

## **BYLAW NO. 4308**

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**A BYLAW OF THE CITY OF MEDICINE HAT** to amend Bylaw No. 3691, the Ranchlands Phase 3 Conceptual Scheme, and Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw.

**WHEREAS** the land shown in Figure 1 found in the Executive Summary within the Ranchlands Phase 3 Conceptual Scheme Amendment attached as Schedule "B" to this Bylaw, and legally described as a portion of SE ¼ Section 8; Twp 13; Rge 5; W4M, Plan 6164JK Block B and Plan 0910426 Block 15 Lot 6 (hereinafter referred to as the "subject land") is presently designated as FUD, Future Urban Development District and R-MD, Medium Density Residential in the City of Medicine Hat Land Use Bylaw;

**AND WHEREAS** an application has been made to amend the Ranchlands Phase 3 Conceptual Scheme and rezone the subject land as R-LD Low Density Residential District, R-MD Medium Density Residential District, and OS Open Space District in the City of Medicine Hat Land Use Bylaw;

**AND WHEREAS** the requirements of the Municipal Government Act RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

**AND WHEREAS** copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the Municipal Government Act RSA 2000, Chapter M-26;

**AND WHEREAS** in accordance with the City's policies and procedures respecting Land Use Bylaw amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the General Manager of Planning & Development Services, for review and comment;

**AND WHEREAS** a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 16 of February 2016 at 6:30 p.m.;

**NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as Ranchlands Phase 3 Conceptual Scheme Amendment and Land Use Bylaw Amendment No. 4308.
2. Bylaw No. 4168, being the City of Medicine Hat Land Use Bylaw, is hereby amended by re-designating the subject land as R-LD Low Density Residential District, R-MD Medium Density Residential District, and OS Open Space District as shown in Schedule "A".
3. The Ranchlands Phase 3 Conceptual Scheme Amendment, attached as Schedule "B" to this bylaw is adopted.

4. This Bylaw comes into force on the date it is passed.

**READ A FIRST TIME** in open Council on January 18, 2016.

**READ A SECOND TIME** in open Council on February 16, 2016.

**READ A THIRD TIME** in open Council on February 16, 2016.

**SIGNED AND PASSED** on February 17, 2016.

**MAYOR:** Keith E. (Ted) Clugston

**CITY CLERK:** Angela Cruickshank

**SCHEDULE "A"**  
**TO BYLAW NO. 4308**



**APPENDIX 4**  
**RANCHLANDS PHASE 3**  
**LAND USE BYLAW AMENDMENT**  
Concept Scheme  
City of Medicine Hat

Ranchlands Phase 3 Concept Scheme Amendment

Note: Diagram not to scale.

**SCHEDULE "B"**  
**TO BYLAW NO. 4308**

Ranchlands Phase 3 Conceptual Scheme Amendment





MEDICINE HAT ALBERTA

# RANCHLANDS | 3

—  
Ranchlands Phase 3  
Concept Scheme Amendment  
—

December 2015

Prepared by

O2

Prepared for





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# EXECUTIVE SUMMARY

The Ranchlands Phase 3 Concept Scheme Amendment updates the current Ranchlands Phase 3 Concept Scheme (adopted 2006) and allows for the final phase of development of Ranchlands. The preparation of the Concept Scheme Amendment for Ranchlands aligns with the Land + Properties vision for Ranchlands 3C to create an attractive, healthy and safe community for all residents. The community design of Ranchlands 3C pursues innovation and best practice in urban design. To achieve a high quality of design for Ranchlands 3C, the concept proposes the following significant changes:

- Reconfiguration of the block structure and street network to increase connectivity for both pedestrians and vehicles through the removal of cul-de-sacs and non-contiguous roads;
- Redesign of the street cross sections to include enhanced pedestrian crossings with curb extensions, lay-by parking, treed boulevards, and a central median in the Minor Collector (Boulevard). In addition to encouraging slower traffic speeds along the Boulevard, the proposed design balances pedestrian and vehicular movement and supports multi-modal transportation;
- Removal of fourplexes and medium density projects (i.e. apartment style multi-family) through the redesignation of parcels from Medium Density Residential (R-MD) to Low Density Residential (R-LD). This change reduces projected unit counts and the overall anticipated density for Phase 3; and
- Increased river access for residents through the inclusion of connected open spaces and trails from Ranchlands 3A and 3B, through 3C, and to the river's edge.

**Figure 1 Ranchlands Phase 3 Amendment Area**



# 1 INTRODUCTION

## 1.1 Purpose

The purpose of the Ranchlands Phase 3 Concept Scheme Amendment is to accommodate changes to the final stage of development (3C) in Ranchlands Phase 3. The proposed changes will update the original concept scheme, approved in March 2006 (Bylaw No. 3691). The amendment area is identified in Figure 1. Specific amendments include:

- Redesignation of the existing multi-family project site in Ranchlands 3B;
- General land use changes in Ranchlands 3C;
- Reconfiguration of the block structure, street and lane network;
- Amendments to open space network and trail alignments; and
- Other associated amendments to servicing.

Figure 2 presents a comparison of the approved concept and the proposed concept amendment.

**Figure 2 Approved + Conceptual Amended Concept**

### Approved Concept



### Amended Concept





## 1.2 Vision & Guiding Principles

Envisioned to be an attractive, healthy and safe community for all residents, the final phase of Ranchlands Phase 3 establishes a high standard of design for residential development in Medicine Hat. All aspects of the concept scheme amendment, as outlined in this document, have been informed by the key principles and implementation tools as described below:

### Active + Safe Streets

- Streets trees
- Separated sidewalks
- Connected pedestrian and vehicular networks
- Limited front drive garages
- Multi-use trails
- Improved pedestrian crossings



### Innovation + High Quality Design

- Varied lot widths
- Diversity of housing options
- Architectural and landscaping guidelines
- Environmentally adaptive design
- Collaborative design



### Connection to Nature + Access to Open Space

- Links to parks and open space
- Inclusion of a community playground
- Naturalized landscaping
- Regional trail connections
- Registered Environmental Reserve



### Economic Sustainability

- Adherence to City Council's Strategic Priorities
- Adherence to the Land & Properties business model
- Adherence to the Land & Properties Key Performance Indicators
- Regular financial summary updates
- Economic viability (ROI and CBA)





## 2 RATIONALE FOR AMENDMENTS

The Ranchlands Phase 3 Concept Scheme Amendment responds to the desire of the City of Medicine Hat's Land & Properties (L&P) department to develop the final phase of Ranchlands as a well thought out community, based on urban design principles. The proposed concept provides the framework for a community that is well connected, balances pedestrian and vehicular movement, provides a strong relationship to nature and the river, and establishes a gateway to the future RiverWalk development. The concept also responds to L+P's business model in terms of providing a residential lot mix that improves the overall market viability of Ranchlands Phase 3.

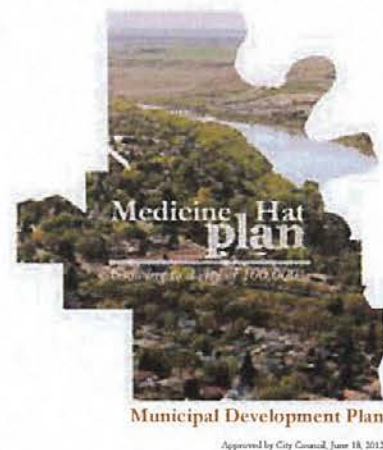
Additionally, a market analysis of Ranchlands Phase 3 concluded that there is limited market demand for large-scale multi-family development in this area. As a result, single-detached dwellings are proposed as the predominant built-form, along with two blocks of townhouses to be located adjacent to the central open space area. A diversity of housing choice will be provided through a mix of lot sizes.

A high standard of urban design will be achieved through:

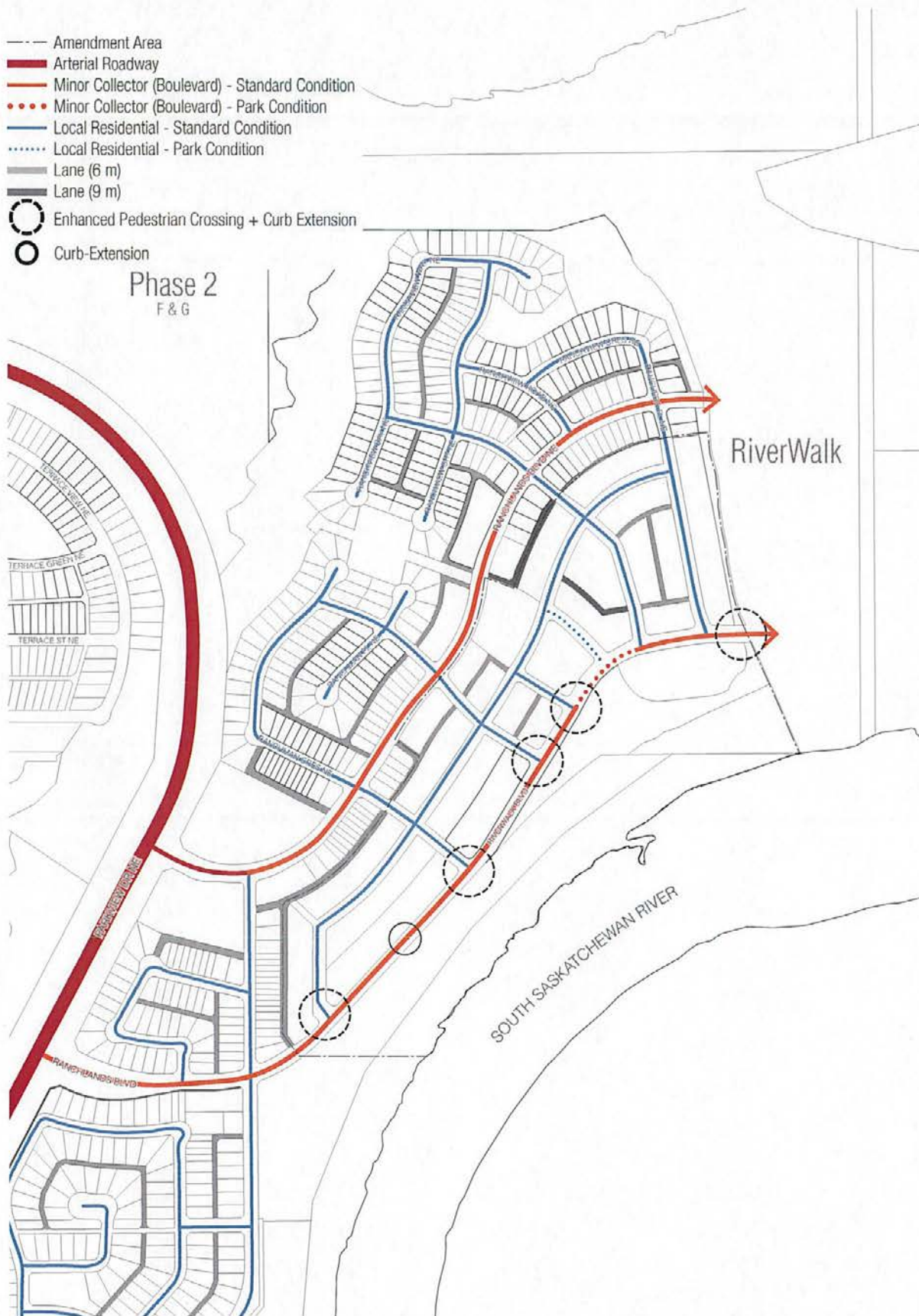
- Reconfiguration of the block layout to increase connectivity for pedestrians and vehicles;
- Introduction of street design elements such as lay-by parking, curb-extensions, separated sidewalks, treed boulevards, and a central median in the Minor Collector;
- Eliminating lanes from blocks along the south leg of Ranchlands Boulevard to allow front access garages
- Redesign of the open space network for improved access to parks and regional trails

## 3 POLICY ALIGNMENT

The Ranchlands Phase 3 Concept Scheme Amendment generally responds to the City of Medicine Hat's Council Strategic Priorities and the City of Medicine Hat Municipal Development Plan. Specifically, the proposed amendments respond to the Strategic Priorities through the development of a high quality, sustainable, safe and diverse community. Further, the Ranchlands Phase 3 Concept Scheme Amendment meets Municipal Development Plan (MDP) goals in terms of achieving the development of a compact, contiguous, well-designed community that efficiently utilize land and infrastructure. The concept also supports a range of choice and diversity in housing types and offers high quality public amenities and features complete, safe and visually appealing local streets.



**Figure 3 Proposed Street Network**





## 4 PROPOSED AMENDMENTS

The most significant amendments are the introduction of a more fine grain, grid-based block structure to improve street connectivity for pedestrian, vehicles and service access, the addition of street design elements to better balance the needs of all modes of transportation, and the establishment of green links and open space areas. These proposed amendments provides the framework for a well-design, safe and connected community that offers more flexibility of land use so that the built form can respond to market conditions. The following section provides an outline of the specific proposed amendments.

### 4.1 Street Network

The proposed street network defines a clear and legible hierarchy, offering greater connectivity for vehicles and pedestrians, and improving service access. This is achieved through the introduction of a grid street pattern and the removal of cul-de-sacs. The proposed street network is presented in Figure 3.

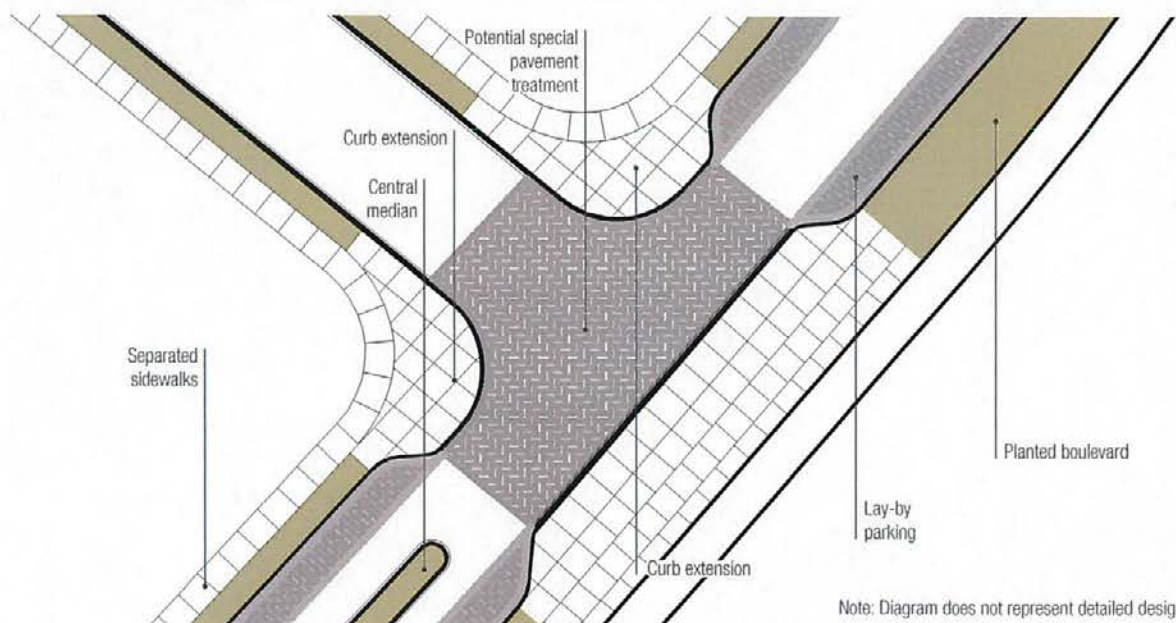
**The proposed street network responds directly to Guiding Principle #1 Active + Safe Streets and #2 Innovation + High Quality Design.**

#### 4.1.1 Minor Collector

Primary access to the site is from Parkview Drive NE, along the south leg of Ranchlands Boulevard NE. This street is the main route through Phase 3C, providing a connection to the future community of RiverWalk, and will include future transit service. A renaming of the south leg of Ranchlands Boulevard NE to RiverWalk Boulevard is proposed, subject to approval through the City's Municipal Names Committee process.

Classified as a Minor Collector, RiverWalk Boulevard runs along the river's edge, providing exceptional views of the river valley for pedestrians, cyclists, motorists and residents of the homes fronting onto it. The proposed street design features elements such as a central median, separated sidewalks with boulevard street trees, and curb extensions paired with special paving treatments to distinguish the area as a pedestrian priority area, which define the Enhance Pedestrian Crossings (Figure 4 and Figure 5).

**Figure 4 Conceptual Enhanced Pedestrian Crossing Design - Plan**



**Figure 5 Conceptual Enhanced Pedestrian Crossing Design - Perspective**



### Central Median

With its location along the bank of the South Saskatchewan River and its role as the primary route into Ranchlands 3C and future community of RiverWalk, RiverWalk Boulevard has the potential to be one of Medicine Hat's iconic residential streets. The central median is a defining element of the gateway aspect that Ranchlands 3C is designed to provide. The central median will signal to people traveling along RiverWalk Boulevard that they are entering a unique neighbourhood.

The central median will be designed to accommodate either street trees or lighting. The median design will also be able to accommodate snow removal along RiverWalk Boulevard during winter months. Final design elements will be determined at the detail design stage and lighting infrastructure will be determined by the City of Medicine Hat's Electric Utility department. The addition of the median is in full alignment with the intent of the "Image and Profile" Strategic Priority and fully reflects the "Active and Safe Streets" and "High Quality and Innovative Design" Project Principles.

### Separated Sidewalks

Separated sidewalks with boulevard trees on the north side of RiverWalk Boulevard provides for a welcoming, safe and comfortable pedestrian environment as well as establishes a character that is consistent with the context of existing residential streets such as Preston Avenue NE and Police Pointe Drive NE. Replacing the sidewalk on the south side of RiverWalk Boulevard is the regional trail extension. The regional trail will be located in the adjacent open space, generally running between RiverWalk Boulevard and the top of bank, within 5 metres of the street curb. Where the trail is greater than 5 metres from the curb and there is on-street parking, a sidewalk will be provided to ensure ease of pedestrian access.

### Curb Extensions

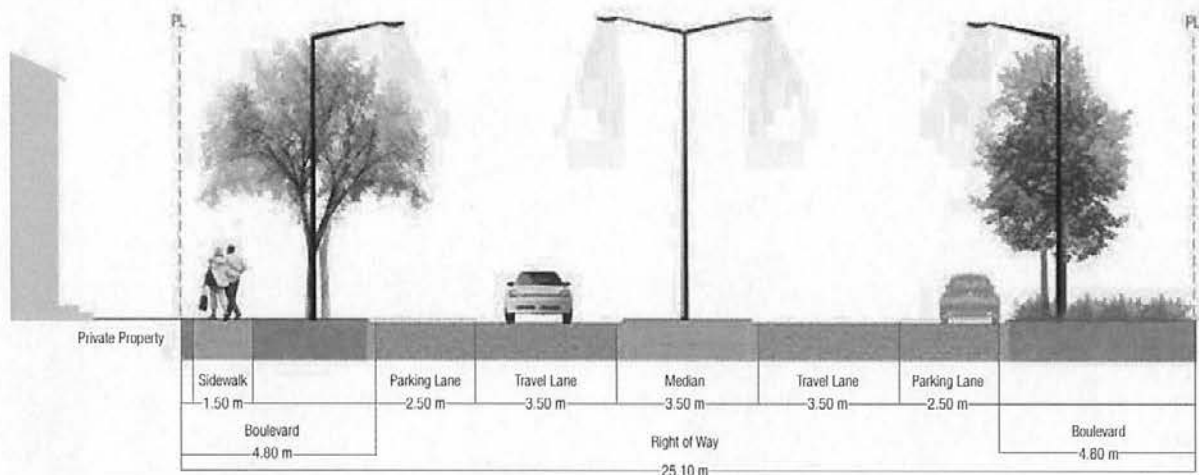
The escarpment along the South Saskatchewan River is a tremendous asset for the residents of all areas of Ranchlands. One of the guiding principles for the development of Ranchlands 3C is "Access to Nature". Providing safe and convenient access to the trails and green spaces along the river is essential for ensuring that all residents benefit from the amenity of the river valley.



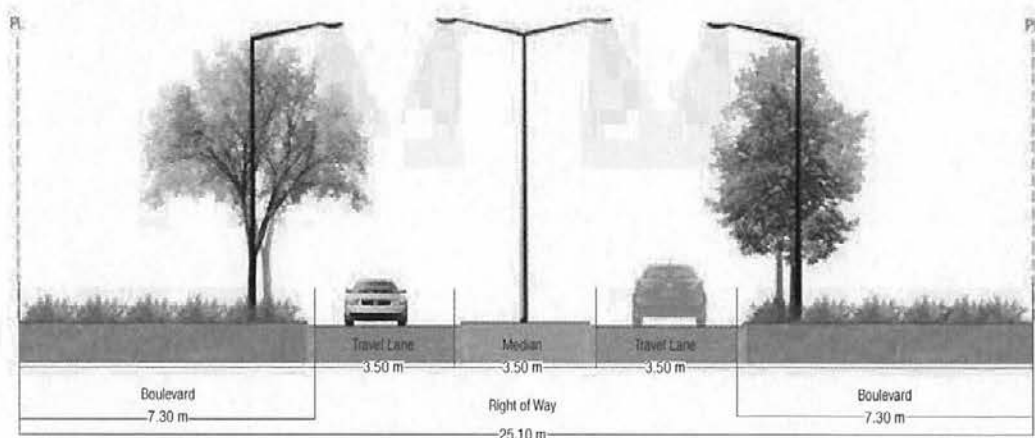
The pedestrian linkages throughout Ranchlands 3C will bring residents from all parts of Ranchlands to access the regional trail along the edge of the river. Curb extensions paired with special paving treatment establish Enhanced Pedestrian Crossing along the boulevard to facilitate the safe pedestrian access by reducing the crossing distances, as well as and providing motorists with a visual cue that they are approaching an area of higher foot traffic. Mid-block curb extensions are also intended to delineate lay-by parking lanes.

Two conditions are proposed for RiverWalk Boulevard: Minor Collector - Standard Condition (Figure 6) and Minor Collector - Park Condition (Figure 7). The cross sections are generally consistent with the proposed Medicine Hat Municipal Servicing Standards Manual (MSSM), with the exception of the introduction of the central median and a reduction of the parking lane from 2.70 metres to 2.50 meters. The Minor Collector - Park Condition does not feature parking lanes and sidewalks are replaced by trails to be located within the adjacent open space, however the overall right-of-way is maintained.

**Figure 6 Minor Collector - Standard Condition**



**Figure 7 Minor Collector - Park Condition**



Note: The regional trail will be generally located within 5 m of the curb on the south side of RiverWalk Boulevard, in the adjacent open space between RiverWalk Boulevard and the top of bank.

Additionally, the proposed alignment of the RiverWalk Boulevard accommodates the east-west pipeline right-of-way within the road right-of-way. The 100 mm high-pressure gas production gathering line extends east of the active wellhead located in the central open space area (refer to Figure 14).

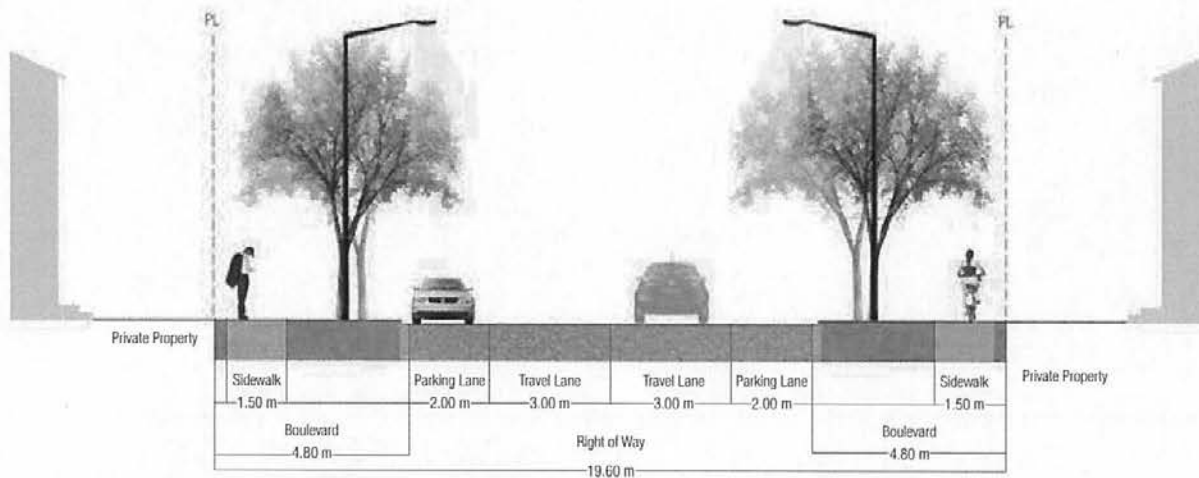
## 4.1.2 Local Residential

The amended street network aligns local residential streets to maximize view lots and preserve public view corridors to the South Saskatchewan River. Design elements including on-street parking, separated sidewalks with planted boulevards with street trees offer both functionality and enhanced streetscape for residents. Two conditions are proposed for the Local Residential streets: Local Residential - Standard Condition (Figure 8) and Local Residential Park Condition (Figure 9).

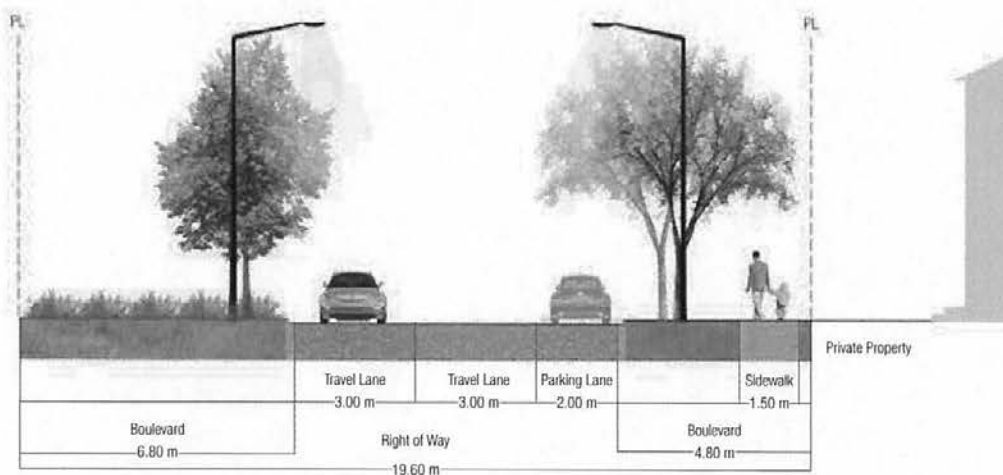
The proposed Local Residential - Standard Condition is consistent with the proposed MSSM.

The proposed Local Residential – Park Condition is consistent with the proposed MSSM, with the exception of the removal of on-street parking on the park-side, across from the proposed townhouse development. The proposed design creates a unique street character that will result in a high quality interface between the townhouses and the park that reinforces the pedestrian-friendly orientation of the townhouse block. This design will limit the amount of pavement on the street, thus creating a strong relationship between the townhouses and the park and encouraging slower vehicular speeds through the area.

**Figure 8 Local Residential - Standard Condition**



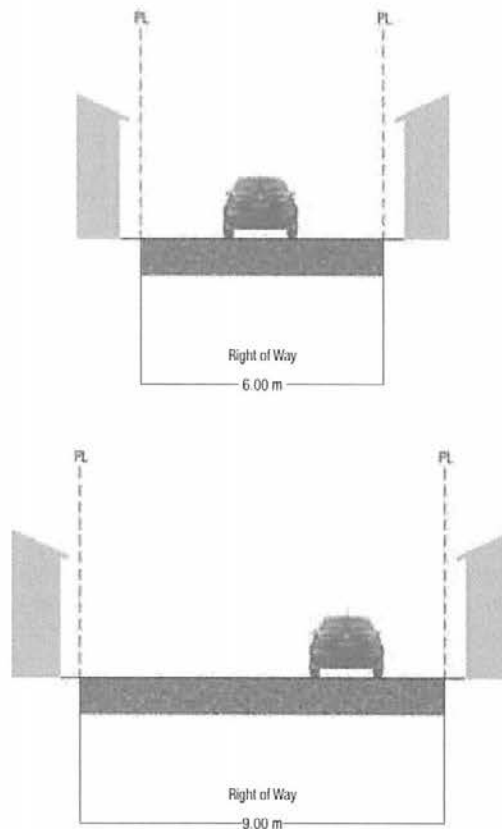
**Figure 9 Local Residential - Park Condition**



### 4.1.3 Lanes

Lanes have been designed to meet the City of Medicine Hat's Municipal Servicing Standard with all lanes to be paved (Figure 10). Lanes adjacent to low-density development (R-LD zoned blocks) will be 6.0 m and lanes adjacent to medium density development (within R-MD blocks) will be 9.0 m. Lanes will be provided to accommodate rear-access garages in specific areas and access restrictions will be imposed on blocks where lanes exist to restrict front-car garages. However, special situations where access restrictions will not apply (i.e. where the lanes have already been built as part of Phase 3A and 3B) and will be identified at the detail design stage. Additionally, lanes may be removed at the detailed design stage pending results from market research.

**Figure 10 Lanes**



[illegible]



## 4.2 Land Use & Zoning

Implementing the proposed concept will require a rezoning of the parcels to land use districts that will accommodate the proposed built form. Ranchlands Phase 3 Concept Scheme Amendment will be primarily built out as single detached housing and designated Low Density Residential (R-LD). The two parcels to be built as townhouses will be zoned as Medium Density Residential (R-MD). L+P will use design guidelines on the townhouse blocks to define the type of built form required, in order to ensure that only side-by-side street-oriented townhouses and not more intensive forms of development (i.e. fourplexes with units facing the lane or apartments) can be built. Figure 11 represents the proposed development concept.

The Energy Utilities Board granted a setback relaxation from 100 m to 50 m from the gas wellhead in 2008. The proposed concept illustrates that no residential dwellings are located within the 50 m setback area. Additionally, a new geotechnical setback line restricts development along the South Saskatchewan River.

The proposed land use bylaw amendments, and land use zoning are represented in Figure 12 and Figure 13.

**The proposed development concept and land use zoning responds directly to Guiding Principle #2, Innovation and High Quality Design and #5 Economic Sustainability.**

Figure 12 Proposed Land Use Bylaw Amendment



Figure 13 Proposed Land Use Zoning



The amended land use statistics for Phase 3 are presented in Table 1 and the amended distribution of unit types are presented in Table 2. Based on the gross density calculation outlined in the City of Medicine Hat Municipal Development Plan (adopted 2012), Ranchlands Phase 3 is anticipated to be built out at a density of 17.3 units per gross hectare (UPH) (Table 3). This document includes the amended density and land uses for Ranchlands Phase 3 only and does not include ARP-wide density calculations, as this document is specific to Ranchlands Phase 3.

**Table 1 Proposed Distribution of Land Uses**

	Phase 3 Proposed Concept		3C Amendment Area Proposed Concept	
	Area (ha)	% GDA	Area (ha)	% GDA
Gross Developable	76.5	100%	26.5	100%
<i>Environmental Reserve</i>	21.4		7.1	
Net Developable	55.1		19.4	
Municipal Reserve				
<i>Dispersed Parks</i>	4.5	8%	3.0	15%
<i>Trail Corridors</i>	0.3	1%	0.3	2%
Total	4.8	9%	3.3	17%
Public Dedication				
<i>Collectors</i>	5.9	11%	2.2	11%
<i>Locals / Lanes</i>	11.4	21%	3.4	18%
Total	17.3	31%	5.6	29%
Commercial	1.1	2%	0.0	0%
Residential				
<i>Low Density Residential</i>	25.6	46%	9.7	50%
<i>Medium Density Residential</i>	6.3	11%	0.8	4%
Total	31.9	58%	10.5	54%
<b>Total Developable Area</b>	<b>55.1</b>	<b>100%</b>	<b>19.4</b>	<b>100%</b>

**Table 2 Proposed Distribution of Units by Type**

Phase	Low Density Residential		Medium Density Residential			Total Units
	Single Detached	Duplex	Fourplex	Townhouse	Multi-Family	
3A	139	40	32	13	165	389
3B	167	22	24	46	0	259
3C	171*	0	0	40*	0	211
<b>TOTAL</b>	<b>477</b>	<b>62</b>	<b>56</b>	<b>99</b>	<b>165</b>	<b>859</b>
<b>%</b>	<b>56%</b>	<b>7%</b>	<b>7%</b>	<b>11%</b>	<b>19%</b>	<b>100%</b>

\*Estimated based on frontage feet by block. Townhouses for Phase 3C can be built to a maximum net density of 35 UPH.

Note: 3A and 3B unit distribution based on most recent revisions to the Ranchlands Phase 3 Staging Plan (2007).

**Table 3 Proposed Density - Phase 3**

	Area (ha)
Gross Developable	76.5
Non-Developable (ER)	21.4
Regional Lands Uses (MR)	4.8
<b>Gross Hectare</b>	<b>50.3</b>
No. of Units	859
<b>Density (UPGH)</b>	<b>17.1</b>

Note: Based on MDP definitions and calculations.

#### **4.2.1 Low Density Residential**

The Low Density Residential (R-LD) district will be represented by single detached and duplex dwellings. Additional density can be accommodated through secondary suites and backyard suites, where the minimum standards for secondary and backyard suites, as outlined in the City of Medicine Hat's Land Use Bylaw, are met.

#### **4.2.2 Medium Density Residential**

The Medium Density Residential (R-MD) district will be represented by townhouses. As defined in the Development Guidelines, townhouses will be side-by-side, street-oriented townhouses with two private parking stalls per unit, in addition to on-street parking. Primary entrances and amenity areas, such as patios, will face the central park, and rear garages will be accessed from lanes. This style of development, clustered around the central open space, will increase safety in the area by providing opportunity for passive surveillance with more "eyes on the streets". There are no apartments proposed within 3C. L+P will use design guidelines to ensure that only townhouses and not more intensive forms of development (apartments) can be built on this parcel.

#### **Existing Multi-Family Project Site - Ranchlands 3B**

An existing 1.6 ha multi-family project site zoned R-MD in 3B is included in the Ranchlands Phase 3 Concept Scheme Amendment. This property has been on market since 2006. As presented in the proposed development concept, this site will be redesignated to Low Density Residential (R-LD) to be developed as single detached dwellings. This change is supported by a market study analysis, which identified a lack of demand for multi-family housing in Medicine Hat.



- Storm Sewer
- Gas Pipeline ROW
- Gas Wellhead
- Abandoned Gas Wellhead
- Geotechnical Setback
- Proposed Municipal Reserve
- Proposed Environmental Reserve
- Existing Municipal Reserve
- Existing Environmental Reserve

Total ER Allocation: 21.4 ha





### 4.3 Open Space

The Ranchlands Phase 3 Concept Scheme Amendment open space network is made up of natural areas (Environmental Reserve) located along the river's edge, and Municipal Reserve in the form of public parks and trails. The proposed Environmental and Municipal Reserve dedication for all phase of Ranchlands (Phase 1-4) and Phase 3 is presented in Table 4.

**The proposed Open Space Framework responds directly to Guiding Principle #3 Connection to Nature and Access to Open Space.**

**Table 4 Municipal Reserve & Environmental Reserve Dedication**

	Area (ha)	% GDA
Ranchlands (Phases 1-4)		
Gross Developable	387.5	
<i>Environmental Reserve</i>	121.2	
<b>Net Developable</b>	<b>266.3</b>	<b>100%</b>
Ranchlands Phase 3		
Municipal Reserve		
<i>Schools</i>	0.0	
<i>Parks/Open Space</i>	4.8	
<b>Total MR</b>	<b>4.8</b>	<b>2%</b>

A geotechnical setback line is located within the proposed open space area. Landscape design of lots adjacent to the geotechnical setback line will respond to this constraint.

#### Municipal Reserve (MR)

The proposed open space network results in a total of 4.8 ha of land to be dedicated as Municipal Reserve in Ranchlands Phase 3 (Figure 14). This represents 9% of the net developable area (55.1 ha) in Phase 3 and 2% of the total dedication for all phases of Ranchlands.

The proposed central open space accommodates gas well setback area. A north-south gas production line that originated from this wellhead was removed to accommodate the development of Ranchlands Phase 3B and relocated further east to the future RiverWalk area. The east-west high-pressure gas production gathering line right-of-way is accommodated within a portion of the park and within the RiverWalk Boulevard right-of-way. All open space areas to be designated as Municipal Reserve will be developed according to the City of Medicine Hat Municipal Servicing Standards .

#### Regional Trail

Regional trail extensions will tie into the existing City of Medicine Hat Heritage Trail system (Figure 15) and will provide a connection to the community of RiverWalk. The regional trail will be located in the open space adjacent to RiverWalk Boulevard and will generally run between the street and the top of bank, within 5 m of the street curb. The specific alignment of the trail will be determined at the detail design stage.

 Proposed Trail  
 Existing Trail  
 Proposed Open Space  
 Existing Open Space  
 Geotechnical Setback



## **Environmental Reserve (ER)**

A total of 21.4 ha of Environmental Reserve is to be dedicated to Phase 3. This represents 28% of the gross developable area (76.5 ha) for Phase 3. Proposed enhancements to the ER includes the addition of a multi-use trail to extend the existing regional trail system, a landscape gateway feature, resting spots, and a park along the river's edge (Figure 16). All enhancements within the Environmental Reserve area will be developed according to the City of Medicine Hat's Municipal Servicing Standards. The following section highlights the design framework that will guide the overall landscape strategy for Ranchlands Phase 3.

## **4.4 Design Framework**

The Design Framework responds directly to Guiding Principle #2 Innovation and High Quality Design.

### **4.4.1 Landscape Strategy**

The proposed Landscape Strategy for the Ranchlands Phase 3 Concept Scheme Amendment is presented in Figure 18.

#### **Celebrating the River**

Recognizing that the proximity and views to the South Saskatchewan River are the primary assets of Ranchlands Phase 3, the Ranchlands Phase 3 Concept Scheme Amendment proposes a landscape strategy that takes advantage of these assets. Connecting people to the river will be accomplished in the following ways:

- Creating a series of connected open spaces and trails linking the existing park in Ranchlands 3B through the proposed new parks in Ranchlands 3C. These spaces will be connected by a pedestrian trail system with improved pedestrian crossings where street crossings occur. This will provide a safe and continuous green link from Ranchlands 3A, 3B and 3C to the river's edge. The Parkview Drive - RL 3B Connector Trail (refer to Figure 17) will be constructed as a natural, non paved trail to protect Tiny Cryptanthe populations and habitat, as required under federal and provincial regulations.
- Providing a new multi-use trail that will run through the environmental reserve along the river's edge. This trail will link to the existing trail network and will be designed with resting areas to allow users to stop and enjoy the river valley. Parking will be provided along the south side of the street allowing visitors convenient access to the trail and resting areas.

#### **Parks**

The landscape strategy proposes three areas for new parks. Park uses will be coordinated with the City of Medicine Hat's Park and Recreation department and designs will be finalized at the detail design stage. The most northern park will be an open green space that accommodates a variety of community uses. The central park space will be a formalized park with play structures and activities for young people of all ages, subject to approval by the City of Medicine Hat Gas Utilities Department. The riverfront park is envisioned as a space where park users can gather to enjoy the river. Seating opportunities and picnic tables will be provided. A playground for children could also be accommodated in this park.

#### **Green Streets**

Street trees will be incorporated in the design of all streets. At full growth the street trees will provide a significant tree canopy that contributes to the City of Medicine Hat's urban forest. Trees are valuable assets that provide environmental, historical and aesthetic benefits, and will contribute positively towards property values and higher quality of life for residents. Specific species, that are appropriate to the local climate, will be determined in consultation with the City of Medicine Hat Park's department at the detail design stage.



 Proposed Trail  
 Existing Trail  
 Proposed Open Space  
 Existing Open Space  
 Geotechnical Setback  
 Trees





## 4.5.2 Development Guidelines

Development guidelines will achieve the principle of high quality design for the community. The development guidelines are not intended to be strict architectural controls that regulate the detailed design of homes, but rather guidelines that encourages good design and prohibit certain practices that would negatively affect the character of the community. The development guidelines will focus on design guidance that will create high quality streetscapes and public realm. A diversity of architectural styles will be encouraged and enabled through the design guidelines.

The development guidelines will include general guidelines that are applicable to all of the Ranchlands 3C and area-specific guidelines that will more prescriptive for a particular sites within Ranchlands 3C. The topics the guidelines will address including:

### General Guidelines (Applicable to all of Ranchlands 3C)

- Landscaping
- Appropriate areas for front drive garages
- Design of garages to mitigate impact on streetscape. Front driveway locations will be specified and mandatory. Curb cuts will be constructed by the developer.
- Building details (porches etc.)

### Area-Specific Guidelines

#### Lots fronting onto the south leg of Ranchlands Boulevard (RiverWalk Boulevard):

- Garage design (non-protruding, flush or recessed)
- Front driveway locations will be specified and mandatory. Curb cuts will be constructed by the developer.
- Enhanced landscaping design
- Use of higher quality materials

#### Lots backing onto ER

- Garage design (non-protruding, flush or recessed)
- Enhanced landscaping design
- Use of higher quality materials
- Interface with ER (i.e. chain and bollard fencing is required)

#### Townhouses

- Street-orientated (must have front door on street)
- Stacked townhouses prohibited
- Use of higher quality materials
- Enhanced landscaping

## 4.5 Servicing

Infrastructure will be extended from previous phases to service Phase 3. Minor changes to the approved servicing concept are required to accommodate the adjusted street network. Overall, the density has been reduced through the removal of duplexes/fourplexes and multi-family project sites from the 3C amendment area. As such, upgrades to accommodate increased capacity are not required.

All servicing shall be consistent with the City of Medicine Hat Municipal Servicing Standards. The proposed servicing concepts for water utilities, stormwater utilities, and sanitary utilities are illustrated in Figure 17, Figure 18, and Figure 19.

**Figure 17 Proposed Water Utilities**





Figure 18 Proposed Stormwater Utilities

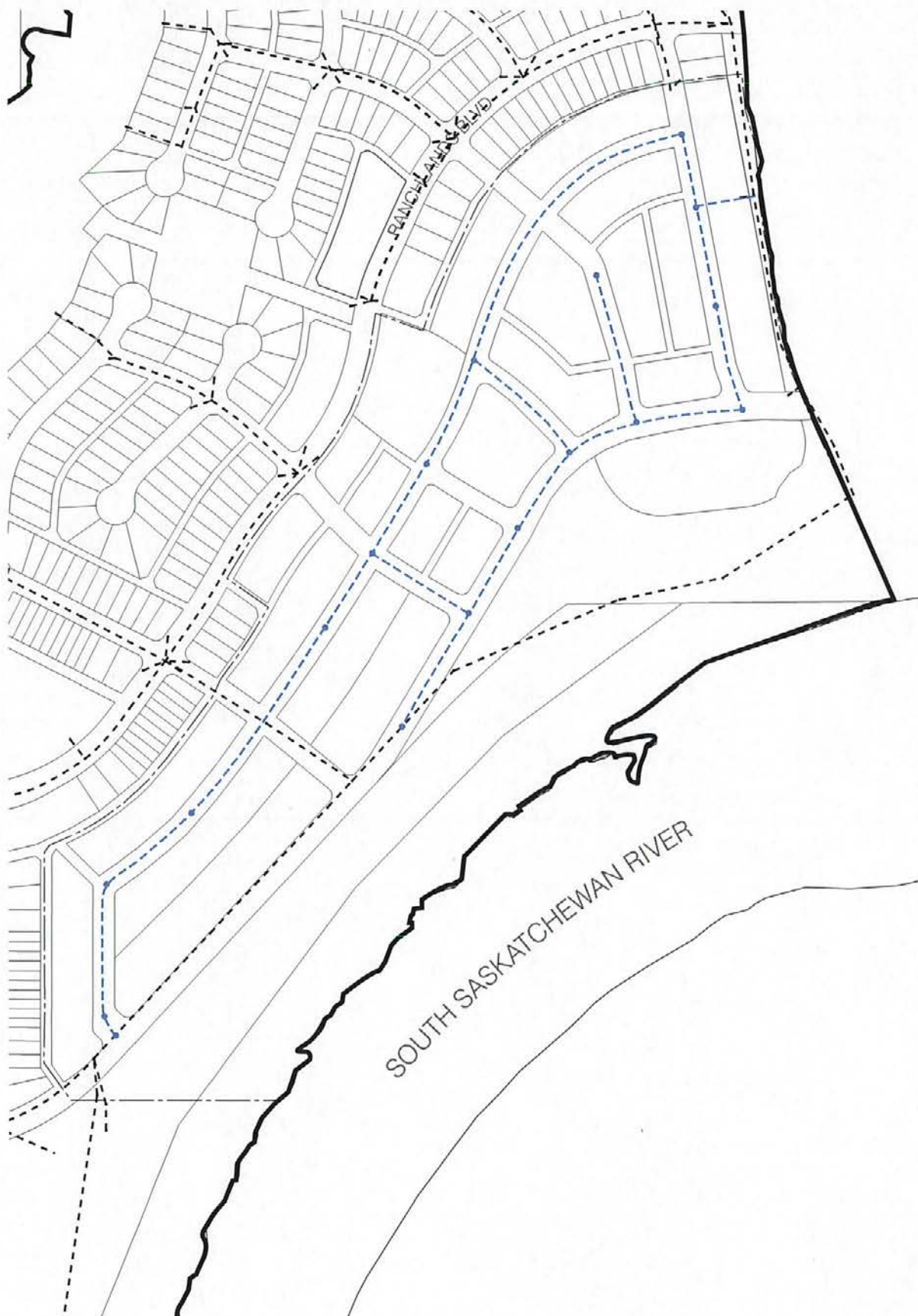
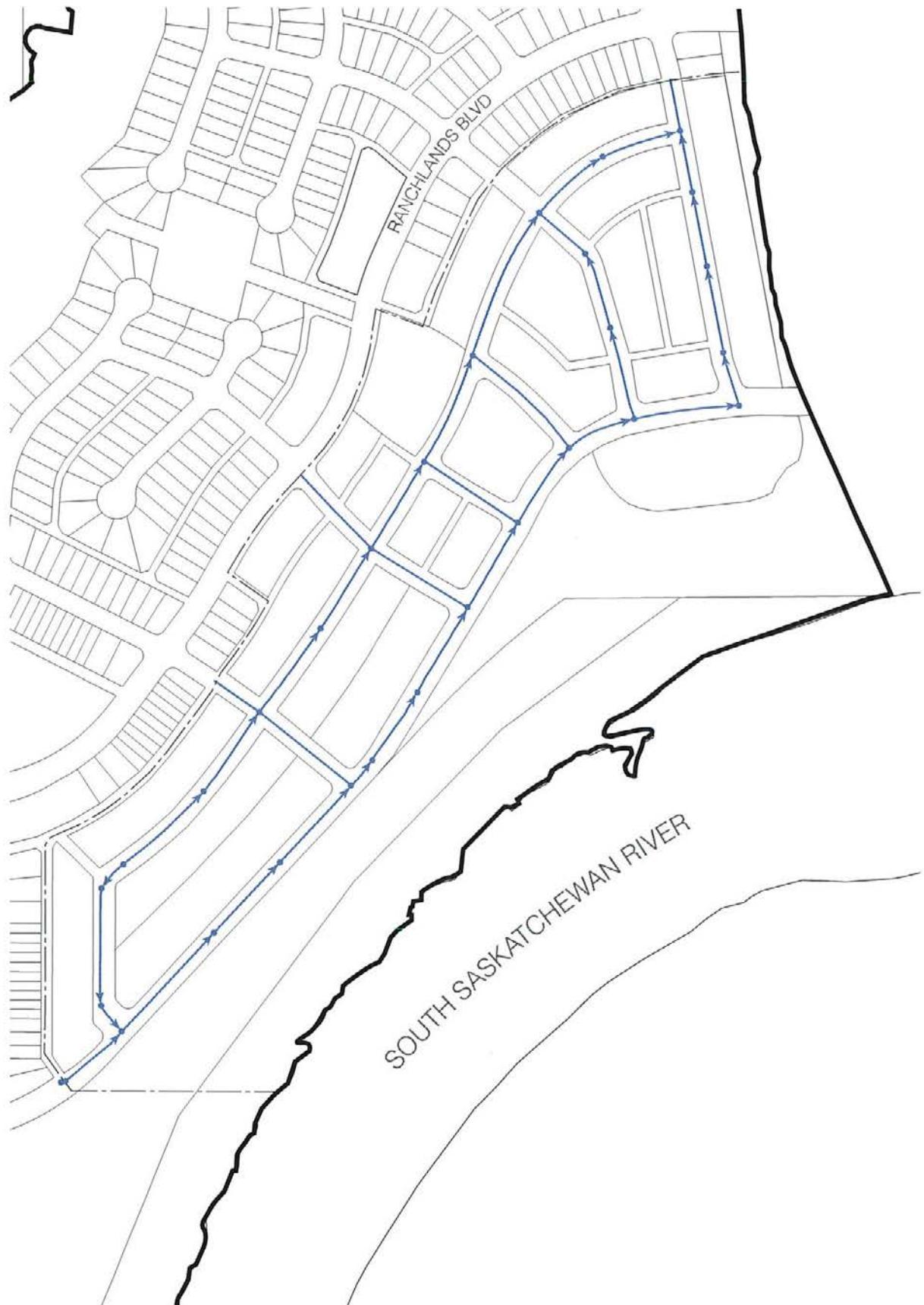


Figure 19 Proposed Sanitary Utilities



— Ranchlands Phase 3  
- - - Amendment Area



Note: Diagram not to scale.

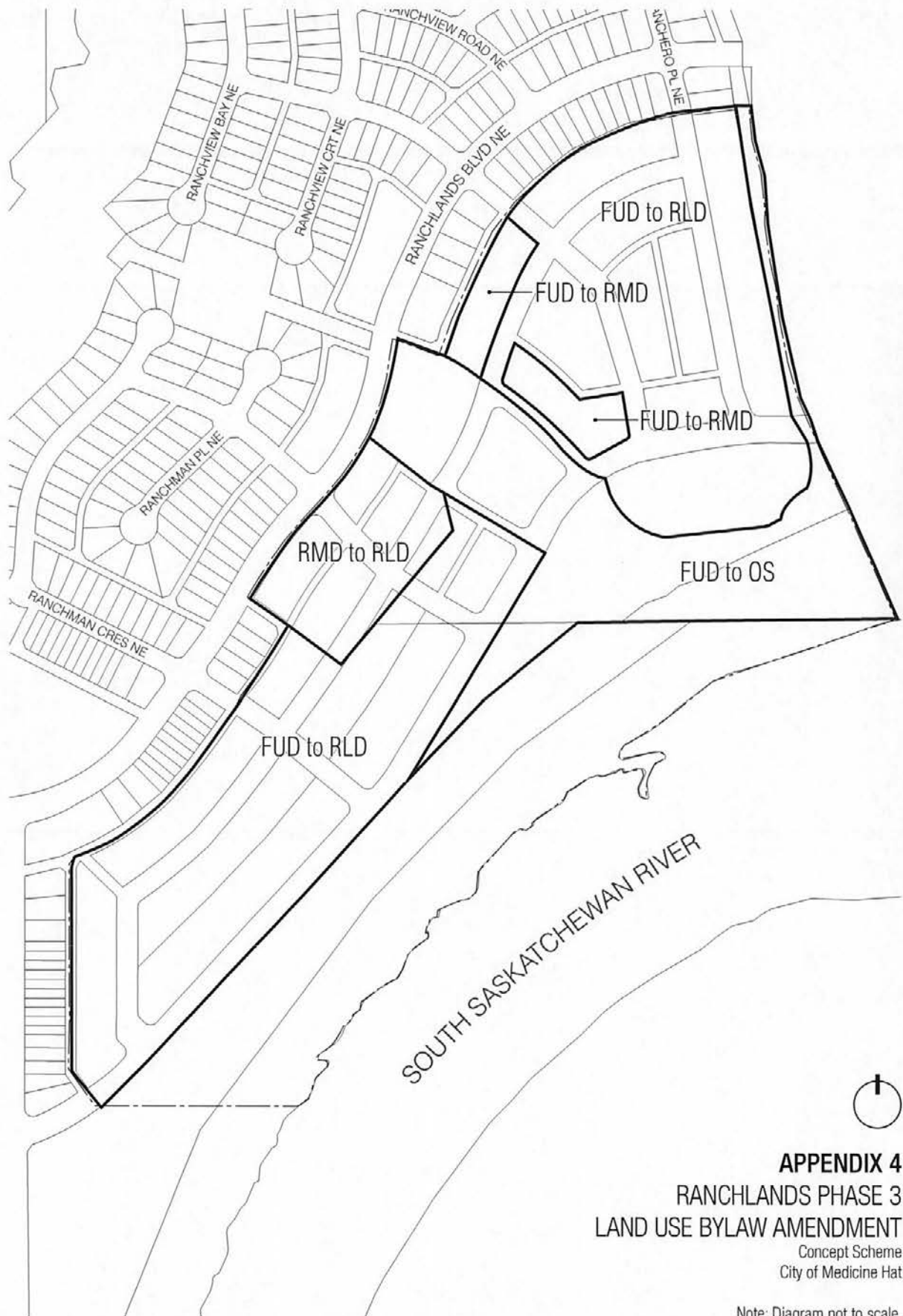




Note: Diagram not to scale.







**APPENDIX 4**  
**RANCHLANDS PHASE 3**  
**LAND USE BYLAW AMENDMENT**

Concept Scheme  
 City of Medicine Hat

Note: Diagram not to scale.





**APPENDIX 5**  
**RANCHLANDS PHASE 3**  
**PROPOSED LAND USE ZONING**  
 Concept Scheme  
 City of Medicine Hat

Note: Diagram not to scale.



**APPENDIX 6**  
**RANCHLANDS PHASE 3**  
**EXISTING CONDITIONS**  
 City of Medicine Hat

Note: Diagram not to scale.







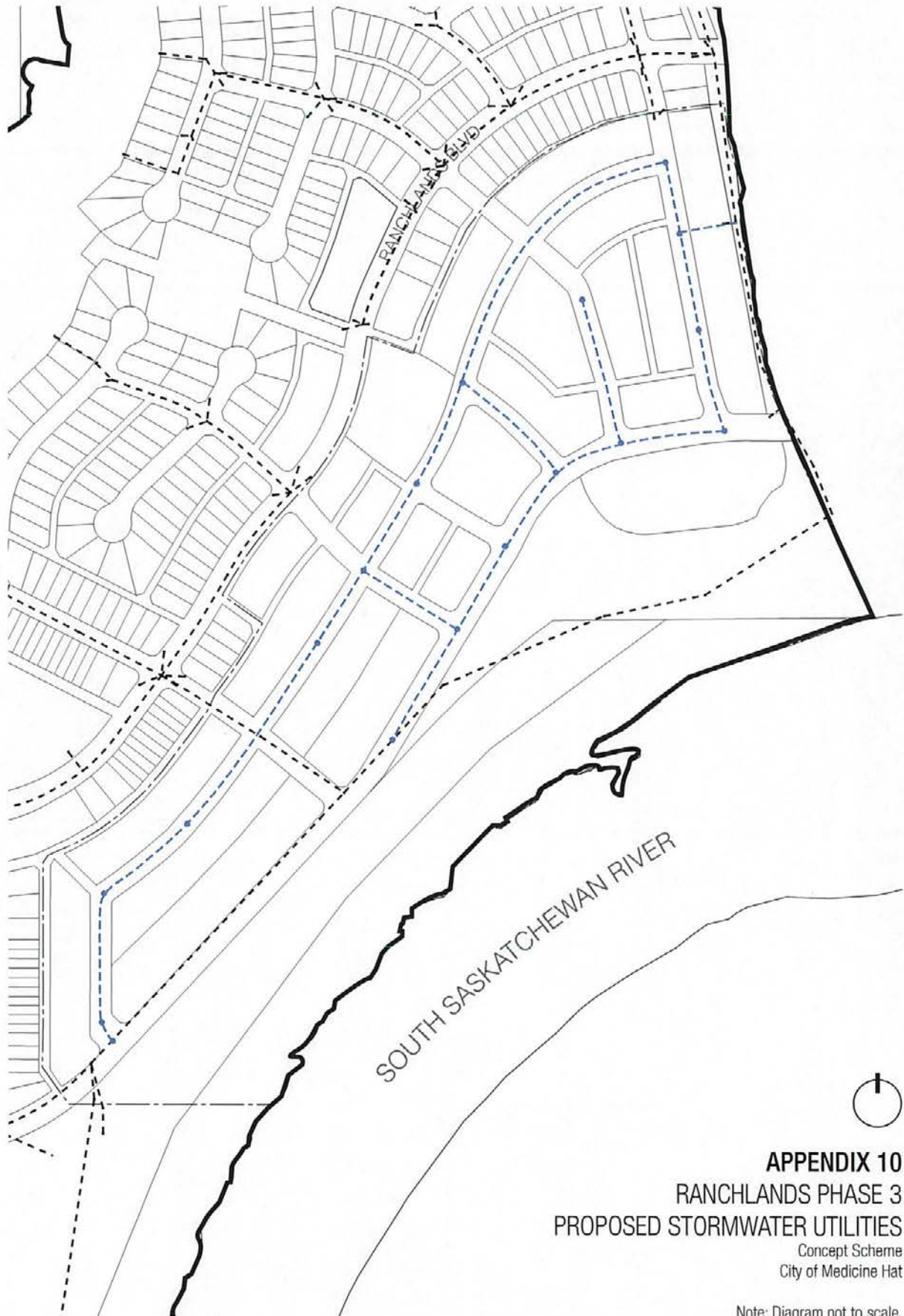




**APPENDIX 9**  
**RANCHLANDS PHASE 3**  
**PROPOSED WATER UTILITIES**  
Concept Scheme  
City of Medicine Hat

Note: Diagram not to scale.

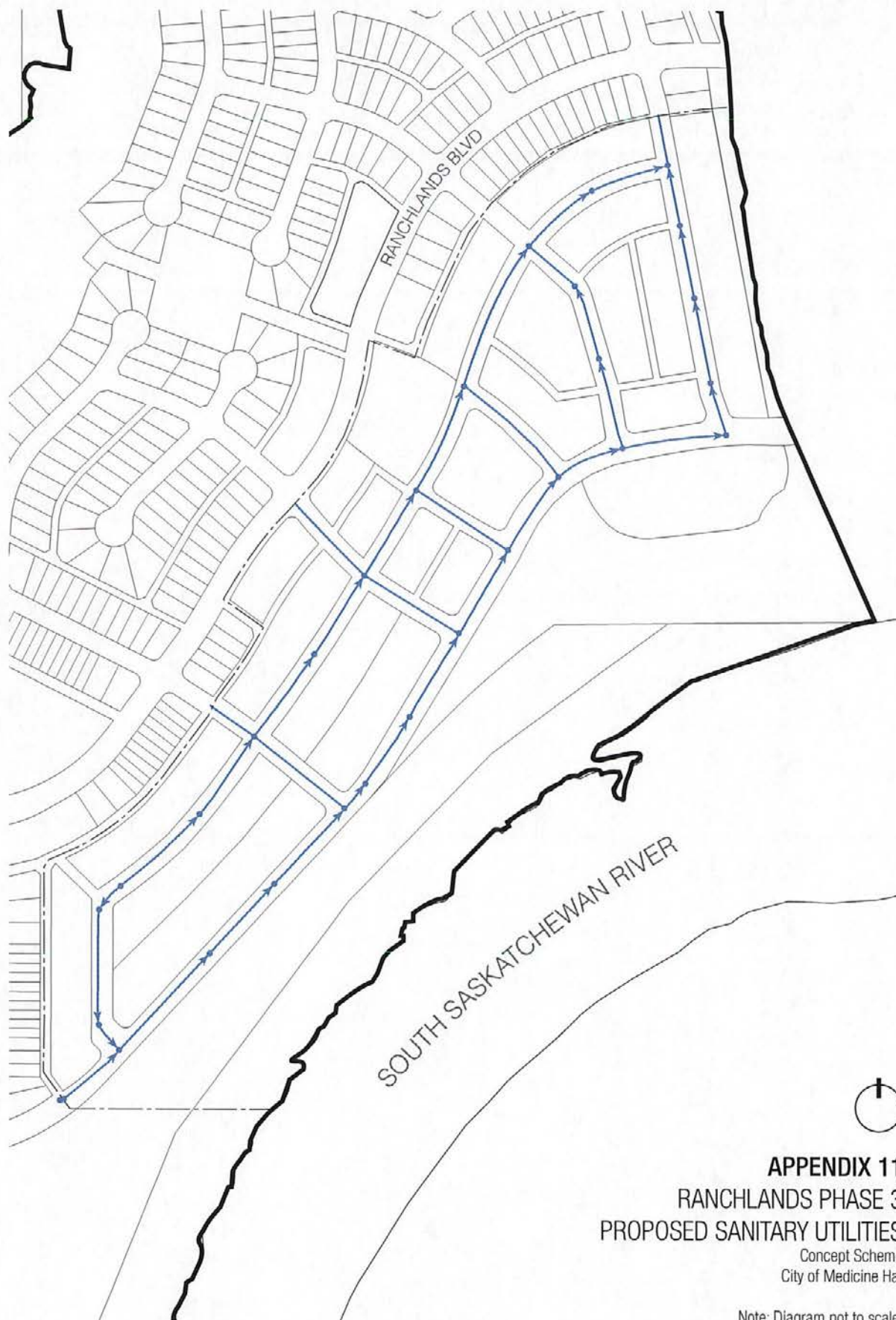




**APPENDIX 10**  
**RANCHLANDS PHASE 3**  
**PROPOSED STORMWATER UTILITIES**  
Concept Scheme  
City of Medicine Hat

Note: Diagram not to scale.





**APPENDIX 11**  
**RANCHLANDS PHASE 3**  
**PROPOSED SANITARY UTILITIES**  
Concept Scheme  
City of Medicine Hat

Note: Diagram not to scale.

# O2

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