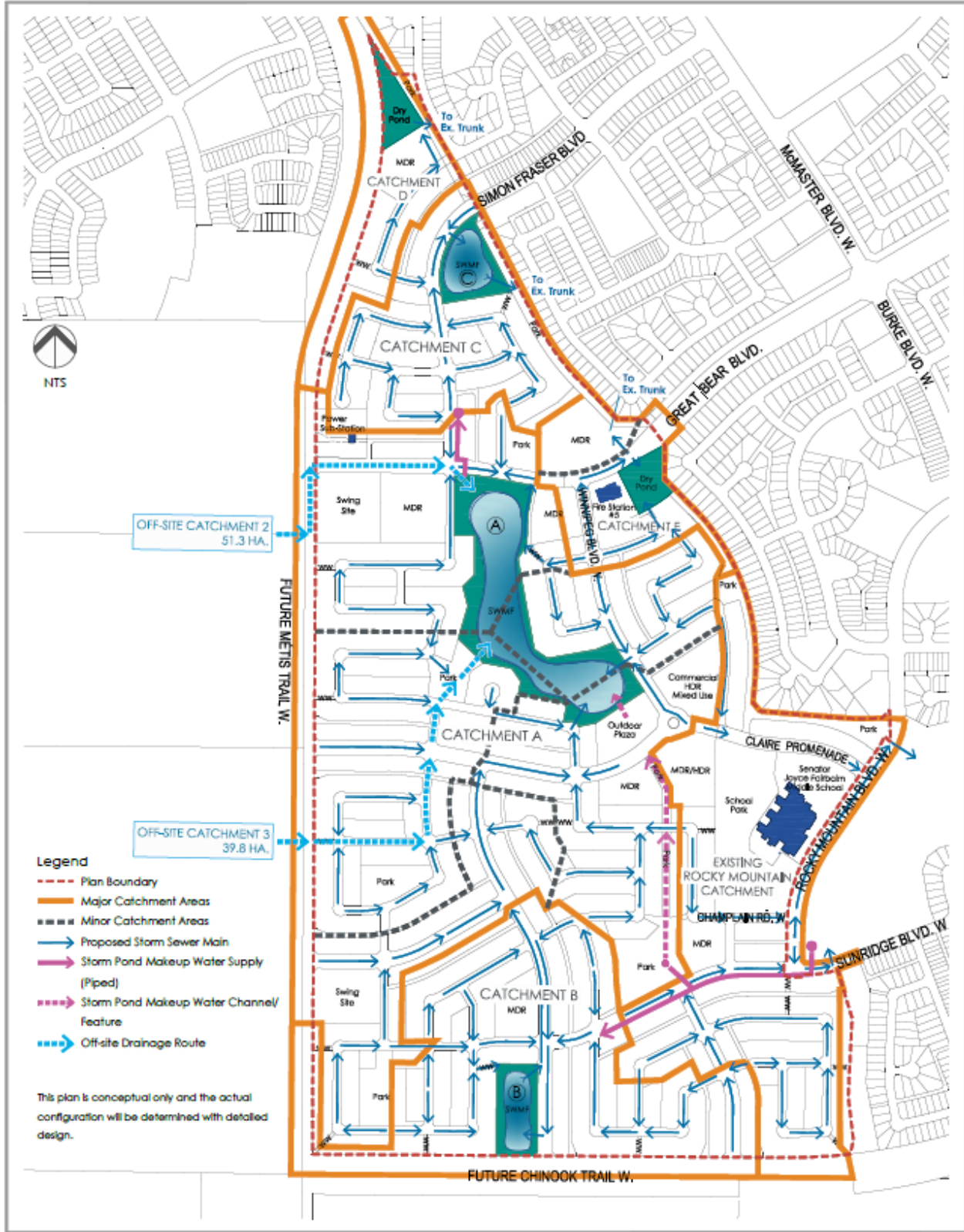


Figure 11: Minor Stormwater Servicing

4.4.4. ELECTRICAL SERVICING

An existing sub-station / power utility building is located along the west side of the site, adjacent to the future Métis Trail. This sub-station is part of a looped transmission system and is to be considered for possible relocation out of the plan area within the next 25 years if at all. However, the existing feeder lines associated with this substation will be accommodated in the Great Bear Boulevard road right-of-way during neighborhood development. The electric department has indicated that two 5 m wide line assignments will be required in the Great Bear Boulevard road right-of-way future west extension. Surrounding residential parcels have been designed to accommodate redevelopment of the site if the sub-station is relocated. The existing transmission and distribution line locations on the east boundary of 25 ST W (Future Metis Trail) need to be considered as the community is developed. Sufficient notice needs to be given to the local Electric Utility if it is deemed necessary to relocate.

4.5. PARKS, OPEN SPACE & TRAILS

Watermark features a wide variety of programmable and non-programmable parks, open spaces, and trails, offering outdoor recreation opportunities to suit all interests. From the programmable plaza and water features to playgrounds and parks, there are spaces and trails to explore around every corner. See Figure 12: Parks and Open Space for details.

4.5.1. OUTDOOR PLAZA

The central outdoor plaza will be a major focal point for the community and is conveniently located to offer easy access for all community residents and is adjacent to the mixed-use site. The 1 hectare plaza overlooks the main pond and will be an exciting place to host small events such as community festivals, farmers markets, food truck events, and social gatherings.

4.5.2. PARKS

Community and pocket parks across the plan area provide easy access to park spaces for Watermark residents. Each park is designed following Crime Prevention Through Environmental Design (CPTED) principles to promote safe recreational spaces. Parks are integrated within the active transportation network for easy access on bicycle or by foot. In many cases, lots back on to park space affording tranquil views and integration within the neighbourhood.

4.5.3. SCHOOL SITE

The Watermark plan area includes Senator Joyce Fairbairn Middle School and adjacent Watermark Park, which features soccer fields, a baseball diamond, skate plaza, BMX pump track, fitness equipment, rock climbing, play equipment and a basketball court. The school amenities are likely to be the destination open space area for young and active families within the community. Watermark Park is 6.10 ha in size.



4.5.4. STORMWATER MANAGEMENT FACILITIES

Embodying the Watermark name, the Watermark community has been designed around water collection in the area. Five stormwater management facilities are located within the plan area: three wet ponds that retain water permanently; and two dry ponds that will dry out following major rainfall events. In addition to functioning as stormwater management, each facility is surrounded by open space for recreation. Although the water in the ponds will be unsuitable for swimming, boating, or recreational use, areas surrounding the ponds will be naturalized and will include walkways, benches, viewpoints, and wayfinding features.

4.5.5. PUBLIC UTILITY LOT WALKWAYS

Public Utility Lots in the plan area are also used as walkways within the plan area and will assist with connectivity to neighbouring communities. These walkways will serve primarily as active transportation connections and will also act as a buffer between Watermark and existing communities to the east of the plan area. Linear green space along existing Communities will allow for a comprehensive pathway system and provide a buffer to those living on the border of Watermark in the Mountain Heights and Varsity Village communities. This green space will also provide for storm water management and is intended to help remedy storm water management issues that have been experienced in the past by the adjacent Mountain Heights neighbourhood. A minimum 15m buffer has been provided between the easterly edge of Watermark and the existing Mountain Heights and Varsity Village lots that back on to the area.

4.6. FIRE PROTECTION AND EMERGENCY RESPONSE

Fire protection is a critical component of Opportunity Lethbridge’s priority on public safety. The plan area conveniently includes the new Fire Station #5 which will serve this community and other West Lethbridge neighborhoods. The roadways within Watermark meet the City of Lethbridge Design Standards to ensure the community accommodates appropriate access and safe emergency vehicle passage. When all community entrances are constructed and have access to roadways that are external to the Outline Plan Area, all stages of Watermark will meet the 10 minute response time and will not be subject to High Intensity Residential Fire (HIRF) requirements.



5. PUBLIC ENGAGEMENT

Public feedback was an important component of developing the Watermark Community Outline Plan. Objectives of public engagement and communications were:

- To raise awareness about the Watermark Community Outline Plan project and inform the public how they can get involved (including future key engagement dates); and
- To provide preliminary project and background information including the project purpose, timeline, objectives, goals, and plan concept.

A public open house was held on May 20, 2021 from 5-7pm to present the vision and core values for the Watermark development, opportunities and constraints, and the plan concept. Due to COVID-19 restrictions at the time of the event, the open house was hosted virtually via Zoom. The public was invited to provide feedback related to the conceptual design in terms of what they liked, what they disliked, and how they felt the plan could be improved. Further to the recent event in-person public engagement was completed as a part of the previous version of the Outline Plan and feedback was incorporated in the planning.

Letters of Invitation for the public open house were sent to all property owners and occupants within 60 meters of the plan area. The open house was advertised in the Lethbridge Herald, on the Watermark website (www.watermarklethbridge.ca) and on the Watermark Facebook page. Further details and frequently asked questions were posted on the Watermark website. Participants were invited to register online and could also submit general feedback via the project website.

Twenty participants attended the online open house. Members of the project team answered questions about the plan, including providing details on how school sites are designated, what high, medium, and low density residential will look like in built form, and the scale of local parks and open spaces. No comments were received which necessitated alterations to the concept plan.

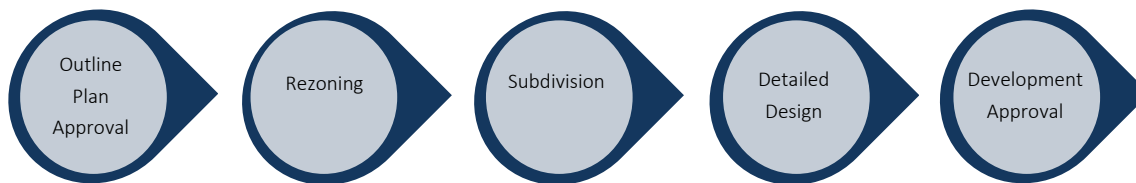
6. IMPLEMENTATION

6.1. VISITABLE HOUSING APPROACH

Following approval of the Watermark Community Outline Plan, Opportunity Lethbridge will undertake a detailed review of available locations for visitable housing, in conjunction with preliminary engineering.

6.2. SUBDIVISION & DEVELOPMENT PROCESS

Following approval of the Watermark Community Outline Plan, rezoning and subdivision will occur. Detailed engineering and design will determine the details of water distribution, wastewater collection, stormwater management, grading, roads, sidewalks, lanes, and landscaping. These designs will conform to City of Lethbridge Design Standards and will be submitted to the City for review and approval prior to development.



6.3. DEVELOPMENT STAGING

Development will begin adjacent to the school site and will then generally proceed to the south and west. The servicing of initial phases will require the extension of water, sanitary and storm piping. Initial phases have been accommodated in the Sunridge stormwater ponds. The servicing of latter phases will proceed to the west and north as storm ponds are constructed. As a part of the subdivision approval process detailed engineering design for each phase of development is to confirm the water, storm, sanitary and transportation servicing concepts presented in the Outline Plan.

Tentative staging is shown in **Figure 13: Staging**.

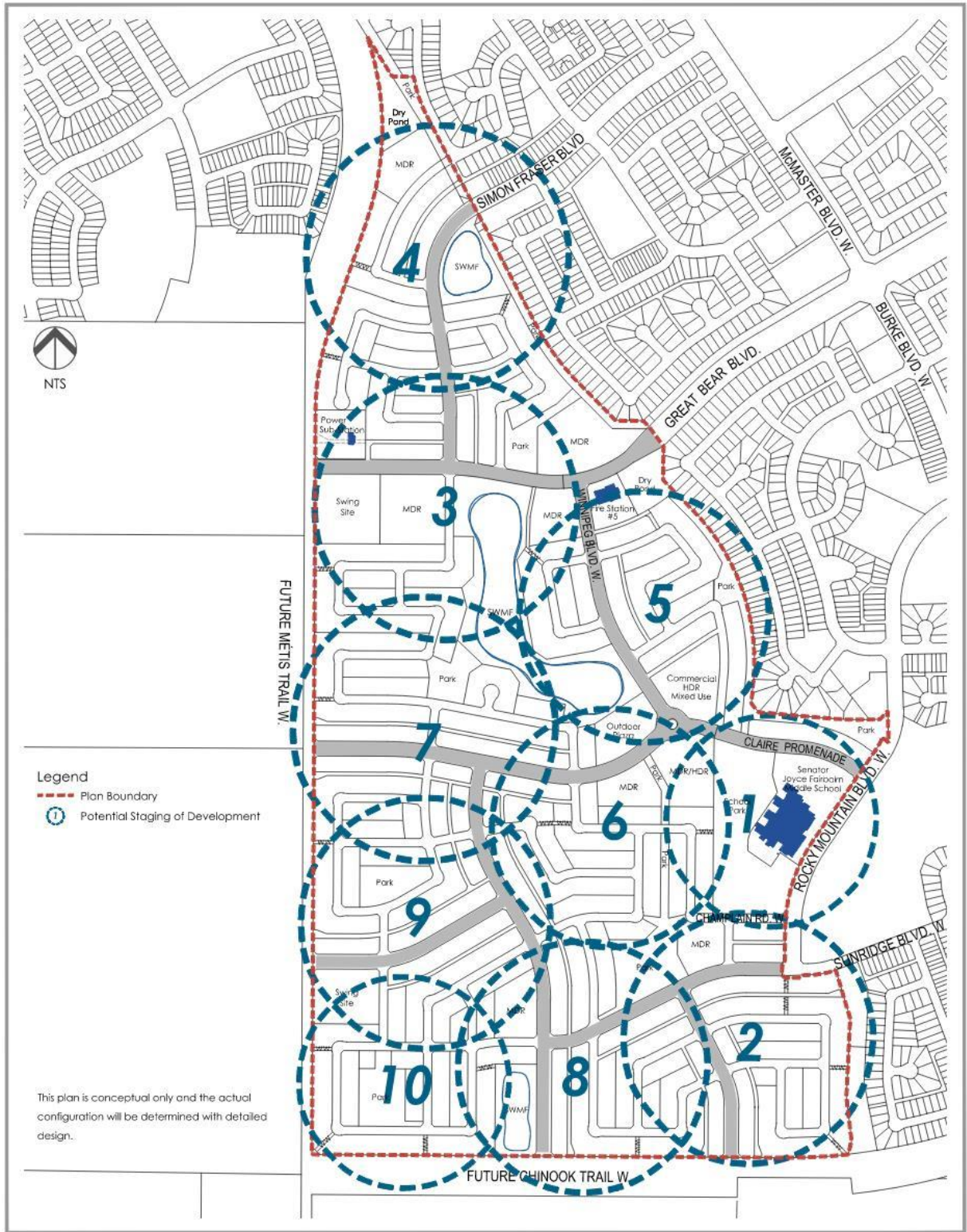


Figure 13: Staging



6.4. PLAN AMENDMENTS

The Watermark Community Outline Plan is intended to provide a detailed description and illustration of development issues such as land use, circulation, and parks and open space development. The plan is subject to minor changes as a result of market conditions, new standards, and consumer demand at the time of development. Accordingly, the Watermark Community Outline Plan gives a level of certainty to the neighbourhood and its residents, yet also allows for appropriate change as necessary.

Because the Outline Plan is not a statutory plan under the Municipal Government Act, determining the regulations and requirements for adoption and amendment of an Outline Plan are the responsibility of the municipality. Outline Plans are currently approved by the City of Lethbridge City Council, and it is anticipated that this practice will carry forward to any subsequent amendment applications. Any Adjustments or amendments to an Outline Plan will follow the City of Lethbridge Outline Plan Process.