

COUNTRY MEADOWS OUTLINE PLAN

LAND USE CONCEPT 2024

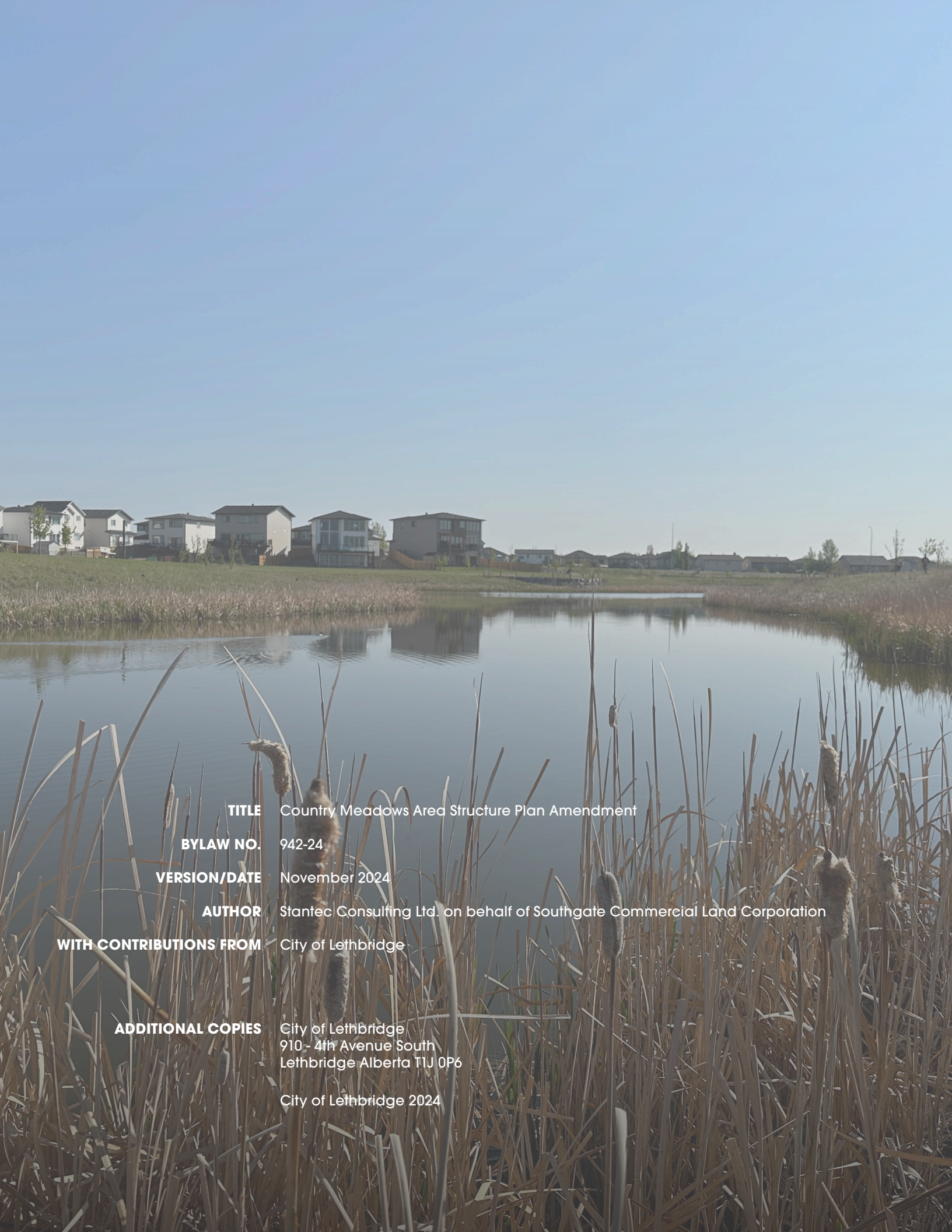
PREPARED FOR:
SOUTHGATE COMMERCIAL LAND CORPORATION
LETHBRIDGE, ALBERTA

PREPARED BY:
STANTEC CONSULTING LTD.
LETHBRIDGE, ALBERTA



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AUTHOR Stantec Consulting Ltd. on behalf of Southgate Commercial Land Corporation

WITH CONTRIBUTIONS FROM City of Lethbridge

ADDITIONAL COPIES City of Lethbridge
910 - 4th Avenue South
Lethbridge Alberta T1J 0P6

City of Lethbridge 2024

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CHAPTER 1: LAND USE & DENSITY

This Country Meadows Outline Plan (OLP) Amendment is being prepared on behalf of Southgate Commercial Land Corporation. The Country Meadows OLP consists of approximately 123.09 ha (304.16 ac) of land within the Country Meadows Area Structure Plan (ASP), located in West Lethbridge.

The land use districts recommended for this OLP provide the opportunity for single detached homes both laned and laneless, secondary suites, duplex dwellings, and multi-family units including townhomes, and apartments. The selected land uses also provide the opportunity for innovative housing and mixed use developments including opportunity for a commercial zone.

The intent of the Country Meadows OLP is to promote a variety of residential land uses, and to provide a wide range of housing opportunities and levels of affordability.

Figure 1.1: Proposed Land Use, identifies the layout and proposed general land uses within the Country Meadows OLP area boundary. The use of general land use descriptions rather than prescriptive zonings has been completed at the request of City of Lethbridge Planning department. Future land use re-zonings will be completed prior to subdivision. Proposed General Residential Land Uses include Low Density Residential and Medium Density Residential. Unit Statistics are derived as follows:

- Amendment Area: Low Density 25 uph, Medium Density 75 uph

Table 1: Land Use Statistics has been added to show the statistics of both general calculations and breakdown by owner within the Plan Area. The combined amended land use statistics, number of units, and population estimates are also included.

The following is a list of proposed Land Use Districts that may be considered at the time of Land Use Re-designation:

- Low Density Residential District (R-L)
- Comprehensively Planned Low Density Residential District (R-CL)
- Small Parcel Low Density Residential (R-SL)
- Medium Density Residential (R-37)
- Medium Density Residential (R-75)
- Mixed Density Residential (R-M)
- Neighbourhood Commercial (C-N)
- Direct Control District (DC)

Figure 1.1: Proposed Land Use identifies the layout and proposed land uses within the Country Meadows Outline Plan boundary.

A Technical Analysis has also been completed to support the development of the Country Meadows Land Use Concept and is documented under a separate cover, the Country Meadows Outline Plan Technical Elements report.

1.1 Land Use Summary and Statistics

The following table summarizes the land uses and provides statistics for the Country Meadows Outline Plan application.

Table 1: Land Use Statistics

	Area (ha)	Area (ac)	% of GDA
TOTAL AREA OUTLINED	123.09	304.16	
<i>less Environmental Reserve</i>	0.00	0.00	
GROSS DEVELOPABLE AREA (GDA)	123.09	304.16	100.00%
Existing Country Meadows	27.98	69.14	22.73%
Southgate Commercial Lands Corp.	9.50	23.47	7.72%
City of Lethbridge	2.05	5.56	1.67%
BW2 West	30.57	75.74	24.83%
2014836 Alberta Ltd.	28.84	71.26	23.43%
Dudley-Olafson Lands	24.15	59.68	19.62%
Public Dedication	54.16	134.12	44.00%
Public Right of Ways	30.44	77.23	24.73%
Southgate Commercial Lands Corp.	9.48	23.43	
City of Lethbridge	0.22	0.54	
BW2 West	7.71	19.05	
2014836 Alberta Ltd.	6.36	15.72	
Dudley-Olafson Lands	6.67	16.48	
Public Building	2.03	5.02	1.65%
City of Lethbridge	2.03	5.02	
Open Space	12.47	30.81	10.13%
BW2 West	3.94	9.74	
Southgate Commercial Lands Corp.	2.53	6.25	
2014836 Alberta Ltd.	2.64	6.52	
Dudley-Olafson Lands	3.36	8.30	
Open Space Non Creditable	9.22	23.42	7.49%
Southgate Commercial Lands Corp.	3.64	8.99	
BW2 West	0.41	1.00	
2014836 Alberta Ltd.	4.05	10.01	
Dudley-Olafson Lands	1.12	7.77	

Table 1: Land Use Statistics Cont.

	Area (ha)	Area (ac)	% of GDA	Population Estimates			
				Density	Density	Total	Area
				(UPH)	(UPA)	Units	Population
Land Use	68.93	170.33	56.00%			2454	6017
Low Density Residential	54.27	134.10	44.09%	25	10	1356	3932
Medium Density Residential	8.50	21.00	6.91%	75	30	637	1210
Swing Site (Low / Medium Residential)	4.51	11.14	3.66%	75	30	338	642
Swing Site (Medium Residential/ Commercial)	1.65	4.08	1.34%	75	30	123	233
TOTAL	123.09	304.16	100.0%				

Notes:

All Open Space (P-B) is Creditable MR

UPH - Units per Hectare

UPA - Units per Acre

Low Density Residential 2.9 people/Unit

Medium Density Residential 1.9 people/Unit

1.2 Low Density Residential

Low Density Residential is the predominant land use, comprising of approximately 55 ha and 1356 units of single detached and duplex dwellings. Access will be accommodated through both front and rear yards, laned where required. A variety of lot types and land use districts can be utilized in these areas in order to promote a wide range of housing opportunities and levels of affordability.

1.3 Medium Density Residential

Medium Density Residential areas of the plan are intended to accommodate a greater concentration of units through townhomes and apartments. This will increase housing choices within the community and provide a greater variety of residential densities throughout the Plan Area. Medium density areas account for approximately 9 ha and 637 units and are strategically located on or near collector roadways to allow for greater efficiency through the community and convenient access.

1.4 Swing Sites

Three swing sites have been identified within the Plan Area to provide further development flexibility and opportunity for mixed housing forms. Options for the sites include: low density residential, medium density residential, commercial, or religious assembly. A combination of these uses is acceptable. Specifics with respect to an internal road layout, land use, density, etc. shall comply with the Country Meadows Outline Plan, and will be reviewed/approved at the time of land use designation and subdivision application.

Swing Site (Low/Medium Residential)

Mixed use areas of the plan are intended to provide flexible options for housing types and densities based on market demand. This creates vitality and vibrancy to the area through areas designed to be pedestrian friendly and well connected to the transportation network allowing for short, direct and convenient mobility choices in this area.

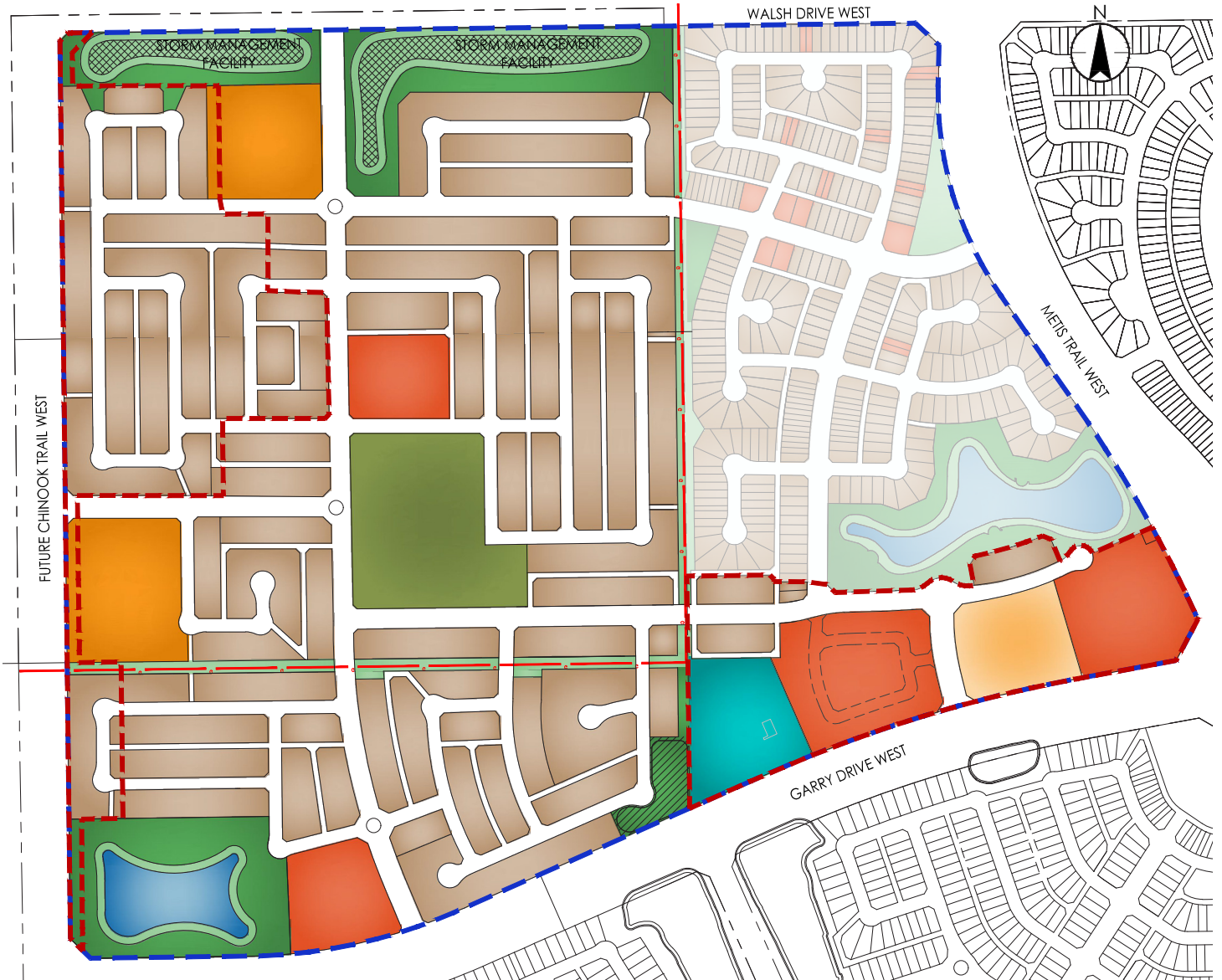
Swing Site (Medium Residential/Commercial)

This mixed use area provides a location within the plan that is anticipated to receive a high volume of pedestrian and vehicular traffic. This volume supports a mixed use product and provides opportunity for higher density with a mix of residential and non-residential uses, as needed.















1.5 Secondary Suites

Siting of secondary suites on single detached lots shall be finalized at the time of zoning and must consider infrastructure capacities, access and parking. Secondary suites may be allowed provided they are located only in areas with lane access, preferably on corner parcels and not on cul-de-sac bulbs or roundabouts where parking will not be an issue, or where they are permitted uses in the District and meet all Land Use Bylaw requirements.

Figure 1.1: Land Use Concept



Legend

- | | | | |
|---|--|---|--|
|  | Country Meadows Boundary |  | Public Lot |
|  | Country Meadows Amendment Boundary |  | Open Space (Credit) |
|  | High Pressure Gas |  | Open Space (Non-Credit) |
|  | Low Density Residential |  | Future School Site |
|  | Medium Density Residential |  | Stormwater Management Facility (Wet Pond) |
|  | Swing Site - Low Density / Med Density Residential |  | Stormwater Management Facility (Dry Pond) |
|  | Swing Site - Med Density / Commercial |  | Stormwater Management Facility (Hybrid Pond) |