

BYLAW NO. 4703

A BYLAW OF THE CITY OF MEDICINE HAT to adopt the Coulee Ridge Outline Plan.

WHEREAS Council wishes to adopt the Coulee Ridge Outline Plan as shown in Schedule "A";

AND WHEREAS the Area Structure Plan has been prepared in compliance with section 633 of the *Municipal Government Act* RSA 2000, c M-26;

AND WHEREAS the requirements of section 636 of the *Municipal Government Act* RSA 2000, c M-26 with regard to the notification of the preparation of a Statutory Plan have been complied with;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, c 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, c M-26;

AND WHEREAS in accordance with the City's procedures respecting Area Structure Plans, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of 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 6th day of September, 2022 at 6:30 p.m.;

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

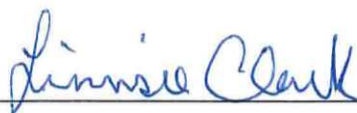
1. This Bylaw may be cited as Coulee Ridge Outline Plan Bylaw.
2. The Coulee Ridge Outline Plan as set out in Schedule "A" attached hereto, is adopted.
3. This Bylaw comes into force at the beginning of the day that it is passed.

READ A FIRST TIME in open Council on August 2, 2022.

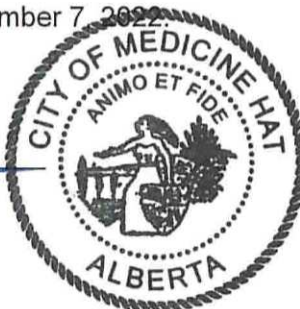
READ A SECOND TIME in open Council on September 6, 2022.

READ A THIRD TIME in open Council on September 6, 2022.

SIGNED AND PASSED on September 7, 2022



MAYOR: Linnsie Clark



CITY CLERK: Arlene Karbashewski



COULEE RIDGE OUTLINE PLAN

◦ September 2022

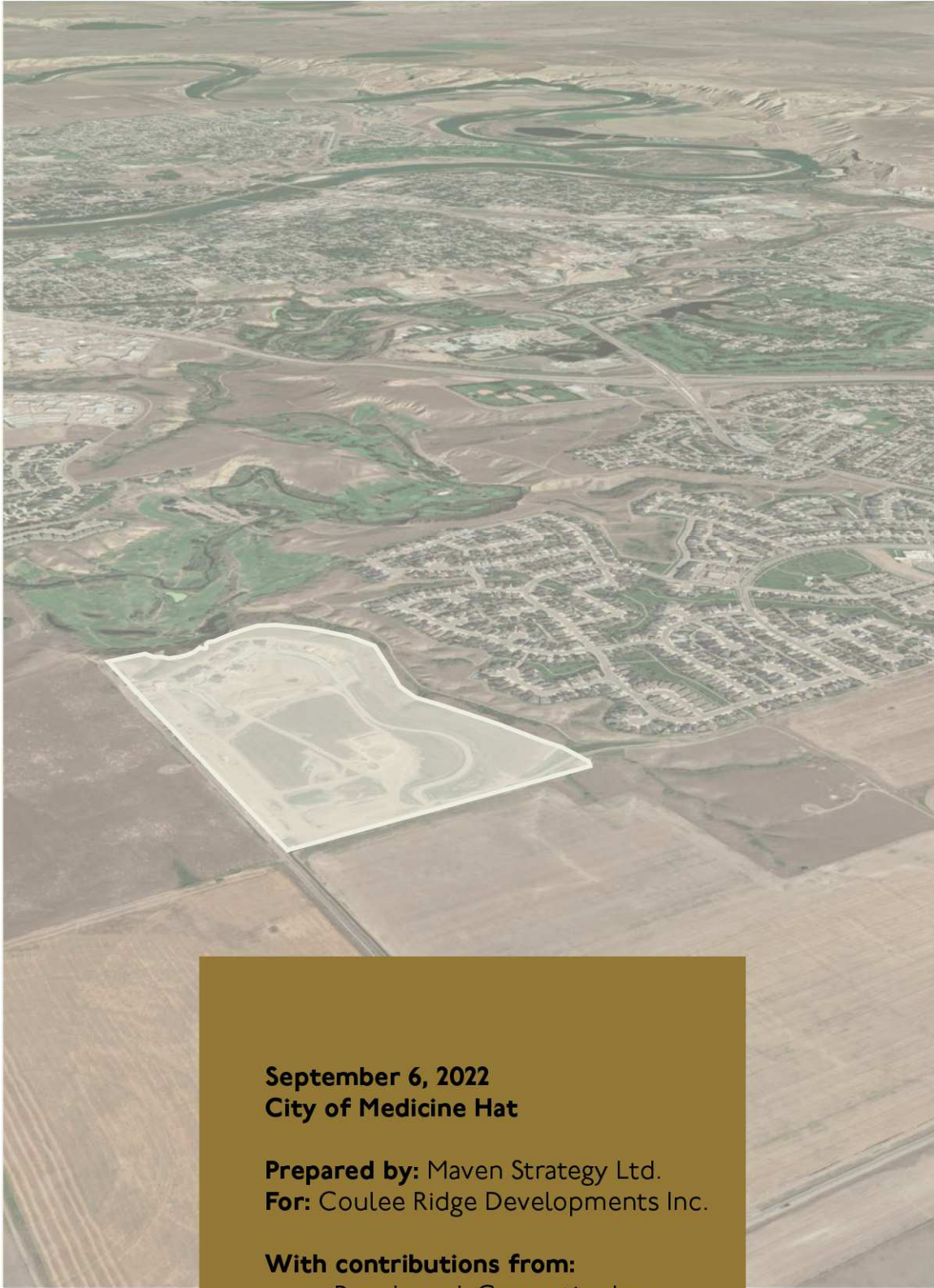
Maya bought her family home in Coulee Ridge because the neighbourhood is unique and has something to offer for the whole family. The community is a perfect fit for her family's active lifestyle, with plenty of trails and activity centres they can access year-round. Maya appreciates the proximity to the shops and services available throughout the Cimarron community and enjoys her urban lifestyle in a beautiful rural setting.

The accessory unit they built over the garage for Maya's father fits perfectly with the distinctive character of the community. Having her father nearby when the kids walk home from school allows Maya and her husband to continue to work nearby, in the city's centre.

With beautiful, wide-open spaces and the security of rural living, paired with amenities that keep her family connected and active, Coulee Ridge has quickly become home for Maya's family.



COULEE RIDGE OUTLINE PLAN



September 6, 2022
City of Medicine Hat

Prepared by: Maven Strategy Ltd.
For: Coulee Ridge Developments Inc.

With contributions from:
Benchmark Geomatics Inc.
WSP Canada Inc.
818 Studio Ltd.
Scheffer Andrew Ltd.



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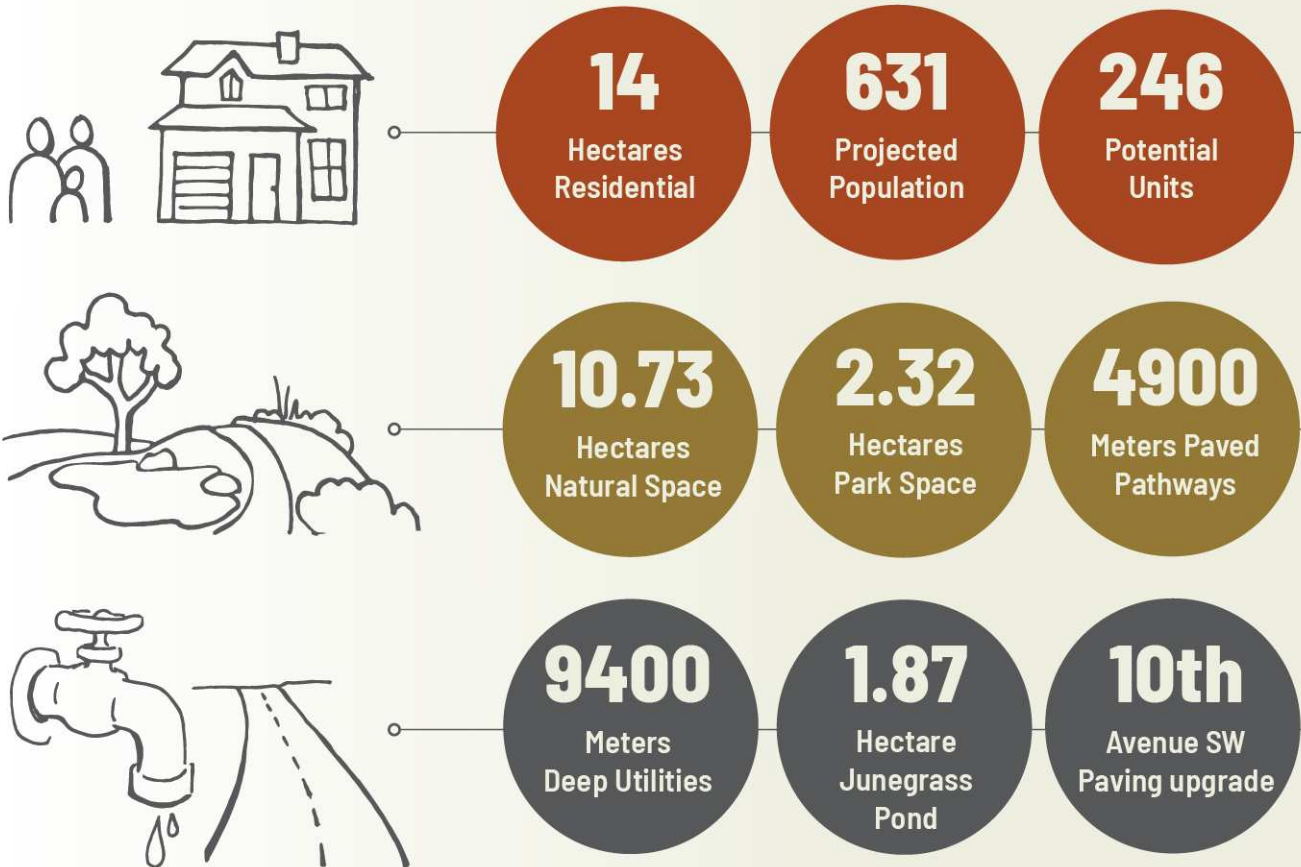
I EXECUTIVE SUMMARY

Coulee Ridge is a 35.2-hectare amenity-rich residential community located along the Naismith Coulee in southwest Medicine Hat. The Coulee Ridge Outline Plan serves as a detailed plan of the development concept for the community, clearly laying out land use and zoning, landscape and community features, transportation, and servicing systems, as well as alignment with the existing Cimarron Area Structure Plan and the myMH Master Plan, Medicine Hat's Municipal Development Plan.

Coulee Ridge marks a new phase in the southwest quadrant of the city, bringing in servicing infrastructure and kickstarting development within the Cimarron Area Structure Plan that responds to housing market needs in Medicine Hat.

The Coulee Ridge Outline Plan was refined through public and stakeholder consultation and collaborative dialogue with the City of Medicine Hat. The Plan responds to and is strengthened by a number of studies including engineering, ecological, and transportation studies that form a basis of expertise for planning decisions and design of the community.

PLAN AT A GLANCE



INTRODUCTION

2.1 OUTLINE PLAN PURPOSE

The purpose of the Outline Plan is to provide a conceptual level of detail for development of the Coulee Ridge area that falls in the northeast portion of the Cimarron Area Structure Plan. The Plan outlines general land use and servicing for Coulee Ridge as well as alignment with existing policy and statutory plans.

The Outline Plan addresses the following elements:

- Distribution of land use and zoning;
- transportation network and road layout;
- parks, open space, and amenities;
- pedestrian corridors and trail network;
- major utility and infrastructure services;
- phasing and development sequence; and
- overall community design guidelines.

2.2 POLICY HISTORY

The 2009 Cimarron Area Structure Plan (ASP) provides long-term planning policy for a comprehensive community on lands in southwestern Medicine Hat. Coulee Ridge was envisioned in the northeastern portion of the Cimarron area, and a decade after ASP approval, an amendment was passed in 2019 to allow Coulee Ridge to move forward as the first development within the Cimarron boundary. The 2019 amendment addressed only Coulee Ridge lands and original Cimarron policy remains in effect for the rest of the Area Structure Plan boundary.

The 2019 amendment:

- lowered required density to 14 units per hectare from the previously adopted 39 units per hectare;
- adjusted the servicing concept and transportation networks to accommodate Coulee Ridge as the first development within the ASP;
- amended land use to remove medium density residential;
- set requirements for residential sprinklers; and
- provided for an all-weather emergency access.

Coulee Ridge provides a specific and distinct character of low density residential but plays an integral role in the comprehensive community of Cimarron, supporting its future commercial areas and providing recreational amenities and greenspace for the greater community. Coulee Ridge is well integrated through pedestrian and vehicular corridors, lot and road configurations, land use, and a well-connected open space network. The complete Cimarron community features higher density central areas and concentrated servicing, while recommending lower densities on its periphery, especially in areas where access is more limited such as by the natural landforms that bound Coulee Ridge to the north and east.

The Coulee Ridge Outline Plan has been developed considering existing policy context, historical changes, as well as current and future needs for new housing stock in the City of Medicine Hat. The Plan provides a complete conceptual design for servicing systems, land use, and greater connectivity of the Coulee Ridge Area at its full build out.

¹Bylaw 3940, Cimarron Area Structure Plan

²Bylaw 4589 and accompanying Bylaw 4168 to amend the Land Use Bylaw

2.3 POLICY ALIGNMENT

General Regulatory Context

The Coulee Ridge Outline Plan is designed to be consistent with and support the local regulatory framework including the following guiding regulations, plans, and policies:

- The Municipal Government Act;
- The South Saskatchewan Regional Plan;
- The Tri-Area Intermunicipal Development Plan;
- The Municipal Development Plan, myMH Master Plan;
- the Cimarron Area Structure Plan; and
- the Medicine Hat Land Use Bylaw



Outline Plans act as a method of implementation for an Area Structure Plan, covering a smaller area of land with a more detailed land use and servicing concept that is developed prior to subdivision. As such, the Coulee Ridge Outline Plan sets general guidelines and high-level design for lands in the northeastern portion of the Cimarron Area Structure Plan. The Plan is required to provide proposed land uses, population density, servicing, transportation, and sequence of development for the plan area. The Outline Plan is informed and supported by a number of technical studies and Functional Servicing Report. A list of supporting studies prepared and approved to date is provided in Section 2.4.5.

On a broader scale, the development is located within Medicine Hat's South Residential Sector, outlined for future residential development. myMH Master Plan identifies different typologies for general use of land across the City's urban transect and classifies the Coulee Ridge area as having suburban typology characterized by predominately low-density residential of varied housing types, parks, schools, churches, and potentially small commercial. Typical street designs for this typology are often curvilinear including cul-de-sacs; however, myMH Master Plan has set guidelines and policies to promote modified street grids where possible.

What Comes Next?

Implementation of the Coulee Ridge Outline Plan requires amendment of the Land Use Bylaw to establish the appropriate land use districts for development. Once land uses are confirmed at Council, general concepts presented in the Outline Plan may be fine-tuned in detailed design as the developer proceeds with subdivision. Development permits are then prepared and submitted.

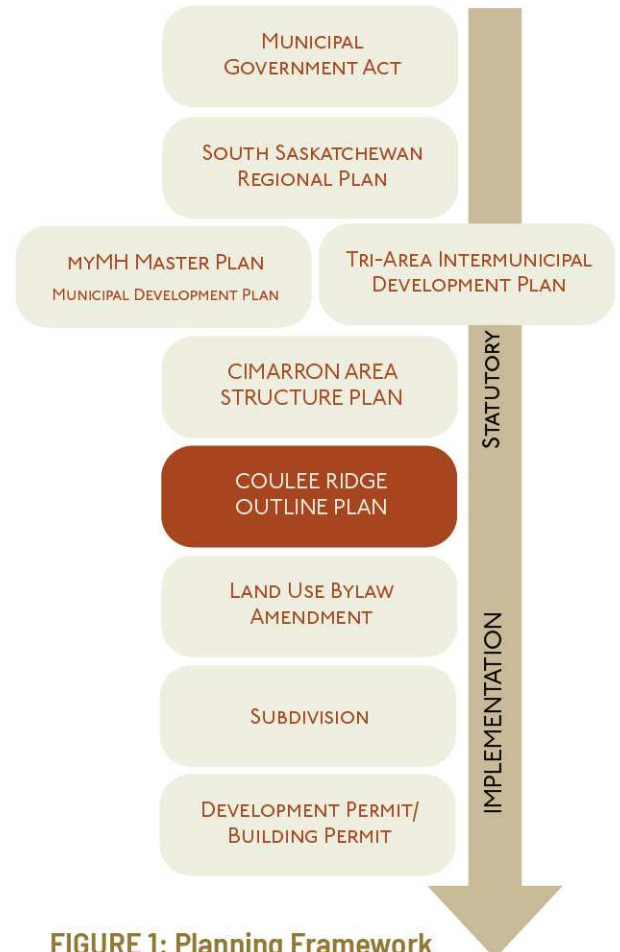


FIGURE 1: Planning Framework

How Does Coulee Ridge Fit?

The Coulee Ridge development has been designed to align with the myMH Master Plan and Cimarron ASP wherever possible, supporting Medicine Hat's strategic goals:

Coulee Ridge is a LIVABLE NEIGHBOURHOOD

With a strong anchoring neighbourhood park and defining north and eastern edges of the natural coulees, Coulee Ridge is easily identifiable, and the configuration of open-spaces and residential lots allows for a highly walkable and interconnected neighbourhood. The community's low-density residential aligns with vision for the area in the Cimarron Area Structure Plan and achieves a net density of 17.37 units/ha (Figure 8). Within its developable area, the Coulee Ridge lands will consist of varied lot sizes and housing typologies to improve property diversity, and a modified street grid has been incorporated to allow for organized development, improved service access, and walkability. The density of Coulee Ridge appropriately responds to surrounding neighbourhoods and natural areas of the coulees to the North and East.

With an easily accessible internal path system, connecting to the greater Heritage Pathway system, Coulee Ridge is part of Medicine Hat's active transportation network and provides future connection for the Cimarron area. The incorporation of recreation space (parks, playgrounds, sports courts, and gathering areas) in the two neighborhood parks, and access to recreation activities offered by the coulees, allows for active living and connection to nature and recreation for Coulee Ridge residents and visitors.

Coulee Ridge offers EFFICIENT PUBLIC SERVICES

It is important that Coulee Ridge offer appropriate, purpose-built service levels for the proposed density that are integrated and efficient. A modified street grid has been incorporated to facilitate efficient access to services and infrastructure as well as emergency access. Emergency response and resident safety is further enhanced through efficient fire suppression with required building sprinklers as Coulee Ridge falls outside the City's target fire response area at the time of Plan development. The integrated pathway network allows for Coulee Ridge to be accessed by multiple modes of transportation including micro-mobility. The street layout provides multiple connections and alternate route options, allowing for ease of access by personal vehicles and incorporation of future transit, as demand requires.

With significant capital already invested in servicing for Coulee Ridge, the development ensures City infrastructure in place is utilized to its greatest potential, and the community will be developed in a phased approach to maximize the servicing efficiency (Figure 16). Coulee Ridge also follows the myMH Master Plan measured development staging approach that ensures a logical sequence for development that is already initiated across the City. Development of Coulee Ridge ensures the efficient use of already established infrastructure and helps contribute to the City's continuous supply of new housing stock (Section 2.5).

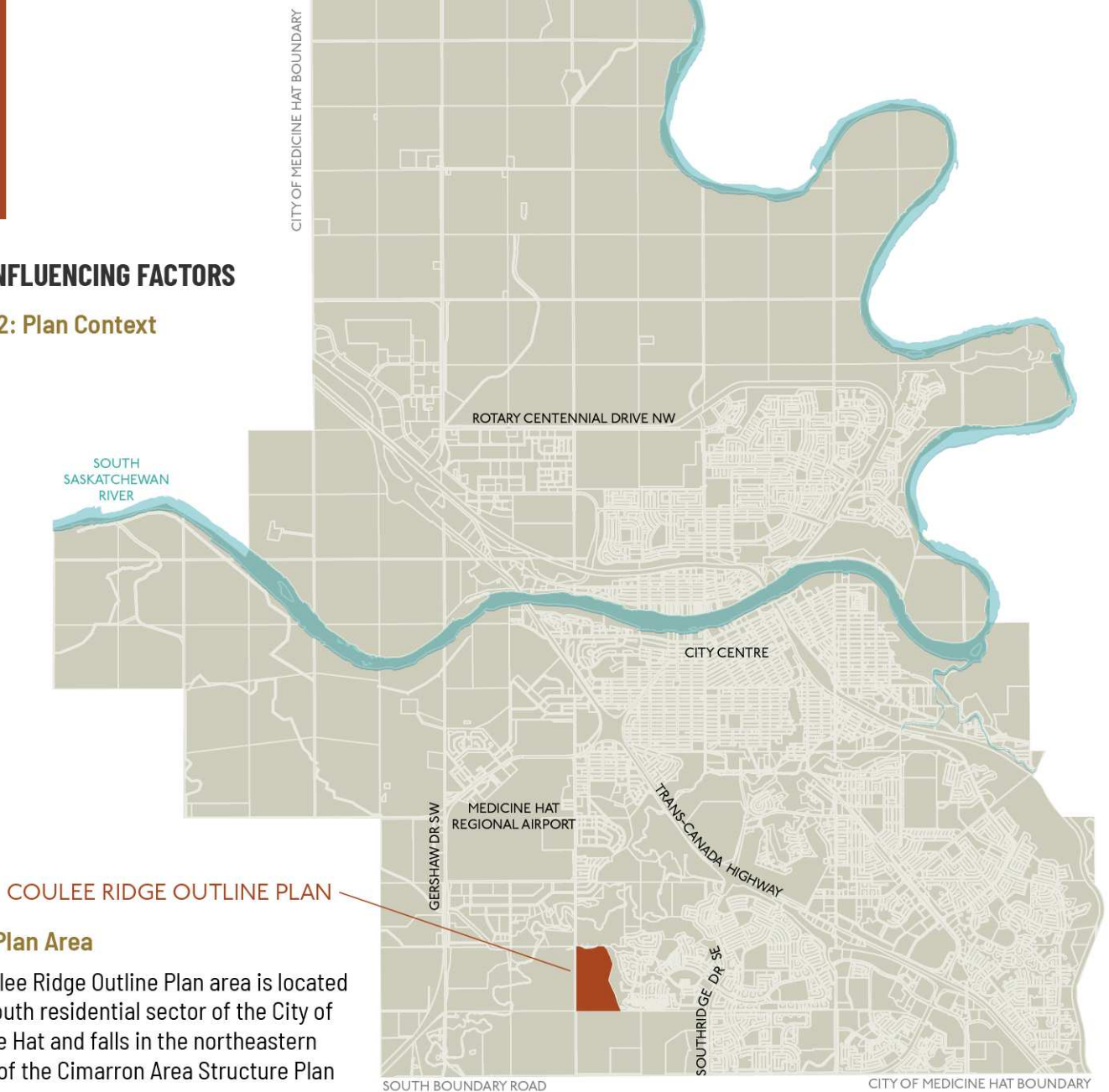
Coulee Ridge promotes ENVIRONMENTAL STEWARDSHIP

Ensuring that the Coulee Ridge development is environmentally responsible is an essential guiding factor during development of the Plan. It is important that sensitive areas, like our Coulees, are conserved and managed to promote long-term environmental health of the area. To execute on this responsibility, stormwater management is integrated throughout the community's green space as functional water features, such as Junegrass Pond in the neighbourhood's core and bioswales incorporated throughout linear parks. Xeriscaping principles have been used throughout the development to promote sustainability, compliment the natural ecosystems of the coulee and surrounding area, and lower maintenance with respect to Medicine Hat's semi-arid desert climate. Increased setbacks with dedicated Environmental Reserve along the coulee and ridge of Seven Persons Creek helps to ensure minimal impact on the natural landscape while providing public access to the community's exceptional views and perimeter pathway system.

³ "Where we grow" from myMH Master Plan, pages 60-62

2.4 INFLUENCING FACTORS

Figure 2: Plan Context



COULEE RIDGE OUTLINE PLAN

2.4.1 Plan Area

The Coulee Ridge Outline Plan area is located in the south residential sector of the City of Medicine Hat and falls in the northeastern portion of the Cimarron Area Structure Plan boundary.

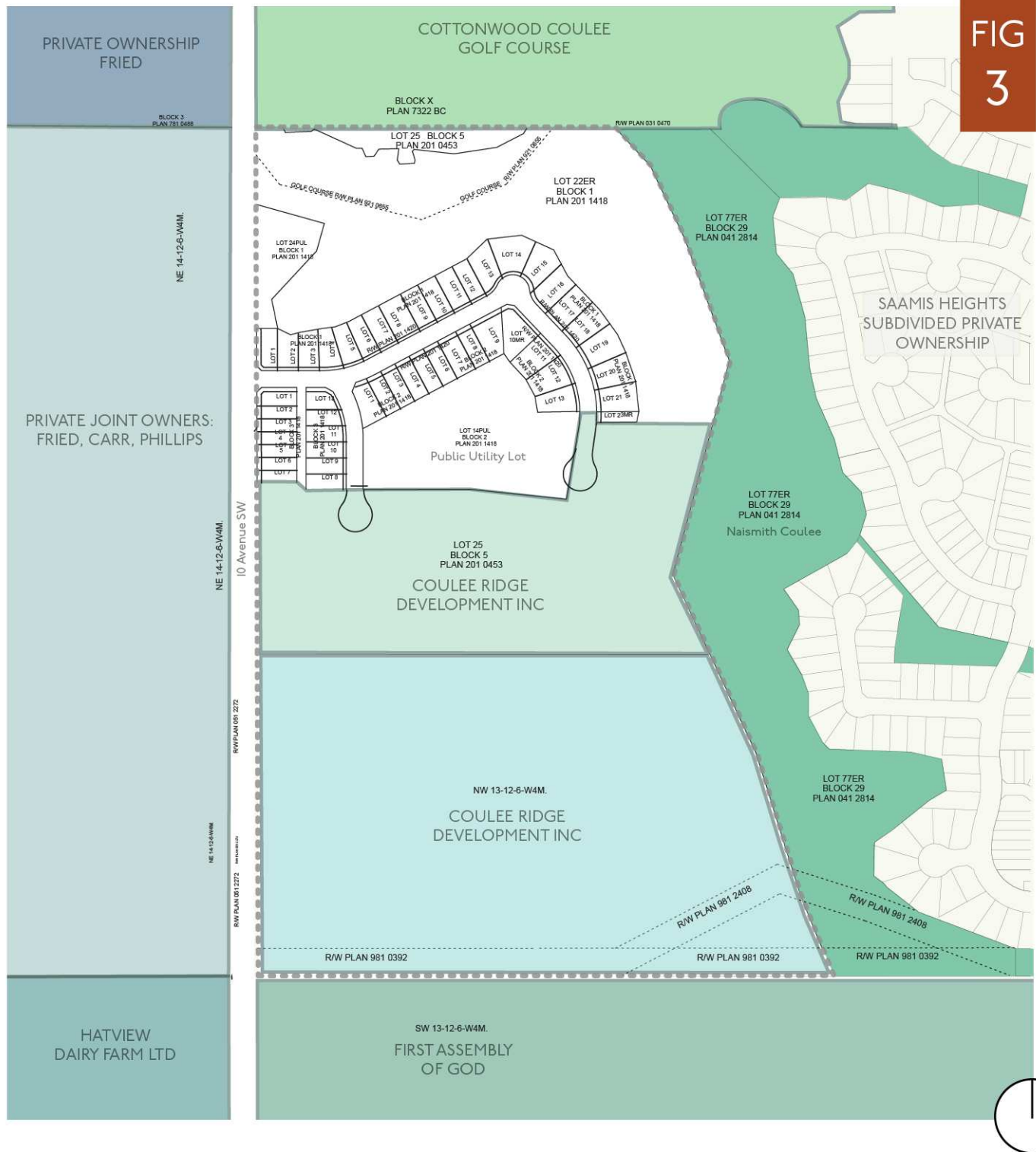
It is bordered by 10th Avenue SW on the west, Seven Persons Creek Valley on the north, Naismith Coulee on the east, and an existing utility corridor to the south as shown in Figure 3. At the time of Plan development, lands to the west and south are primarily agricultural and zoned for future urban development. The Plan area is approximately 35.2 ha.

At the time of Plan development, the nearest neighbouring residential community is Saamis Heights across the coulee to the east. Directly to the north lies the Cottonwood Coulee Golf Course, and beyond the creek to the northeast are industrial lands and the Medicine Hat Regional Airport. The Plan area is also close to the south municipal boundary shared with Cypress County and is accessed via 10th Avenue SW from South Boundary Road.

Coulee Ridge is situated on Treaty 7 and neighbour to Treaty 4 territory, traditional lands of the Siksika (Blackfoot), Kainai (Blood), Piikani (Peigan), Stoney Nakoda, and Tsuut'ina (Sarcee) as well as the Cree, Sioux and the Saulteaux bands of the Ojibwa peoples and homelands of the Métis Nation within Region III. There are no historic or archeological resources within the plan area as provided in the 2019 Historical Resources Assessment Clearance from the Province of Alberta, but the community is situated on the edge of the Seven Persons Creek, a culturally significant area. The waterways, including coulees, and Seven Persons Creek have provided resources and travel routes to First Nations peoples for thousands of years. Coulee Ridge overlooks the creek with views of the Saamis Tepee and is located southwest of the historical Saamis Archeological Site.⁴

The Plan area is located on the NW 13-12-6-W4M quarter section and site location is shown in Figure 2.

⁴ Saamis Archeological Site, Arts and Culture on MedicineHat.ca

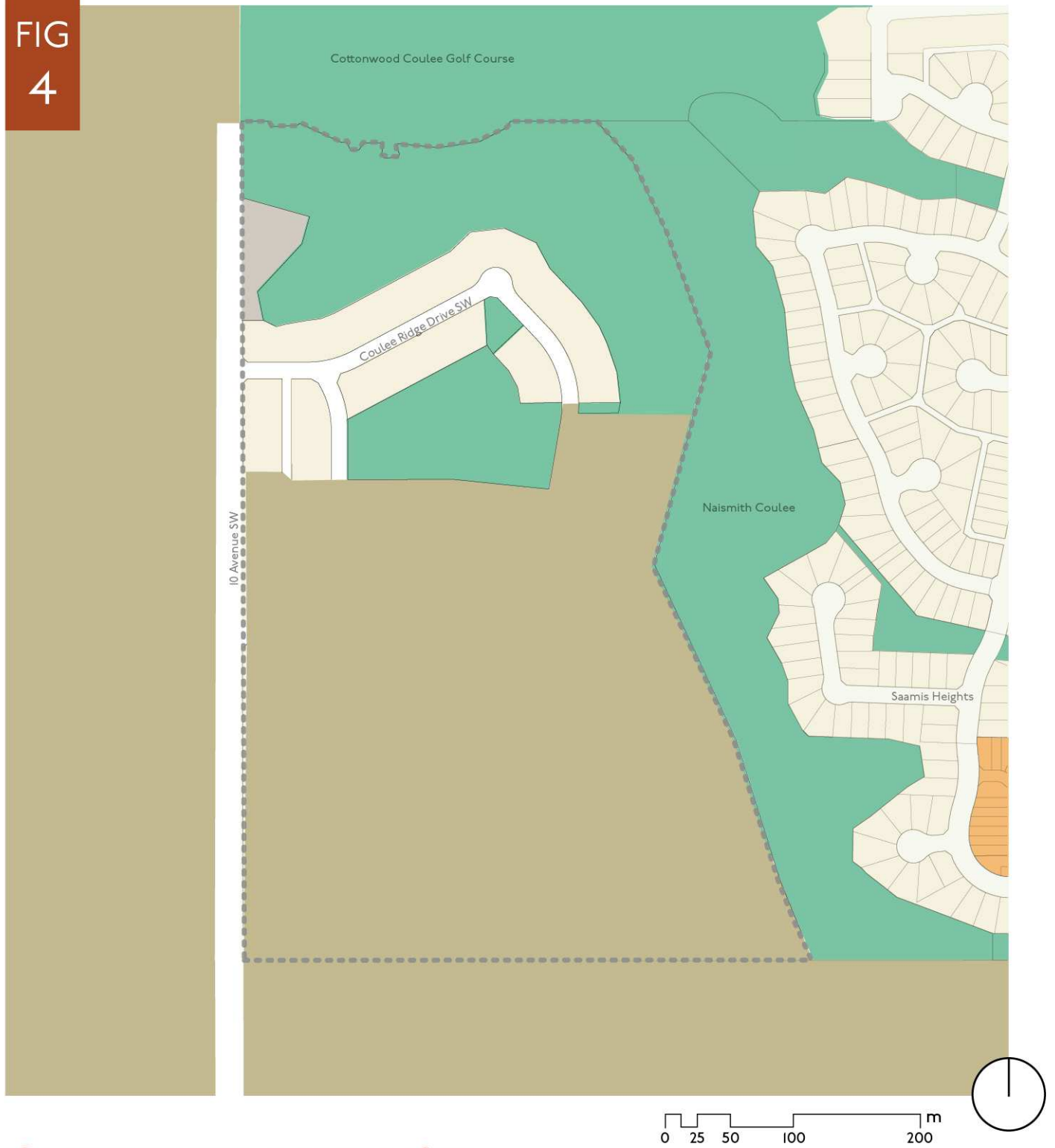


2.4.2 Ownership

The majority of the plan area and future phases are under single ownership of Coulee Ridge Development Inc. At time of Plan preparation, 24 subdivided lots in Phase 1 have gone to market and are under individual private ownership.

Coulee Ridge is surrounded by primarily agricultural lands with private farms along its western edge, church owned First Assembly of God agricultural lands to the south, and the Cottonwood Coulee Golf Course to the north. Immediately east of the development lies Naismith Coulee with its City-owned and maintained Sierra Trail system. The Saamis Heights neighbourhood sits across the Coulee to the east. Ownership of land at the time of Plan development within the Coulee Ridge Outline Plan boundary and adjacent lands are shown in Figure 3.

FIG
4



CURRENT LAND USE

- OUTLINE PLAN BOUNDARY
- LOW DENSITY RESIDENTIAL
- OPEN SPACE

- UTILITIES
- MEDIUM DENSITY RESIDENTIAL
- FUTURE URBAN DEVELOPMENT

2.4.3 Current Land Use Context

Existing Land Use: Developable area in Phase 1 of Coulee Ridge is subdivided and zoned as low-density residential (R-LD, 4.17 Ha.), public utility lot (PUL, 2.31Ha.) with 1.87 hectares of public utility lot used for stormwater management integrated in the central neighbourhood park, along with additional municipal reserve open space (OS, 0.16 Ha). The remainder of the Plan area is vacant at time of Plan development and zoned as Future Urban Development District (FUD).

Adjacent Land Use: Adjacent land within the Cimarron ASP boundary is currently zoned Future Urban Development with agricultural uses at the time of Plan development. To the north and east, Coulee Ridge is surrounded by open space with the natural Naismith Coulee and Seven Persons Creek where the Cotton Wood Coulee Golf Course is located.

Current land use at the time of Plan development for Coulee Ridge and adjacent lands is shown in Figure 4.

2.4.4 Constraints

Environmental and man-made constraints have been considered in the development of the Outline Plan and are summarized in this section and shown in Figure 5.

Environmental

- **Topography:** The Plan area is primarily flat with a gradual slope from south to north, promoting overland stormwater drainage toward Junegrass pond. The overall change in elevation across the site is approximately 14.3 metres. Coulee Ridge overlooks the Seven Person Creek and Naismith Coulee with significant slope forming a natural boundary on the community's north and east edges. Appropriate development setbacks and dedication of environmental reserve area ensures safety at the edge of these natural slopes.
- **Vegetation:** Coulee Ridge lands have been cultivated during past agricultural use and no significant vegetation is present in the plan area. Surrounding vegetation and natural slope ecosystems are protected by increased development setbacks and dedication of environmental reserve along the ridge.

Man-made Constraints

- **Access:** Access to Coulee Ridge is provided through the arterial 10th Avenue SW that has been upgraded as the primary access from South Boundary Road. Internal access is provided through an integrated mobility network anchored by Coulee Ridge Drive with multiple connection points to 10th Avenue SW. A secondary emergency access has been constructed at the southern end of the Plan area connecting to the east across Naismith Coulee.
- **Utility Rights-of-Way:** An existing utility right of way runs along the southern edge of the Plan area providing space for gas and overhead power lines to service the area. Additional gas and overhead power utilities are provided via the 10th Avenue SW right-of-way. All existing utility rights-of-way will be retained in their current locations, and servicing within Coulee Ridge is provided via underground utility in a 3.5m front yard utility right-of-way.
- **Gas Facilities:** A gas line running adjacent to the west of 10th Avenue SW terminates at an abandoned gas well. As application for a setback relaxation of 50 meters for the well has been approved, the well has no effect on the built form and development of Coulee Ridge.⁵

Further Considerations

- **Airport Vicinity Protection Overlay:** The Coulee Ridge Development falls within the "Outer Surface" Airport Referral Area. Coulee Ridge adheres to building height limitations and restrictions outlined in the Airport Vicinity Protection Overlay.⁶

⁵Setback Relaxation for well CITY OF MEDH MEDHAT 9-14-12-6 approval received from Alberta Energy Regulator on July 28, 2021

⁶Airport Vicinity Protection Overlay found in Schedule E of City of Medicine Hat Land Use Bylaw #4186

FIG
5



CONSTRAINTS

- OUTLINE PLAN BOUNDARY
- SLOPE LIMIT
- UTILITY RIGHT OF WAY

- ABANDONED GAS WELL
- 50M SETBACK

2.4.5 Supporting Materials

The Coulee Ridge Outline Plan is supported by several engineering, environmental, and structural studies that have influenced planning considerations and conceptual design including but not limited to:

- **Coulee Ridge Outline Plan Servicing Brief**, WSP Canada Inc., February 2022
- **Coulee Ridge Lift Station Design Capacity Letter**, MPE Engineering Ltd., November 5, 2021
- **Functional Servicing Report Stormwater Management Study**, Scheffer Andrew Ltd., September 25, 2019
- **Functional Servicing Report Sanitary Sewer Study**, Scheffer Andrew Ltd. September 3, 2019
- **Coulee Ridge Functional Servicing Report**, Scheffer Andrew Ltd., October 21, 2019
- **Environmental Site Assessment Phase 1**, GEM Testing Ltd., August 2019
- **Geotechnical Investigation and Slope Stability Assessment**, GEM Testing Ltd, August 2019
- **Hydraulic Network Assessment Functional Servicing Report**, Scheffer Andrew Ltd., August 14, 2019
- **Coulee Ridge Traffic Impact Assessment**, Scheffer Andrew Ltd, July 2019
- **Historical Resources Assessment Clearance Letter**, Alberta Government, June 7, 2019
- **Geotechnical Investigation and Slope Stability Assessment**, GEM Testing Ltd, May 2019
- **Biophysical Resource Assessment**, Action Land and Environmental Services Ltd., March 2019
- **Cimarron ASP amendment bylaw 4589 and Land Use Bylaw 4168**, 2019
- **Geotechnical Investigation Cimarron**, Jaques Whitford AXYS June 11, 2009
- **Geotechnical Investigation Cimarron**, Jaques Whitford AXYS (JWA) May 2008

As further development occurs in the Plan area, information in this section may be subject to change and should be verified at the time of subdivision and development permit application.



2.5 WHY COULEE RIDGE?

2.5.1 Essential Housing Supply

Coulee Ridge fills a market need for medium to large lots in Medicine Hat. The City of Medicine Hat has tracked greenfield development closely for nearly eight years to understand lot inventory, market trends, and plan for sustainable and strategic growth. City data has measured the five-year rolling average for developed greenfield lots coming on the market at approximately 34 detached dwelling units per year and approximately 8 semi-detached dwelling units per year, with numbers skewing low due to market downturn over the 2018-2020 time period.

As of March 2022, the greenfield lot inventory in Medicine Hat is approximately 230. Only 72 of these lots fall into the medium to large category, approximately half of which are accounted for in Coulee Ridge Phase 1. Other greenfield development expected to add inventory in the near future is mainly comprised of smaller lots and located in other sectors of the city. When neighbourhoods like Saamis Heights, South Vista and others in the south reach full build out, Cimarron is the only area ready for development in the long term for the south residential sector. As future lot supply is constrained particularly in the southern area of the City, a positive shift in economic growth could see the inventory quickly used up.

At full absorption, Coulee Ridge will provide approximately 191 single detached homes and approximately 29 semi-detached homes, and potentially 26 backyard suites. Coulee Ridge accounts for a large portion of the medium to larger lots available today and for the future, providing diversity in housing by filling a niche of the market that is not filled by most other greenfield developments in Medicine Hat, and the community could potentially be a catalyst development for future growth needed in the area.

2.5.2 Existing Investment

myMH Master Plan sets goals for development of areas where significant investment in infrastructure has been undertaken to grow efficiently and make the most of established and initiated City servicing. Considerable investment has gone into the construction of Phase 1 of Coulee Ridge and initial phases of infrastructure set to service the full build out of the community. The City of Medicine Hat has also invested significantly in infrastructure upgrades to service the greater Cimarron area. Coulee Ridge's investment in infrastructure constructed and operational at the time of Plan development includes but is not limited to:

- Coulee Ridge sanitary lift station \$1.5 million
- Off-site water trunk main \$785,000
- Off-site sanitary force main \$845,000
- 10th Avenue SW upgrade \$650,000
- Pathway connection to Heritage Trail system \$255,000
- Emergency Access Road across coulee to/from Saamis Heights \$750,000
- Stormwater pond and amenity, servicing Coulee Ridge and surrounding catchment areas – to be completed in 2022 with an estimated cost of \$3 million including landscaping

2.5.3 Expected Tax Revenues

Coulee Ridge provides a range of housing options with expected unit prices from \$500,000 to \$1,500,000, expected average unit price of \$800,000, and an assumed build-out of 220 to 250 units.

With a total gain in tax revenue of approximately \$5000 per house, it is estimated that Coulee Ridge will generate between \$1,100,000 and \$1,250,000 in property tax per year at total absorption.

⁷Data provided in consultation with Planning and Development Services, City of Medicine Hat



Complete and
Proposed Infrastructure ○

	CONSTRUCTED WITH PHASE I	FUTURE PHASES
SANITARY SEWER	3900 M	1400 M
WATERMAIN	3100 M	1000 M
STORM SEWER	1000 M	1000 M
STORMWATER POND	1.87 HA	0 HA
MR PARK SPACE	0.157 HA	2.16HA
ASPHALT PATHWAYS	3400 M	1500 M
SIDEWALKS	1000 M	2000 M
ROADS	2100 M	1400 M
RESIDENTIAL LOTS	44	176*
SANITARY LIFT STATION	1	0

*PLUS 26 POTENTIAL BACKYARD SUITES

3 COMMUNITY CHARACTER

3.1 VISION

Coulee Ridge is a residential community unique to Medicine Hat in its striking views of Naismith Coulee, amenity-rich public spaces and proximity to city services and recreation. With the perfect balance of rural experience and access to urban amenities, the Coulee Ridge community provides residents with high-quality spaces for activities and community interaction, as well as opportunities to connect to nature and the greater Medicine Hat trail network.

3.2 PILLARS OF DESIGN

Coulee Ridge was designed to be an attractive and unique community that is responsive to market demands. To achieve this vision, five pillars of design were applied and adhered to throughout the planning process.

- **MASTER-PLANNED PARKS + OPEN SPACES** that support year-round activities and facilitate community interaction.
- **DISTINCTIVE CHARACTER** in housing, lots sizes, and amenity offerings.
- **PEDESTRIAN CONNECTIVITY** for enjoyment and active transportation within and beyond the community.
- **SUSTAINABLE STORMWATER MANAGEMENT** integrated in community water features.
- **FINANCIALLY RESPONSIBLE DEVELOPMENT** designed with low maintenance infrastructure.

MASTER-PLANNED PARKS + OPEN SPACES

A central and robust network of parks and open space is an integral part of the Coulee Ridge community experience. The green space network is designed to bring people together by offering a variety of both tranquil and active amenities that community members and visitors of all ages and lifestyles can enjoy. Along with active spaces such as sport courts and a fitness trail, strategically placed viewpoints, seating, and native plantings along pathways can be found throughout the green spaces to provide more passive opportunities for recreation. Xeriscaping methods are used to reduce environmental impact and maintenance, and landscaping is designed with seasonality in mind to encourage year-round enjoyment of community spaces.

DISTINCTIVE CHARACTER

The characteristic design of the amenities, lot sizes and housing typologies, and use of natural materials and native plantings create a cohesive neighbourhood experience and sense of place for residents. Defining features such as Junegrass Pond and the Coulee's beautiful vistas bring character to the development while gathering spaces, community trails and activity amenities allow residents and visitors to share in their experiences and grow a sense of pride in their community.

In keeping with the character of the neighbourhood, alternative housing options and zoning for backyard suites will allow for integrated future infill development, giving residents the opportunity to provide inclusive housing for loved ones or to generate rental income.

PEDESTRIAN CONNECTIVITY

Coulee Ridge acknowledges the importance of walkability and connectivity and emphasizes the pedestrian experience. Generous and wide pedestrian corridors allow multiple access points to neighbourhood open spaces and the wider City trail network. Prioritizing active transportation and connections to parks and open spaces supports community sustainability and positively contributes to the quality of life for residents of Coulee Ridge. With proximity to commercial centres and services in other communities in the Cimarron ASP, Coulee Ridge will be a well-connected and walkable community.

SUSTAINABLE STORMWATER MANAGEMENT

Integrating stormwater infrastructure into community assets like the Junegrass Pond and creek ensures sustainable stormwater management that contributes to passive recreation opportunities. Green design throughout Coulee Ridge uses visual stormwater features to activate and beautify green spaces where residents can gather, enjoy the water, and cultivate appreciation and understanding of stormwater management as part of their community.

FINANCIALLY RESPONSIBLE DEVELOPMENT

Coulee Ridge uses a triple bottom line approach to achieve an environmental, economic, and socially responsible development. The community is responsive to market needs, offering choice in housing and lot sizes not currently available in other Medicine Hat development. As the first development within the Cimarron Area Structure Plan, Coulee Ridge serves as a catalyst for growth in Medicine Hat's South Residential Sector, bringing momentum in early property sales and contributing to the local tax base. Native vegetation and reduced long-term life cycle costs in landscaping and pathways create a sustainable community that aligns with long-term strategies for economically sustainable growth outlined in the myMH Master Plan.



4 ENGAGEMENT STRATEGY

4.1 OVERVIEW

Public and stakeholder consultation is important in the development of the Coulee Ridge Outline Plan. Engagement was ongoing throughout the Outline Plan process with key stakeholders consulted early, readily accessible information about the plan and process with a dedicated project website, and formal public engagement activities held during the first circulation of the draft Outline Plan.

This section provides an overview of engagement. The full Coulee Ridge Outline Plan What We Heard Report is included in Appendix A.

4.2 IDENTIFYING KEY STAKEHOLDERS

Direct, open, and proactive consultation with key stakeholders was undertaken early in the process with those considered most impacted by the development including adjacent landowners and builders and residents in the existing Phase 1 of Coulee Ridge. The intent was to open dialogue early, provide a process overview, invite any questions, and inform of the public online event.

Additionally, notice was provided to Medicine Hat neighbours and partners in the Tri Area Intermunicipal Development Plan. The Town of Redcliff and Cypress County were informed of the project in early stages, invited to provide feedback, and provided with draft materials as circulated by the City of Medicine Hat.

4.3 ACCESSIBLE INFORMATION

The project website, www.couleeridgeoutlineplan.com, was launched on April 4th, 2022 to provide an overview of the Coulee Ridge Outline Plan process, timeline, project updates, information on public engagement and access to the public event, as well as a contact form for any questions and comments.

An information page with engagement updates, opportunities to provide input, and contact information was also available on the City of Medicine Hat's Shape Your City platform. The Public Online Survey was available through Shape Your City and the project website from May 5th - May 19th, 2022.

4.4 PUBLIC ONLINE EVENT AND SURVEY

The Public Online Event was held on May 4th, 2022, during City circulation of the draft Outline plan. The event included a presentation of the draft Outline Plan with information about the project background as well as the opportunity for participants to provide their feedback, engage in discussion, and ask questions.

Presentation materials and the overview shared at the online public event was available on the project website to ensure those unable to attend were provided the same information. A survey was available for the two weeks following the event from May 5th - May 19th, 2022, as an additional opportunity to provide feedback.

Responses submitted through the Coulee Ridge Development website contact portal from the website's live date until May 19th, 2022 were also collected for inclusion in the What We Heard Report.

4.5 PARTICIPATION

8 public participants attended the online public event with additional observing attendees from Cypress County Planning and an elected official from Medicine Hat; 1 participant provided direct email feedback through the project website, couleeridgeoutlineplan.com, between the dates of April 4th and May 19th, 2022; and 11 respondents provided feedback through the Public Online Survey that ran from May 5th to May 19th, 2022.



4.6 WHAT WE HEARD

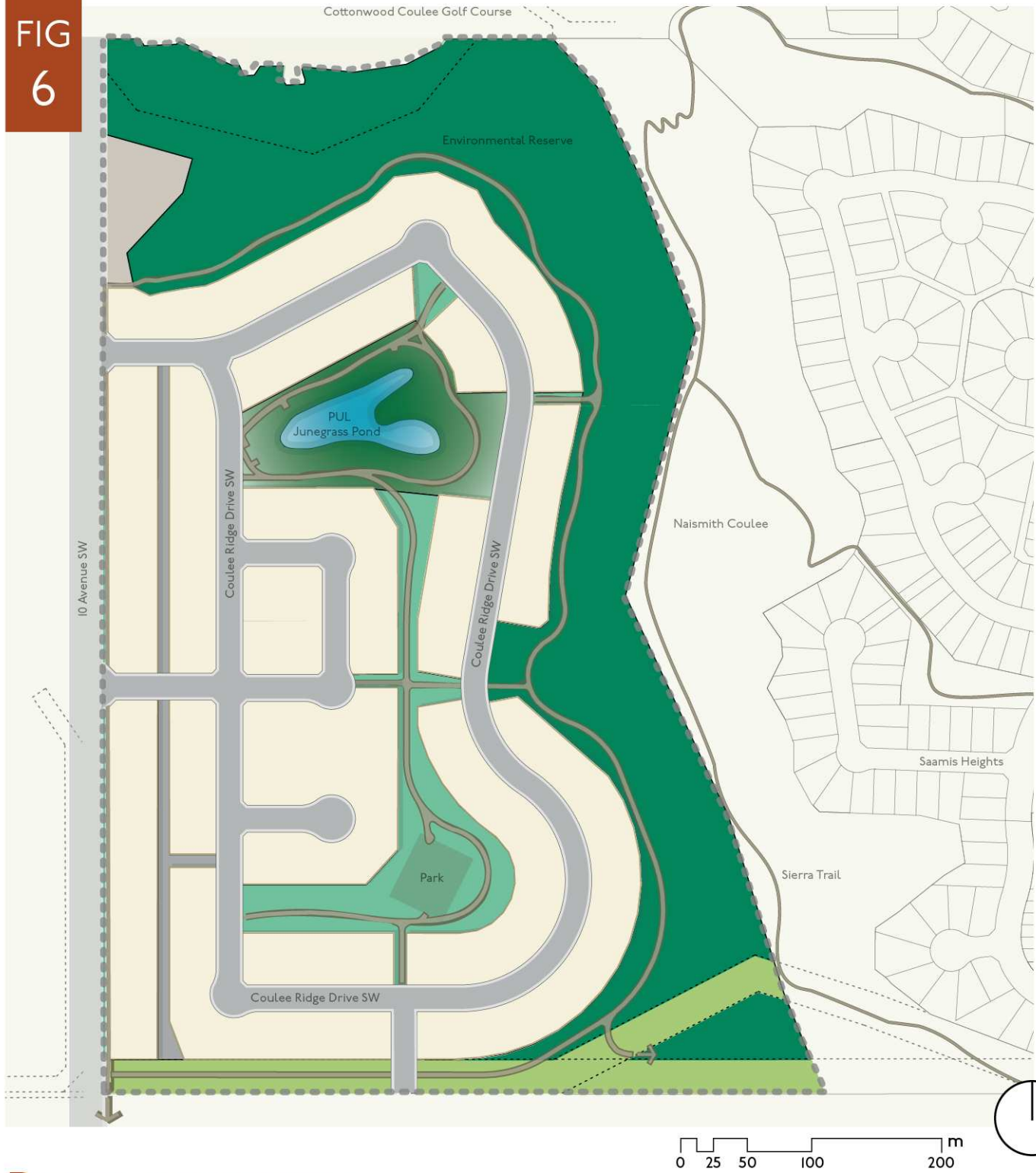
After engagement with adjacent landowners and the public was complete, a What We Heard Report was created to summarize the feedback received. Main themes expressed in participant feedback were identified and are provided in the What We Heard report along with all verbatim responses.

Key themes expressed included:

- Amenities and recreation with an emphasis on availability of children's/family-friendly amenities
- Disappointment in changes to community water amenities
- Transparency and communication in relation to process and changes from original marketing
- Questions around timelines, phasing, and process
- Affordable housing and housing diversity
- Stormwater management including drainage and function of water amenities
- Concern over fencing costs

A comprehensive summary of public consultation, feedback received, and all verbatim responses can be found in the Coulee Ridge Outline Plan What We Heard Report (Appendix A).

FIG
6



DEVELOPMENT

PROPOSED CONCEPT

Note: Plan drawings are conceptual and are subject to change and refinement at the detailed design stage.

- OUTLINE PLAN BOUNDARY
- ENVIRONMENTAL RESERVE
- UTILITY RIGHT OF WAY
- MUNICIPAL RESERVE
- LOW DENSITY RESIDENTIAL
- ROADWAYS
- PATHWAYS

DEVELOPMENT CONCEPT

This section provides an overview of the comprehensive development concept for Coulee Ridge including:

- land use distribution, density and population projections;
- land use and zoning for residential, public utility lot districts; and
- open space concept including provisions for reserve lands.

The development concept for Coulee Ridge is shown in Figure 6.

5.1 LAND USE AND ZONING

5.1.1 Land Use Distribution

This section outlines land use distribution by looking at the Coulee Ridge development through:

- gross area which includes all land;
- gross developable area, excluding environmental reserves, utility rights of way, and road widening; and
- net developable area, which additionally excludes municipal reserves, public utility lot, and roads.

In total, 30% (10.73 hectares) of the entire development is dedicated to Environmental Reserve along Naismith Coulee and Seven Persons Creek to set appropriate and safe building setbacks and protect natural prairie slope ecosystems.

When looking at gross developable area or GDA (excludes environmental reserve, utility rights of way, and road widening), Municipal Reserve makes up 9.5% (2.16 hectares). Public Utility Lot makes up 10.2%; however, the 1.87-hectare stormwater management facility is landscaped according to the City of Medicine Hat's Municipal Reserve Policy and receives partial municipal reserve credit, bringing the total Municipal Reserve percentage above 10% of GDA. The remaining 62.6% (14.16 hectares) of land is utilized for low-density residential.

Land use statistics for Coulee Ridge are shown in Figure 8 with unit and population projections.

Net Density:



To support flexible development that responds to current market needs, myMH Medicine Hat Master Plan and the City's growth management strategy do not specify minimum density thresholds on greenfield developments.⁸ For the plan area, the Cimarron Area Structure Plan sets acceptable ranges of density at implementation. The acceptable range for low density residential is 15-30 units/ha. At 17.66 units/ha, Coulee Ridge meets this range and provides a comprehensive servicing concept developed above and beyond to support a net density of 25 units/ha. Servicing at this level easily accommodates the projected build out of units and allows for the potential of future connections and infill.

⁸myMH Medicine Hat Master Plan

FIG
7



LAND USE CONCEPT.

*1.87ha of public utility lot is allocated for the northern neighbourhood park with credit of 1% Municipal Reserve dedication.

-----	OUTLINE PLAN BOUNDARY		PUBLIC UTILITY LOT - 2.31 ha*
	ENVIRONMENTAL RESERVE - 10.73 ha		LOW DENSITY RESIDENTIAL - 14.16 ha
	MUNICIPAL RESERVE - 2.16 ha		
	UTILITY RIGHT OF WAY- 1.78 ha		

FIGURE 8: COULEE RIDGE LAND USE STATISTICS

	Area (ha)	
GROSS AREA	35.2	
Environmental Reserve	10.73	
Utility Right of Way	1.78	
SUBTOTAL	12.51	GDA
GROSS DEVELOPABLE AREA	22.69	100%
Municipal Reserve	2.16	9.5
Public Utility Lot	0.44	1.9
Stormwater Management (PUL)	1.87	8.3*
Roads and Lanes	4.06	17.9
SUBTOTAL	8.53	37.6%
NET DEVELOPABLE AREA	14.16	62.4%
Commercial	0	
Institutional	0	
Low-Density Residential	14.16	62.4
SUBTOTAL	14.16	62.4%
TOTAL DEVELOPABLE AREA	22.69	100%

*The stormwater management facility, Junegrass Pond, is landscaped to City standards and incorporates pathways for passive recreation as a central community green space asset. As such, this area contributes a percentage of municipal reserve credit as awarded by the City of Medicine Hat.

	Area (ha)	Units /ha	Units	People per Unit**	Projected Population
LOW-DENSITY RESIDENTIAL					
Single Detached	12.01	15.9	191	2.8	535
Semi-detached	2.15	13.49	29	2.4	70
Potential Backyard Suites	0.73 ⁺	35.62	26	1	26
TOTAL RESIDENTIAL	14.16	17.37	246		631

Above estimates are based on net developable area which excludes natural areas or environmental reserve, parks or municipal reserve, public utility lot, and roads.

**Number of people per unit in detached, semi-detached, and backyard suite dwellings of 2.8, 2.4, and 1 person respectively are based on calculation standards provided by City of Medicine Hat Planning and Development Services.

⁺This area represents a portion of single detached lots along 10th Avenue SW that could potentially be used for backyard suites. This measurement adds potential density to those lots and area is not added again in residential total as it is accounted for under single detached area.

5.1.2 Residential

Coulee Ridge is a low-density residential community, providing a variety of housing and lot sizes and allowing flexibility in gradual densification through semi-detached units, and potential secondary suites and backyard suites. All residential areas within the Coulee Ridge plan area are zoned as Low-Density Residential District (R-LD).

Low-Density Residential

R-LD uses in the Plan area as shown in Figure 7 are represented by a diversity in single detached units and semi-detached units of various sizes. The placement of these different housing types is strategically done to achieve plan goals.

- **Single Detached**

Single-detached dwellings are expected to represent approximately 86% of net developable land or 12.2 hectares which will include an estimated 181 units. Lot frontages range from 13 – 23 metres.

- **Semi-detached**

Semi-detached dwellings are expected to represent approximately 14% of net developable land or 1.96 hectares which will include an estimated 29 units. Typology of the semi-detached units will generally be large, attached bungalows on large, combined lots.

- **Backyard Suites**

Backyard Suites are a discretionary use under the Low-Density Residential District. A Backyard Suite is a second dwelling located in the rear yard of the principal single detached dwelling. While these suites are at the discretion of the builder and not specifically planned for phased build out of Coulee Ridge, this provision allows flexibility for future gradual densification and opportunity for aging in place, multigenerational living, and/or rental income for landowners.

Coulee Ridge's laned lots adjacent to 10th Avenue SW are suitable for Backyard Suites with lane access. Clustering of Backyard Suites in this area aligns with the Plan's goals of grouping like-housing for a cohesive neighbourhood experience.

Like housing stock will be concentrated to create a cohesive neighbourhood and consistent street scape which satisfies market demands.

Lot distribution will be refined and confirmed at the time of subdivision.

5.1.3 Public Utility Lot

The Coulee Ridge development includes 2.31 hectares of public utility lot, with the majority of that land incorporated into Junegrass Pond and surrounding green amenity space that is provided in addition to the MR park space. The remainder houses the sanitary lift station.

Lift Station

The northwestern public utility lot of 0.44 hectares holds a sanitary lift station to service the full build out of the Coulee Ridge community. Construction of the lift station was completed in 2021 and sanitary servicing for Phase 1 is operational. The northwest public utility lot is laid out to accommodate a potential future lift station expansion or construction of a larger lift station.

Sanitary servicing including the lift station on northern utility lot land is discussed in Section 7.3.

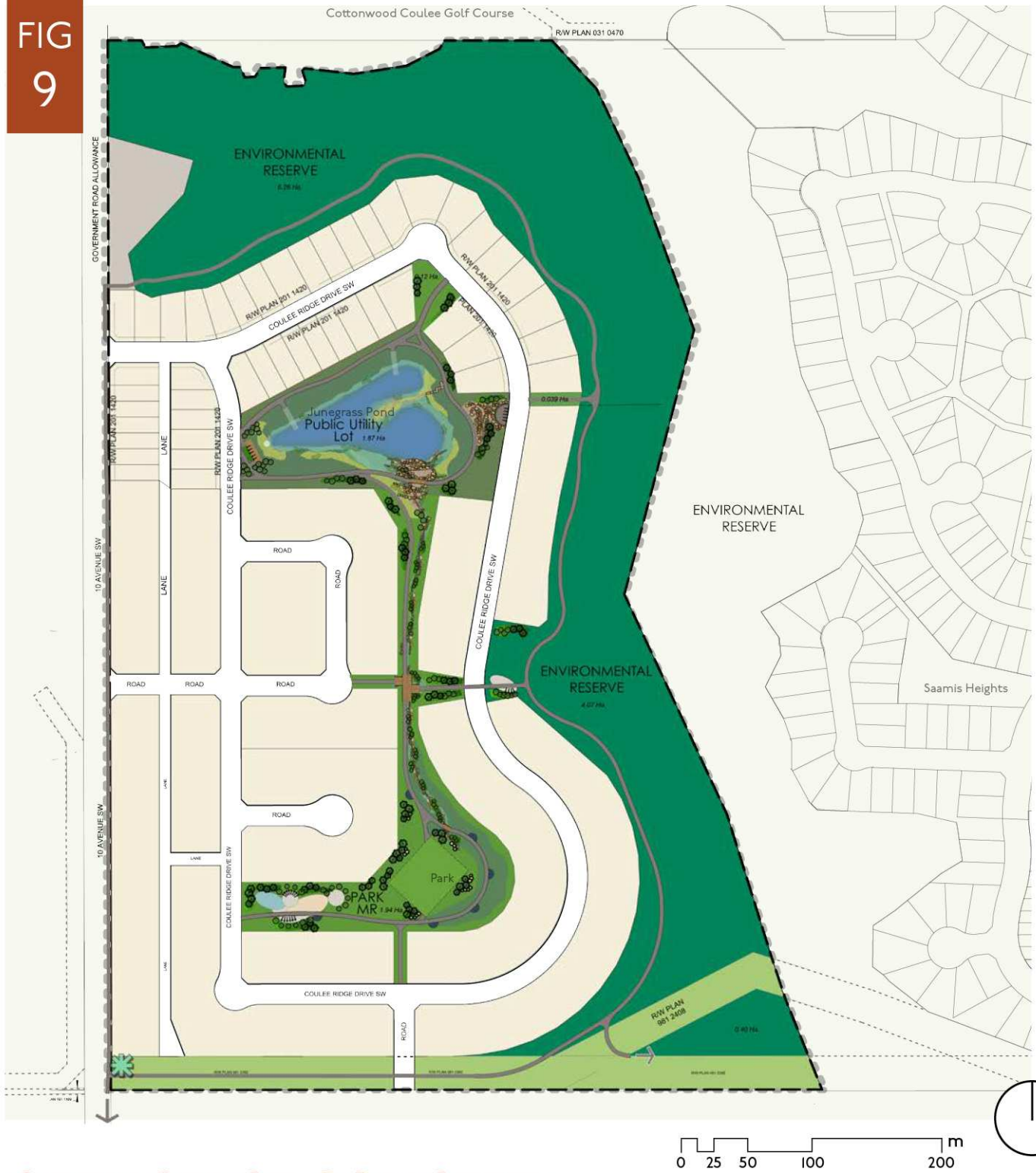
Junegrass Pond and Stormwater Management

The central 1.87-hectare public utility lot exists in the northern half of the Coulee Ridge development which doubles as an amenity space that activates the open space area. This public utility lot contains Junegrass Pond, the stormwater management facility, for collecting runoff from the development to be released in a controlled and appropriate manner. A bioswale from the southern neighbourhood park feeds into the storm pond – collecting storm water from surrounding residential sites. In addition to the storm pond, the public utility lots contains other public amenities like a cascading creek, pathways, and outlook area to provide passive recreation opportunities.

Stormwater management for Coulee Ridge is further discussed in Section 7.4.



FIG
9



OPEN SPACE CONCEPT

LANDSCAPE CONCEPT BY 818 STUDIO INC.

Note: Plan and drawings are conceptual only and are subject to change at the discretion of the developer. Plan showcases the intended use and site programming elements.

- OUTLINE PLAN BOUNDARY
- LOW-DENSITY RESIDENTIAL (14.16 HA)
- PARKS - MUNICIPAL RESERVE (2.16 HA)
- ENVIRONMENTAL RESERVE (10.73 HA)
- PUBLIC UTILITY LOT (2.31 HA)
- UTILITY RIGHT OF WAY (1.78 HA)
- PATHWAY

5.2 OPEN SPACE

5.2.1 Overall Design

Coulee Ridge open space includes two neighbourhood parks serving the north and south and a linear park that runs through the heart of the community, connecting the neighbourhood parks to form a green network. The northern park is designed to work with the stormwater management facility, Junegrass Pond, creating passive recreation opportunities in gathering areas, viewpoints, and spaces to rest. Stormwater management is integrated in the community's green space, and linear parks include bioswales to collect runoff from the adjacent residential areas. Connection, visibility, and celebration of water throughout the development allows residents and visitors to grow appreciation and understanding of stormwater management. Features such as a trickle creek and Junegrass Pond itself are integrated as green amenities with areas built to enjoy the water such as the boardwalk and deck.

The southern park provides areas of more active recreation with potential sport courts, playgrounds, fitness paths and more. Gathering areas are designed to consider winter use and seasonality to promote year-round enjoyment of parks. Combined, the two neighbourhood parks and connecting green space offer a different experience for every user with flexible spaces and a wide variety of amenities shown in Figure 9.

Public parks, amenities, and open space within the community are well connected by multiple access points and viewpoints from the local street network allowing residents and visitors to easily access park space. Each of the greenspace areas is accessible to residents and visitors, directly connecting to adjacent open space areas and the community through an extensive pedestrian trail network that further connects to the Sierra Trail to the east of Coulee Ridge and the greater Medicine Hat Heritage Trail Network. The Coulee Ridge trail system and regional pathway alignments are discussed in Section 6.2.

Community design character is captured in details, from the theming of entry features to design of amenities and down to the selection of native plant species. Throughout green space in Coulee Ridge, Xeriscaping principles are used to respect the natural landscape and arid climate, minimize maintenance costs, and increase ecosystem connectivity with native plant species.

The overall open space design focuses on long-term sustainability in maintenance by reducing the need for any significant maintenance beyond grass cutting. Similarly, materials chosen for parks structures reflect this low maintenance approach. In development of the community's green space design, Coulee Ridge is working collaboratively with the City of Medicine Hat Parks and Recreation to best orient design features and choose materials and plant species that work with the Medicine Hat climate and ensure low maintenance.

Detailed open space and landscaping information can be found in the Coulee Ridge Overall Landscape Plan, and the Phase 1 detailed design, prepared by 818 Studio Ltd.

Open space design is shown in Figure 9.

5.2.2 Reserves

Environmental Reserve

The Environmental Reserve areas are designated to preserve the natural environment, protect development from hazards, and or allow public access to water ways and natural features. In accordance with MGA section 664.1, 10.73 hectares of Environmental Reserve land have been dedicated to protect sensitive environmental areas along the north and west edges of Coulee Ridge. The reserve provides an increased development setback from the natural slope of Seven Persons Creek and Naismith Coulee and allows public access through a perimeter trail system while protecting the community's viewshed and wildlife corridors along the prairie slopes.

Municipal Reserve - Neighbourhood Parks

The Outline Plan includes 2.16 ha of municipal reserve that contains the southern neighbourhood park and 2.31 ha of public utility lots which services a double purpose of integrated stormwater management and a passive recreation water feature with a structured wetland, naturalized trail and interpretive signage creating the centrepiece of the northern neighbourhood park. It is anticipated that the southern park will contain amenities such as a naturalized playground, fitness structures, and a multi-sport court. The northern park will contain a large storm pond, gathering areas, and naturalization features.

A comprehensive trail system connects the two parks, natural coulee areas, and the residential areas of the Coulee Ridge development. A number of linear parks exist, branching off of the neighbourhood parks and providing further connection throughout the community.



*1.87 hectares of public utility is utilized for the Junegrass Pond stormwater management facility, found in the northern neighbourhood park. Junegrass Pond acts as both a central community water feature and green space asset and the primary stormwater management facility for Coulee Ridge. With this use, the pond is applicable towards Municipal Reserve credit of 1% of gross developable area, bringing the total of Municipal Reserve dedication to 10.5% of gross developable area.

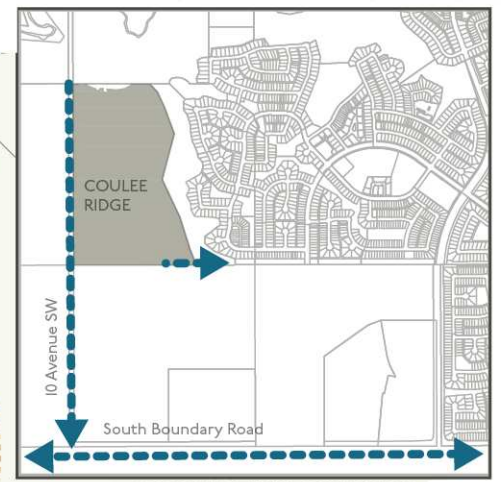
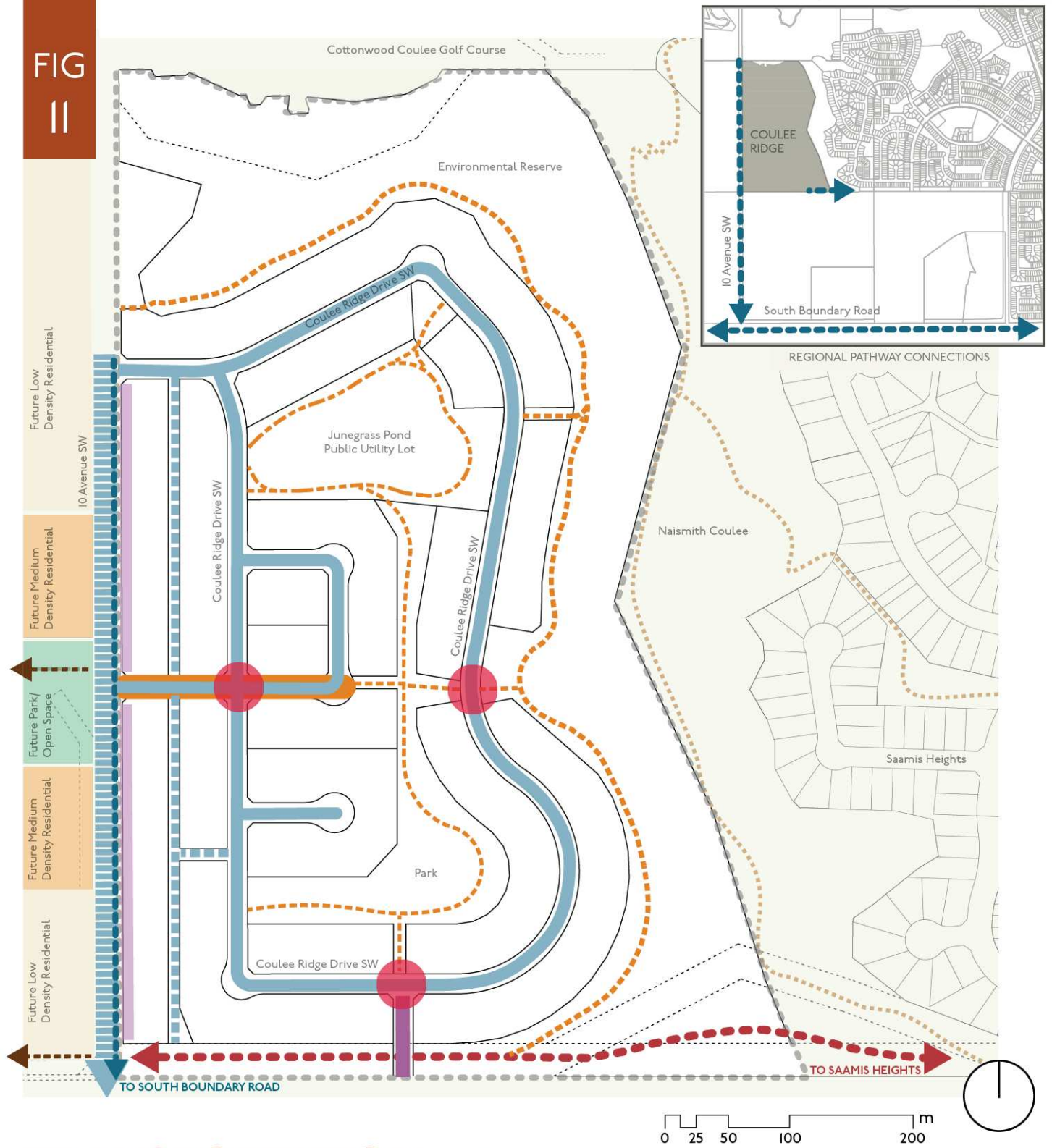


FIG
10

AMENITY DETAIL

- 1 PERIMETER TRAIL
- 2 GATHERING OUTLOOK & PERGOLA
- 3 STORMPOND, WETLAND, NATURALIZED TRAIL & INTERPRETIVE SIGNAGE
- 4 GATHERING OUTLOOK & PERGOLA
- 5 FOOT BRIDGE
- 6 CREEK CASCADING
- 7 DRY CREEK BED - LID BIOSWALE
- 8 DECK/BOARDWALK
- 9 SEATING WITH PERGOLA & NATURALIZED PLANTING
- 10 FITNESS TRAIL WITH ACTIVITY NODES
- 11 WET MEADOW
- 12 MULTI-USE RECREATIONAL
- 13 COMMUNITY GATHERING AREA WITH SEATING & PLAY EQUIPMENT

FIG II



TRANSPORTATION NETWORK

- OUTLINE PLAN BOUNDARY
- COLLECTOR ROADWAY
- LOCAL RESIDENTIAL ROADWAY
- LANE
- FUTURE LOCAL ROAD CONNECTION
- FRONT ACCESS RESTRICTION

- TRAFFIC CALMING
- PEDESTRIAN PATHWAY
- EMERGENCY ACCESS / PATHWAY
- REGIONAL PATHWAY
- SIERRA TRAIL
- ENHANCED PEDESTRIAN CORRIDOR
- FUTURE PATHWAY

TRANSPORTATION

6.1 TRANSPORTATION NETWORK

The transportation network for Coulee Ridge is shown in Figure 10.

The community's transportation network is designed to accommodate local residential traffic, provide ease of connection to community spaces, and promote multimodal, active transportation alongside vehicular traffic. An integrated pathway network allows for Coulee Ridge to be accessed by multiple modes of transportation including micro-mobility and connects to the Medicine Hat Heritage Trail Network (regional pathway system). The street layout provides multiple connections and alternate route options, allowing for ease of access by personal vehicles and potential incorporation of future transit, as demand requires.

6.1.1 Access and Road Hierarchy

Primary access to Coulee Ridge is provided by the arterial South Boundary Road and via 10th Avenue SW. Here 10th Avenue SW is classified as a collector roadway, and internal roads in Coulee Ridge are classified as local residential roads. On the southern edge of the Plan area, additional emergency access is provided (as overviewed in section 6.1.5), and a potential local road connection is planned for increased connectivity to future development south of the plan area.

6.1.2 Local Residential Roads and Lanes

Coulee Ridge's internal road network consists of local residential roads, with rear lanes provided for developments facing 10th Avenue SW on the western side of the Plan area. The residential road network aligns streets to maximize view lots and community connectivity, to take advantage of passive solar wherever possible, minimize utility infrastructure required, and to allow multiple access points to public green space through a modified grid layout. In addition, a cul de sac is provided for increased lot diversity and to address market preference.

Residential roads have monolithic sidewalks on both sides that are designed for pedestrian movement as per City of Medicine Hat specifications and approved cross sections. The enhanced pedestrian corridor utilizes 2-metre-wide monolithic sidewalks on both sides. Local residential roads connect to the 10th Avenue SW collector in two locations for ingress and egress to the subdivision. The locations of the intersections with 10th Avenue SW are strategically placed to accommodate future connection to the larger Cimarron area.

Lanes adjacent to low-density residential lots along the western side of the development have been designed to meet the City of Medicine Hat's Municipal Servicing Standard. Lanes are paved at a width of 9 metres, and laned lots along 10th Avenue SW are subject to access restrictions to prevent driveways and front garages, creating a walkable and pedestrian-friendly streetscape.

Road layout on the eastern side of Coulee Ridge is set by the location of the existing waterline alignment that was constructed with Phase 1 of the development.

6.1.3 South West Connector

In 2013, the South West Connector study was conducted by the City of Medicine Hat to address potential realignment of the South Boundary Road Bridge over Seven Persons Creek. The study presented three options for realignment, and the City indicated its choice of Option 2 for alignment approximately 1km northeast of the existing bridge. No significant action on the South West Connector has occurred since and the timeline for potential construction is uncertain. As such, transportation analysis for Coulee Ridge has considered existing conditions with primary access provided to the development via 10th Avenue SW from South Boundary Road.

Additional engineering design will be required to confirm the exact alignment for any future South West Connector or other transportation infrastructure within the Cimarron area. With the ultimate design of connection points and alignment unknown at this time, Coulee Ridge will utilize access to the Medicine Hat road network via 10th Avenue SW and South Boundary Road. If future road connections are constructed, Coulee Ridge access may be realigned in accordance.

6.1.4 Infrastructure Upgrades

At the time of Plan submission, several upgrades to transportation infrastructure outside of the Plan area have been completed to accommodate traffic to Coulee Ridge, support connectivity, and provide emergency access. 10th Avenue SW was upgraded in 2021 from a gravel road to a rural paved road standard with the construction of Coulee Ridge Phase 1, and the intersection of 10th Avenue SW and South Boundary Road was improved to meet safety and City of Medicine Hat Standards. Secondary emergency access was also provided and is described below.

6.1.5 Emergency Access

As full build out of the Cimarron Area Structure Plan has not occurred and 10th Avenue SW currently provides primary access to Coulee Ridge, a secondary emergency access has been constructed at the southern boundary of the Plan area. The emergency access is a paved 7.4-metre-wide driving surface designed to support emergency vehicles that crosses Naismith Coulee to the east and connects the neighbourhood to Saamis Heights. This access also forms part of the pathway system, connecting Coulee Ridge to the Sierra Trail and greater regional Heritage Trail Network.

It is noted that Article 5.1.4 of the NFPA 1411 states:

"A land development shall have one or more means of access in accordance with Table 5.1.4.1(a), Table 5.1.4.1(b), or 5.1.4.2, which ever produces the greatest number"

"Where multiple means of access are required one of the means of access shall be permitted to be restricted for emergency use only when approved by the authority having jurisdiction".

Multiple means of access in Coulee Ridge is required when additional dwellings are built in excess of 100. The MSSM states in Section 6.13.2:

"The requirement for additional access must be evaluated based on the NFPA 1141 standard. It is always preferable to have a secondary access instead of an emergency access, however this may not always be practical. The required number of access routes for residential and non-residential districts is as per the NFPA..."

Furthmore, Section 6.13.3 and 6.13.4 should be considered in the interpretation of the quoted section above.

The foregoing indicates the discretion of the City, and should be interpreted in the full context of the MSSM and NFPA Section. In addition, the parties acknowledge the outline plan depicts two accesses from the Coulee Ridge development to 10th Street SW in addition to the emergency access. The parties also acknowledge that a public secondary access, at the discretion of the City, is an access that is a roadway that is intended to be routinely used by the general public and also emergency vehicles, permits two-way traffic, is permanent in nature, and connects into another road network that is not 10th Avenue SW.

It is the Developer's position that the interpretation of the City that "a secondary access open to the public will need to be provided once the development exceeds 100 dwellings" can be further addressed by further plans once the threshold is met having regard to circumstances at such time.

6.1.6 Transportation Impact Assessment

A comprehensive Transportation Impact Assessment (TIA) was completed for the Plan area in 2019 by Scheffer Andrew Ltd. and included as part of the approved Functional Servicing Report submitted in support of Coulee Ridge Phase 1. The TIA analyzed long-term (20 year) function of intersections affected by the Coulee Ridge development and road layout. It concluded that with improvements outlined in the study, including paving of 10th Avenue SW and improvements to the intersection of 10th Avenue at South Boundary Road, the existing road infrastructure would support the development of Coulee Ridge for at least the 20-year period of study.

With the development of this Outline Plan, the proposed number of low-density residential lots has increased from the original 208 lots to a potential 250 lots at full build out of the community. A review of transportation was conducted by WSP Canada Inc., to assess the impact of this change in density on the original TIA findings.

In review it was determined that the proposed change in density will not significantly impact traffic operations at the site accesses or the adjacent intersection of South Boundary Road and 10th Avenue SW. Additionally, the WSP TIA analyzed transportation for maximum density allowable under the anticipated zoning, rather than the proposed 220-250 lots for this application, providing analysis for a significantly higher number of lots than is projected in this Outline Plan. As a result, the review and study update concluded that the 2019 TIA findings remain valid, and the proposed density of Coulee Ridge is easily accommodated in the long-term 20-year horizon without any further upgrading.

A summary of findings can be found in the Coulee Ridge Outline Plan Servicing Brief prepared by WSP Canada Inc.

6.1.7 Additional Considerations

Key potential locations for traffic calming along Coulee Ridge Drive SW have been identified and are shown in Figure 11. Implementation of traffic calming is yet to be determined and final cross sections, intersection treatments, and traffic calming methods will be determined at the subdivision and detailed design phases.

6.2 ACTIVE TRANSPORTATION AND TRAIL NETWORK

Providing integrated opportunities for active transportation is important in Coulee Ridge and aligns with both the myMH Master Plan and the Cimarron Area Structure Plan. A well-connected pathway system increases community walkability, enhances sustainability by providing residents ease of access through non-vehicular modes of transportation, allows public access to the neighbourhood's beautiful ridge views, and extends into the Heritage Trail Network.

The Coulee Ridge Plan area includes approximately 4.9km of paved asphalt pathways that wind through the community's green space network and connect the neighbourhood. Paths intersect with the roadway network at multiple points to provide additional pedestrian connection through residential areas along another 3km of sidewalk throughout the community.

The pathway network offers connection points to Medicine Hat's Heritage Trail Network and flexible connection for future communities developed in the Cimarron area. A 3-metre-wide paved pathway adjacent to 10th Avenue runs the length of the road from Coulee Ridge connecting to the Heritage Trail Network at South Boundary Road. Connection to the greater Medicine Hat regional pathway system is also provided across Naismith Coulee at the southern boundary of the development, connecting multimodal pathway users to the Sierra Trail in neighbouring Saamis Heights with access to the coulee's natural green space.

Within the Coulee Ridge Plan area, traffic calming measures have been considered for key locations to support pedestrian movement and increase walkability.

The trail network and regional trail connections are included in Figure 11.

6.3 TRANSIT

At the time of plan development, Medicine Hat Transit does not service the Plan area or adjacent lands. There are no existing plans for extension of transit service to the area. As the greater Cimarron community develops, future transit servicing has the potential to offer flexibility in alternative modes of transportation to the area and should be considered.

7.1 GENERAL

This section details the servicing concepts for utilities including:

- **Water;**
- **Sanitary Sewer;**
- **Stormwater Management; and**
- **Shallow Utilities**

Infrastructure is in place and operational for servicing Coulee Ridge Phase 1 at the time of Plan development and will be extended to service subsequent phases.

To facilitate growth and development in the southwest sector of the city, the 2019 amendment was approved to provide servicing infrastructure for Coulee Ridge prior to other areas in sequence from the original Cimarron Area Structure Plan. The amendment also adjusted Cimarron's original net density for servicing to an average density of 14 units per hectare for the Coulee Ridge Plan area by removing multi-family housing. Now through design revision, the low-density residential of Coulee Ridge aims to achieve a slightly higher net density than that of the amendment, bringing the community back in line with the acceptable built range of 15 – 30 units per hectare set in the Cimarron Area Structure Plan for low-density residential. A detailed Functional Servicing Report for the entire development was prepared by Sheffer Andrew Ltd. and was approved with Phase 1 of Coulee Ridge. This report provided detailed analysis to determine the conceptual alignment, sizing, and staging of the full Cimarron Area servicing, and formed the basis of the detailed design of offsite infrastructure and Phase 1. Subsequently, a Servicing Brief was completed by WSP Canada Inc. to identify how potential changes in density for Coulee Ridge might affect the existing services and the overall servicing philosophies developed in previous reports.

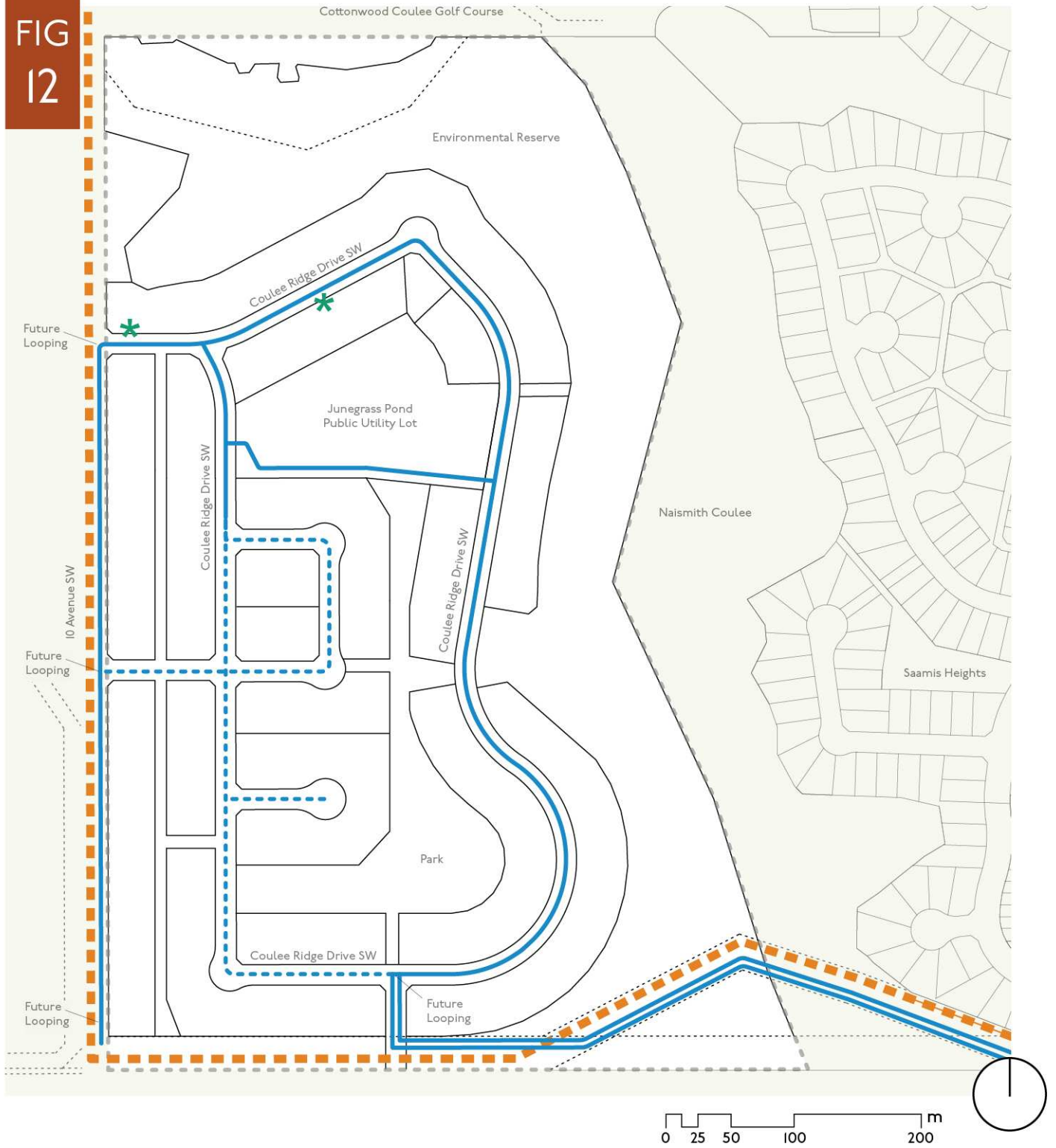
In development of this Outline Plan, the review and Servicing Brief was undertaken to ensure the infrastructure, both in place and planned, will support the development at a maximum net density of 25 units per hectare, in line with the range provided in the original ASP. Projected net density for full build out of Coulee Ridge is 17.7 units per hectare and will, therefore, be adequately serviced with additional capacity for any unforeseen draw, future densification, or connection. The brief found that no upgrades are required, and detailed information can be found in the Coulee Ridge Outline Plan Servicing Brief prepared by WSP Canada Inc. As a result, major infrastructure to service the plan area is already in place and operational at the time of Outline Plan adoption.

As an integral part of the complete Cimarron community, servicing in Coulee Ridge will provide connection points for other surrounding future development. The servicing philosophy for the full build out of Coulee Ridge and how its services integrate with the remainder of the Cimarron ASP area is included in the sections below.

Utilities and servicing within the plan area are subject to refinement through Functional Servicing Reports, subdivision, and detailed design. All servicing shall be consistent with applicable guidelines and the City of Medicine Hat Municipal Servicing Standards.

Detailed engineering design and approval for completion of Coulee Ridge future phases should reference the Coulee Ridge Outline Plan Servicing Brief and the 2019 Functional Servicing Report.

FIG
12



WATER

SERVICING CONCEPT

*Note: The existing 600mm water transmission main is not connected to the Coulee Ridge distribution system.

- OUTLINE PLAN BOUNDARY
- - - EXISTING WATER TRANSMISSION MAIN (600mm)*
- == EXISTING TWIN WATER FEEDERMAINS (250mm)
- EXISTING WATER MAIN (200mm)
- - - FUTURE WATER MAIN (200mm)
- * FLOW TEST LOCATIONS

7.2 WATER

7.2.1 Water Servicing Concept

The servicing concept for water utilities in Coulee Ridge is shown in Figure 12, including existing water infrastructure at the time of plan development and the proposed full build out water network.

The community's water network is fed from the Southridge pressure zone via twin distribution lines from Sierra Boulevard. As the first development in Cimarron, Coulee Ridge water servicing is currently functional as a standalone system.

Coulee Ridge is serviced by twin 250mm water trunkmains constructed with Phase 1 that connect to the existing water distribution system to the east of the plan area across Naismith Coulee. Established water distribution in Phase 1 is looped around the stormwater management pond to reduce water quality issues and provide a design that does not require full shutdown in the event of a leak. This along with other looping requirements and recommendations from the 2019 Functional Servicing report have been incorporated into the Outline Plan water servicing concept.

To facilitate the anticipated phasing of development in Coulee Ridge, additional water looping will be provided, ensuring water quality and quantity, and potentially further enhancing available fire flow and system redundancy.

7.2.2 Fire Suppression

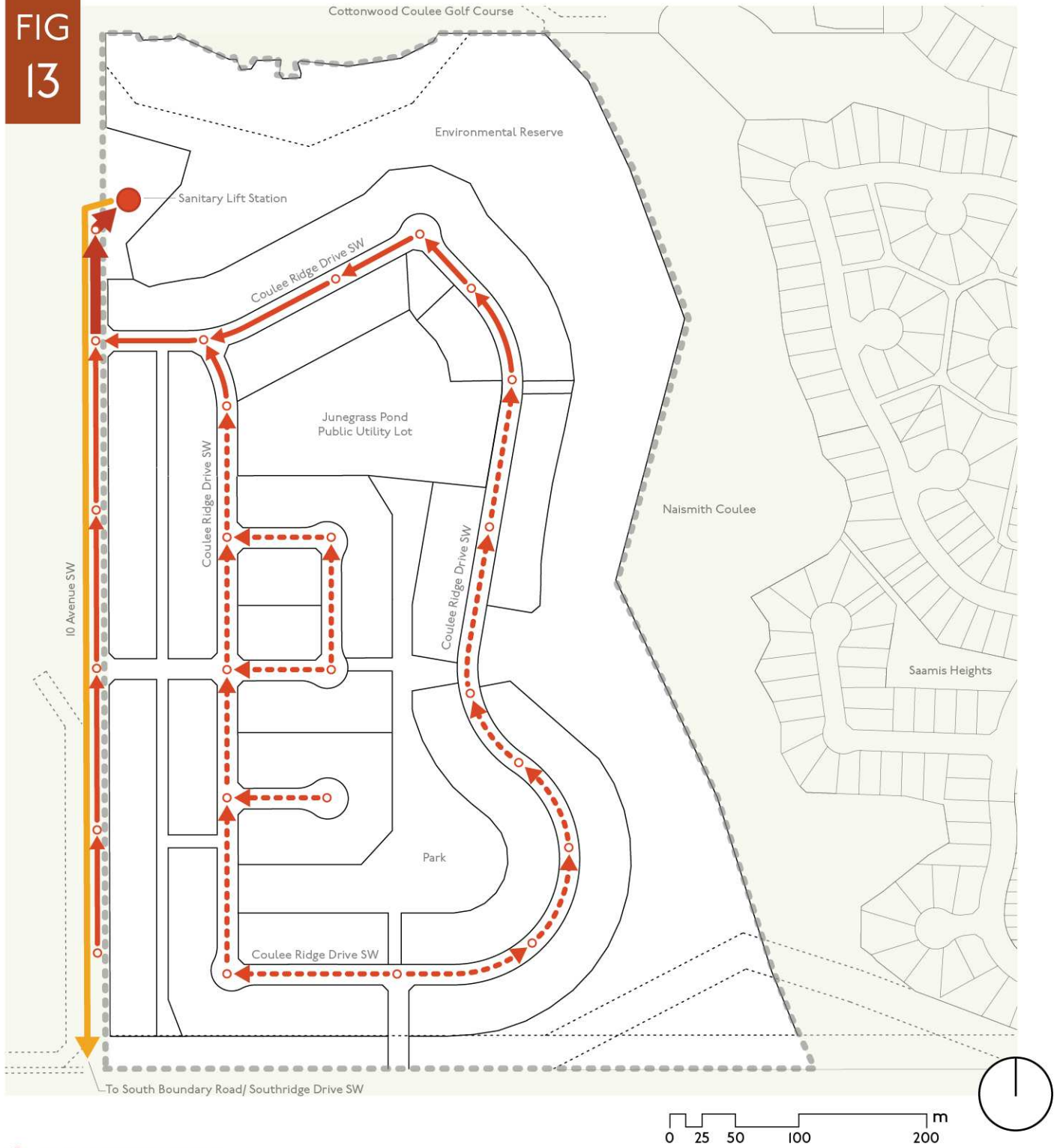
Coulee Ridge is situated outside the City's 6 min 20 second fire response time standard at time of plan preparation.⁹ To provide improved protection and ensure a high standard of community safety, all homes in Coulee Ridge are built with residential sprinklers to meet the National Fire Protection Administration 13 R standard.¹⁰ Hydrants are sufficiently spaced to provide efficient emergency servicing and fire flow rates have been tested in existing infrastructure.

Phase 1 water distribution is constructed and operational at the time of Plan development and the existing system has been tested to confirm the theoretical fire flows modelled. In addition, with minor density changes to the ultimate serviced population, water service and fire flow capacities were reviewed to ensure that original design criteria set by the Functional Servicing Report were still being met. Fire flow testing confirmed that flow of more than 75 litres per second is available, meeting the requirements of the Municipal Servicing Standards Manual for the City of Medicine Hat for low-density development. As future phases of Coulee Ridge are constructed, additional local looping will be provided, further enhancing available fire flow and increasing system efficiency.

⁹Medicine Hat Fire Service Strategic Plan, 2020

¹⁰NFPA 13R - Standard for the Installation of Sprinkler Systems in Low Rise Residential Occupancies, NFPA codes and standards, NFPA.org

FIG 13



SANITARY

SERVICING CONCEPT

Direction of flow indicated by arrows.

*Note: Manhole locations shown are conceptual only and will be finalized in the detailed design phase.

- OUTLINE PLAN BOUNDARY
- EXISTING SANITARY FORCEMAIN (200mm)
- EXISTING SANITARY MAIN (200mm)
- EXISTING SANITARY MAIN (375mm)
- FUTURE SANITARY MAIN (200mm)
- MANHOLE*
- SANITARY LIFT STATION

7.3 SANITARY

7.3.2 Sanitary Servicing Concept

The servicing concept for sanitary sewer is shown in Figure 13 and includes both sanitary infrastructure constructed with Phase 1 of Coulee Ridge and planned sanitary servicing for the community's full build out.

Trunkmains and collection mains have been constructed in accordance with previous area studies and in line with general guidelines and standards for Medicine Hat. Collection system mains are constructed at a minimum pipe diameter of 200 millimetres.

With proposed changes in density since the approved 2019 Functional Servicing Report, there is a minor increase in expected sewage generated at full build out of Coulee Ridge. A review of servicing has been completed and the Servicing Brief provided by WSP Canada Inc. The Brief confirms that capacities of built and planned sanitary infrastructure for Coulee Ridge support the proposed development concept and meet requirements of the City of Medicine Hat Municipal Servicing Standards Manual.

7.3.3 Lift Station

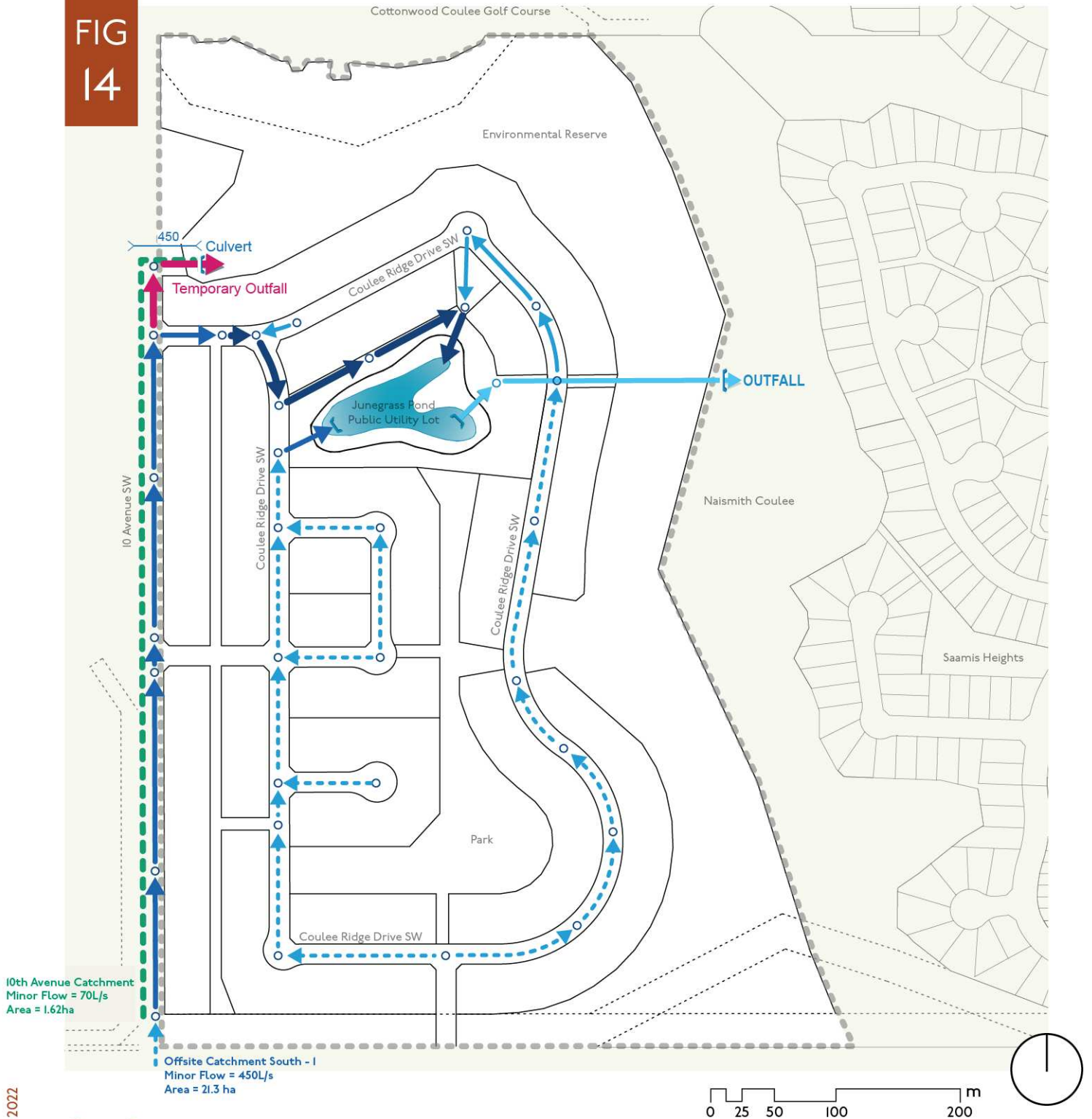
For local servicing within the Coulee Ridge Plan area, a sanitary lift station is required to pump flow to the south in order to compensate for natural slope across the site, an overall change in elevation of 14.3 metres. The lift station allows the system to discharge into the existing South Boundary Road sanitary trunk sewer. The lift station is designed to service a population of up to 830 (assuming 3 persons per lot) at a flow of 16.8 litres per second and is, therefore, easily able to support the projected population of Coulee Ridge at 631 people.¹¹

Along with the construction of Coulee Ridge Phase 1, the sanitary lift station was completed in 2021 on the public utility lot located on the northwestern edge of the plan area and is operational at the time of Plan development. Since construction, the lift station was tested as built and tested at an even higher level of servicing capacity. Trunk mains have also been constructed at the time of Plan development with capacity to support servicing the proposed development concept for the community.

Additional information can be found in the WSP Servicing Brief.

¹¹Coulee Ridge Lift Station Design Capacity confirmation letter provided by MPE Engineering Ltd., November 5, 2021

FIG
14



STORMWATER

MANAGEMENT

Direction of drainage indicated by arrows.

*Note: Storm drain locations shown are conceptual only and will be finalized in the detailed design stage

- OUTLINE PLAN BOUNDARY
- EXISTING STORM MAIN 750mm diameter
- EXISTING STORM MAIN 600mm diameter
- EXISTING STORM MAIN 450mm diameter
- EXISTING STORM MAIN 300mm diameter
- FUTURE STORM MAIN
- EXISTING DITCH FOR 10TH AVENUE SW RUNOFF
- INTERIM STORM MAIN
- STORMWATER MANAGEMENT POND

7.4 STORMWATER MANAGEMENT

7.4.1 Stormwater Management Concept

The servicing concept for stormwater management is shown in Figure 14.

Stormwater drainage occurs from the south to north with natural slope across the Coulee Ridge site and an approximate elevation change of 14.3 metres. All run off from the community is collected and conveyed by overland flow and gravity pipes to the northern central pond or stormwater management facility. This stormwater facility is designed to accommodate full buildout of Coulee Ridge. An overall Stormwater Management Plan and Master Drainage Plan was approved with the Phase 1 development. The detailed design for the ultimate pond and outfall has been approved and is under construction.

The stormwater management facility and connecting system are integrated as community assets in green space design as water features, including the main pond, trickle creek, and bioswales. The pond is designed to treat and store runoff during a 100-year 24-hour rainfall event and ultimately discharges at a controlled rate into Naismith Coulee via piped system and outfall to be conveyed within the coulee's channel, flowing into Seven Persons Creek.

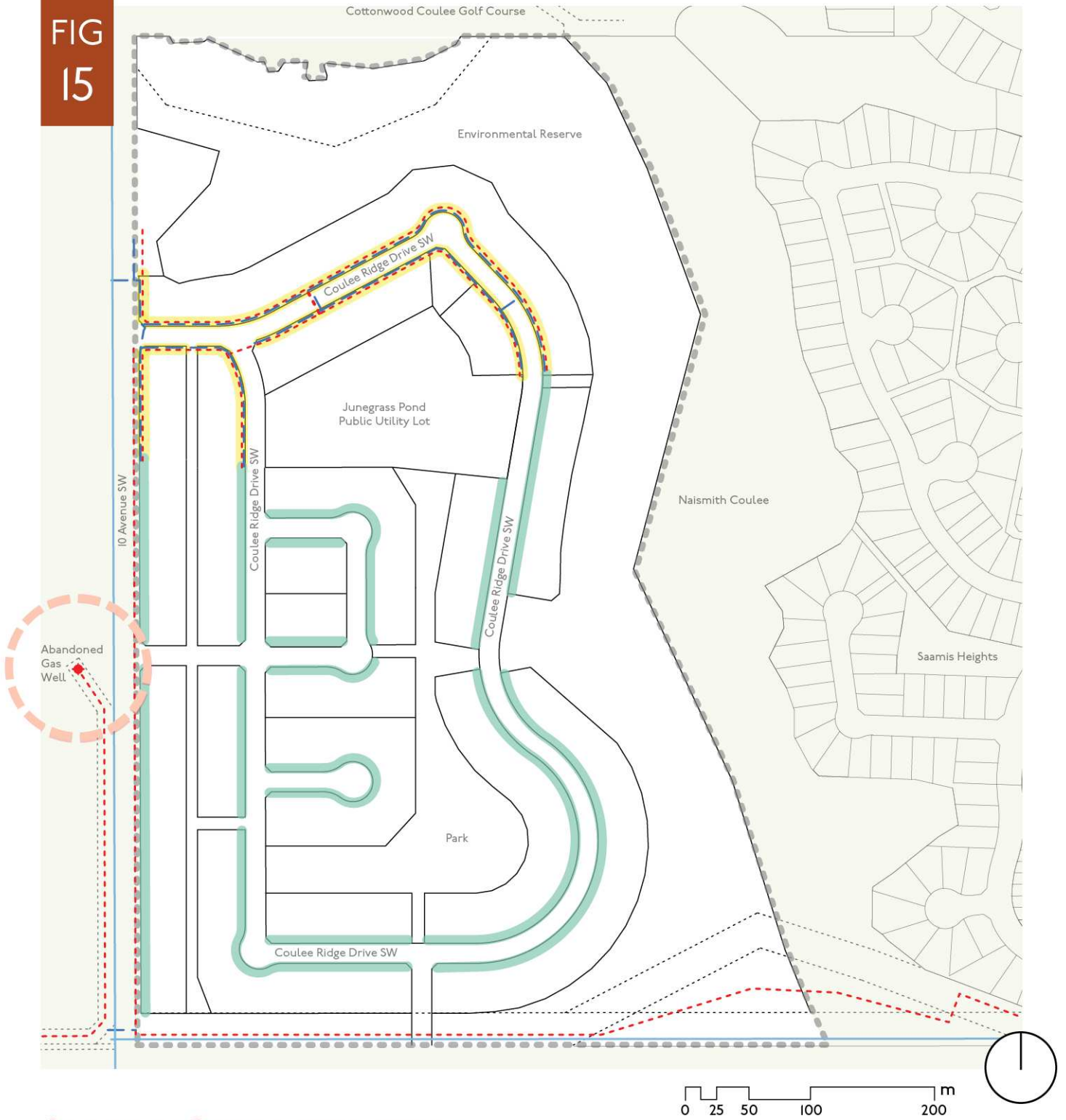
A significant amount of Coulee Ridge's stormwater infrastructure has been completed with the construction of Phase 1. The grading and lining of the stormwater management pond has been completed as well as construction of the outfall pipe to Naismith Coulee.

7.4.2 Notes on Approved Studies

Storm water management design for the Coulee Ridge Development has changed from the previously approved 2019 Functional Servicing Report. A revised Storm Water Management Report dated October 7th, 2021, is approved by the City of Medicine Hat and encompasses drainage from the entire Coulee Ridge site.

More information is available in the WSP Servicing Brief, and a detailed description of stormwater management at Coulee Ridge can be found in the 2021 Coulee Ridge Stormwater Management Report.

FIG
15



SHALLOW UTILITY

SERVICING CONCEPT

Note: Road crossing locations to be determined in future detailed design phase.

- OUTLINE PLAN BOUNDARY
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING GAS
- EXISTING 4 PARTY SERVICING TRENCH
- FUTURE 4 PARTY SERVICING TRENCH
- ♦ ABANDONED GAS WELL
- 50m SET BACK

7.5 SHALLOW UTILITIES

7.5.1 Shallow Utilities Servicing Concept

The servicing concept for shallow utilities is shown in Figure 15.

Shallow utilities include:

- street lighting,
- electric power,
- telecommunications, and
- natural gas.

Gas and electric servicing is located in a shared 3.5m utility right-of-way on the front of residential lots. Shallow utilities will be extended from Coulee Ridge Phase 1 sequentially into the rest of the plan area, and exact locations of all under and above-ground utility fixtures and infrastructure will be finalized in the detailed design stage of subsequent phases.

7.5.2 Electric

Electricity distribution is serviced by existing overhead power lines from the north-south utility right-of-way along 10th Avenue SW and utility right-of-way along the south boundary of Coulee Ridge lands. Servicing is provided to homes aligned within a 3.5m utility right-of-way adjacent to front property lines, with the electric distribution line nearest the street, offset 1.2m from the property line.

Electric System Capacity Considerations

Full buildout of the Coulee Ridge plan area exceeds current capacities of electrical power for the southwest quadrant of Medicine Hat (at time of Plan adoption). Proposed substation MHS-11, expected to be in service 2026, will connect to the existing City 13.8 kV distribution system and increase overall capacity to accommodate growth in the southwest.

Development in Coulee Ridge has been phased appropriately over the next 6-7 years in consideration of existing electrical capacity constraints and to coincide with the introduction of the new MHS-11 substation. It is recommended that open dialogue with the City's operations department responsible for electrical servicing be maintained as future phases reach the detailed design and subdivision stage so that capacity is confirmed prior to implementation.

7.5.3 Natural Gas

Natural gas servicing for Coulee Ridge has been extended from the Saamis Heights community to the east across Naismith Coulee. Gas servicing is provided to homes via a 3.5m utility right-of-way adjacent to front property lines of lots, with the gas distribution main offset 2.4 metres from the property line. Gas distribution main lines are aligned with the existing public utility right-of-way along the south boundary of Coulee Ridge and within the 10th Avenue SW utility right-of-way.

7.5.4 Telecommunications

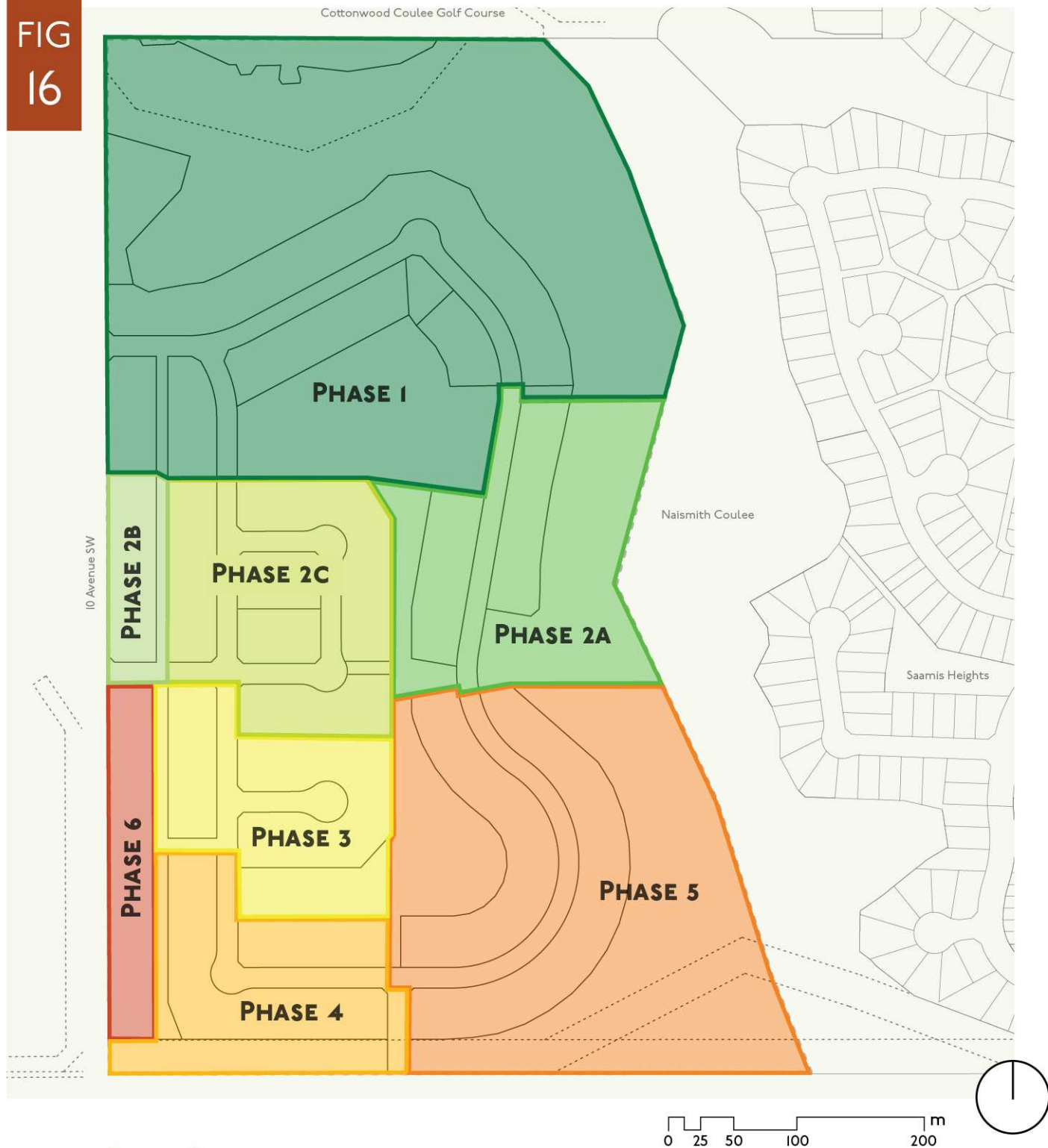
Telecommunications lines have been installed in the first phase of Coulee Ridge and will be extended to future phases of development, following similar alignment for implementation. Both Telus Communications Inc. and Shaw Communications Inc. have been engaged during the design and development of Coulee Ridge Phase 1 and extension of these services is expected in the same manner for subsequent phases.

7.6 BACKYARD SUITES

Servicing and utilities for any accessory suites will be provided by tying into the principal dwelling services. Independent servicing will not be provided to backyard suites or other accessory units.

¹²MHS-11 Substation, City Projects on MedicineHat.ca

FIG
16



PHASING

 PHASE 1 - 44 DETACHED UNITS	 PHASE 3 - 23 DETACHED UNITS
 PHASE 2A - 17 DETACHED UNITS	 PHASE 4 - 29 SEMI-DETACHED UNITS
 PHASE 2B - 12 DETACHED UNITS*	 PHASE 5 - 41 DETACHED UNITS
 PHASE 2C - 39 DETACHED UNITS	 PHASE 6 - 15 DETACHED UNITS*

*Note: Lots in these phases along 10th Avenue SW with lane access are suitable for potential backyard suites
Lot numbers are estimations and are subject to change

DEVELOPMENT SEQUENCE

Coulee Ridge will be developed in 6 phases. With Phase 1 already built, subsequent phases are planned for sequential development to optimize service delivery efficiency based on established infrastructure. Complete build-out of the plan area is expected within six to seven years at a construction rate of approximately one phase per year. Phasing sequence and sizes may be adjusted to account for changing market conditions.

Figure 16 shows the areas of phased development and estimated total residential units supplied by each phase. Phasing shown may be altered without amendment to the plan. Lot numbers are estimated and subject to change.

FIGURE 16: PHASING UNIT ESTIMATIONS

PHASE	Single Detached Units	Semi-Detached Units	*Potential Backyard Suites	Total Units	Frontage
1	44			44	12-23m
2a	17			17	15-20m
2b	12		11	23	13m
2c	39			39	13-15m
3	23			23	13-15m
4		29		29	12-13m
5	41			41	13-18
6	15		15	30	15m
TOTAL	191	29	26	220 + 26 potential backyard suites	

*Backyard suites are a discretionary use available on low density residential zoning where laned lots allow for appropriate access and servicing to this kind of secondary suite. This column provides numbers of potential backyard suites on laned lots showing opportunity for possible future gradual densification. It is important to note that construction of these suites is both dependent on the landowner/builder as well as at the discretion of the City of Medicine Hat Planning approvals process.

9 DEVELOPMENT GUIDELINES

This section provides overall guidelines for development within Coulee Ridge. Detailed regulations for various permitted and discretionary uses of land are provided for in the Medicine Hat Land Use Bylaw, further landscaping guidelines for public spaces are outlined in the Landscape Strategy developed by 818 Studio Inc., and additional guidelines for built form is provided in the Coulee Ridge Architectural Guidelines.

9.1 PARKS AND OPEN SPACES

Focus for materiality in parks and open spaces should be sustainability and low long-term maintenance needs. Therefore, xeriscaping shall be used throughout the development, using native plantings and naturalizing material to minimize municipal maintenance, deliver high visual design impact with less required energy and water, and compliment the development's natural surroundings. Efficient and people-oriented lighting should be integrated into key public spaces to ensure nighttime safety and accessibility.

To encourage year-round use and enjoyment of open spaces for residents and visitors, the following Winter City design principles should be used throughout Coulee Ridge open space:

- Wind mitigation through a combination of vegetation, berms, and landscape structures to provide sheltered seating and gathering areas.
- Orientation that provides open green space with both east-west and north-south orientations ensuring there is open space available with winter sun exposure.
- Location of play areas and seating that maximizes solar exposure to provide winter comfort and encourage use during the winter months.
- Outdoor recreation activities are intended to be coordinated with the City of Medicine Hat in the detailed design phase of the development and review of outdoor winter activities will be considered for the multi-use recreational area.
- Opportunities for use of bright colours are to be explored in site features and elements such as benches and other furnishings to bring liveliness and create brighter spaces in the darker winter months.
- Use of locally hardy evergreen trees and ornamental features will enliven the greenspace during the winter months when not much else is green.
- Appropriate materials for seating surfaces will be used to provide a warmer seating surface in colder months.
- Park space will provide access to clean, uncontaminated snow for winter play activities.



9.2 SUSTAINABILITY

Coulee Ridge aims to optimize value for every stakeholder by taking an integrated triple bottom-line approach to sustainability that maximizes social and economic impacts while minimizing environmental impacts and enhancing the natural features of the site.

A community for generations (Social sustainability)

Amenities that support family, community and multi-generational interactions and connections encourage healthy choices and support the well-being of residents at every stage of life. Building a welcoming community for generations to come is a primary goal for Coulee Ridge, so gathering spaces that accommodate both active and tranquil activities are prioritized and have provided important connections to nature through a broad network of pathways and trails. Landscaping elements are designed to be accessible, and wherever possible, gently sloped pathways will be used to allow access for people of all abilities and for aging in place. While it is anticipated that some slopes around the storm pond may exceed 5%, it is recommended that slopes of less than 5% be used for all pathways wherever possible throughout the community to be reviewed at the detailed design stage.

Economic sustainability

The Coulee Ridge community is being developed with economic sustainability top of mind for the City of Medicine Hat, builders and trades, and the residents who will call Coulee Ridge home. By requiring building partners to employ sustainable building practices, project management and building efficiencies are possible. These efficiencies paired with lower lifecycle capital and operating costs result in less waste and a lower cost of home ownership. Reduced life-cycle cost, low maintenance and high impact landscape designs with materials and structures designed in collaboration with City Parks create a sustainable economic benefit to the City.

Connection to nature (Environmental sustainability)

Connection to nature and strong community identity is important to sustainable design and is emphasized in both the myMH Master Plan and the Cimarron Area Structure Plan.

Natural features such as the vistas of the coulee and wildlife corridors are not only preserved but become a focal point of the community, accessible through a network of wide pathways for pedestrians and cyclists. Xeriscaping with native trees and vegetation enhances the natural landscaping, and water conservation is accomplished through low-water plantings and landscape features. Lot owners are similarly encouraged to apply xeriscaping principles in landscaping their private lots.

Stormwater retention and management is achieved through purposeful design of the stormwater facility as an amenity and recirculation and aeration of stormwater takes place through the babbling brook and trickle creek. Building of environmentally friendly homes that are constructed with features like solar panels, energy efficient appliances and low-flow water pressure is strongly encouraged to continue to positively impact our environmental footprint and sustain the homes' values over time. Builders are encouraged to construct homes to a BuiltGreen or LEED standard.

Construction mitigations should be implemented during development and construction as recommended in the Biophysical Resource Assessment (Action Land & Environment, 2019).

9 DEVELOPMENT GUIDELINES

9.3 LAND USE AND SITING

Coulee Ridge is comprised of lots zoned for low-density residential use (R-LD). As such, all homes must follow the use restrictions and guidelines for R-LD land use districts established in the City of Medicine Hat Land Use Bylaw.

Builders must choose home designs that take full advantage of views while adhering to lot size and shape. Accessory buildings may be permitted at the discretion of the permitting authority in rear yards; however, accessory buildings shall match the design and materials of the principal dwelling. Backyard suites may be permitted on lots adjacent to 10th Avenue SW where rear lane access is available. Builders are encouraged to prioritize siting for maximum solar potential and consider passive solar features.

9.4 PEDESTRIAN CORRIDORS

Community pathways connections are ensured to integrate into the existing regional pathway system providing access to the greater Medicine Hat area. Within the Plan area, minimal disturbance of pedestrian corridors is encouraged and homes with frontage on 10th Avenue SW are not permitted to have front attached garages so improve the streetscape and pedestrian experience. For these homes, rear attached, or detached garages are permitted along rear lane access. Homes with a front drive garage shall have a minimum front yard setback of 6 metres. Side drive garages may have a 4 metre front setback. Sidewalks are provided throughout the community on either side of the street in a monolithic implementation.

9.5 ARCHITECTURE AND HOME DESIGN

Coulee Ridge Development Inc. proposes that all housing designs adhere to the styles of Craftsman, Prairie, Modern Farmhouse, Contemporary Modern, and Contemporary West Coast designs. Further information on these styles may be found in the Architectural Guidelines created by Coulee Ridge Development Inc.

Specific architectural design considerations and requirements regarding roof design and pitch, two storey front massing, corner lots, front porches and more can be found in the Architectural Guidelines created by Coulee Ridge Development Inc. Building materials and colour requirements and restrictions may also be found within the aforementioned document.

Accessory suites shall match the exterior design of the principal dwelling and landscaping is encouraged around the accessory unit where adjacent to a rear lane.

9.6 EMERGENCY SERVICES

Coulee Ridge homes are to be built with residential sprinklers to meet the National Fire Protection Administration 13 R standard as the community falls outside response time standard area for emergency services at the time of Plan development. There is alternative potential for greater building separation through doubling the building code setbacks at the discretion of the permitting authority. These requirements may change should a future emergency service response centre be added to service the area.



GLOSSARY

ACTIVE TRANSPORTATION

Non-motorized means of travel based on human physical activity including walking, cycling, wheeling, skateboarding etc.

AIRPORT VICINITY PROTECTION OVERLAY

An additional layer of standards applied to the Land Use Bylaw for areas within a certain vicinity to the Medicine Hat Regional Airport or within flightpaths. The overlay sets standards for development within its boundary for considerations like building height, communications interference, and wildlife to ensure safety in flight paths and around the airport lands.

CIMARRON AREA STRUCTURE PLAN

A statutory plan, adopted in 2009, that provides policy guidance in accordance with the Municipal Government Act for the Cimarron area in southwestern Medicine Hat. It lays out a high-level concept for proposed land use, density, development sequence, and general locations of infrastructure for the area. Outline plans and further detailed design for development within the plan boundary follow the guidance of the Area Structure Plan.

CITY

'City' or 'the City' refers to the City of Medicine Hat as a municipal government or corporate entity.

ENVIRONMENTAL RESERVE

Areas of environmental importance are dedicated to environmental reserve by the municipality. These areas are used to prevent development on land that is subject to flooding or slope failure, ensure public access, prevent pollution, and preserve natural features such as coulees, swamps and flood plains next to bodies of water.

FUNCTIONAL SERVICING REPORT

In the design, preparation and submission of plans and specifications for construction

INFRASTRUCTURE

Physical structures and systems developed for servicing to support the needs of people and City operation including things like roads; under and above-ground structures for water, sanitary service, and stormwater; under and above-ground structures for power and other utilities; parks and maintenance facilities etc.

LAND USE BYLAW

A planning implementation tool that establishes rules and regulations for land development within the City of Medicine Hat. The Land Use Bylaw includes general bylaws as well as land use districts and their permitted uses, discretionary, and prohibited uses. Any additional guidelines or overlays that affect areas of the City are included in the Land Use Bylaw.

MICRO-MOBILITY

Refers to small, lightweight, slow vehicles for personal use that can be either human powered or electric such as mobility scooters, wheelchairs, bicycles, e-bikes, etc.

MUNICIPAL RESERVE

Land that is provided to the municipality by the developer at time of subdivision for park and school purposes in accordance with the Municipal Government Act. The City of Medicine Hat requires a Municipal Reserve of 10% of the gross developable area of a development, and the reserve is provided without compensation.

myMH MASTER PLAN

The City of Medicine Hat's Municipal Development Plan established in 2020 that sets a high-level vision, strategy, and planning policy for growth and development across the City for a thirty-year outlook.

MUNICIPAL GOVERNMENT ACT

Provincial legislation that defines how municipalities in Alberta can function. The Act sets regulation for planning and development, governance and administration, and assessment and taxation.

MUNICIPAL SERVICING STANDARDS MANUAL (MSSM)

A set of guidelines, procedures, and standards for minimum expectations for public infrastructure in the development and redevelopment of land.

OUTLINE PLAN

A plan developed at the conceptual level to provide more detail for a specific smaller area within an Area Structure Plan. An Outline Plan provides concepts for land use, reserves, transportation network, major utilities and other details for development of the area. It does not contain detailed engineering design but is supported by technical studies.

PLAN AREA

The land defined by Plan boundaries and subject to the Coulee Ridge Outline Plan.

THE PLAN

Where capitalized, the Plan refers to this document, the Coulee Ridge Outline Plan.

TPOLOGY

Refers to the type of function or form of a similar group of items. For example, housing typology looks at the type of housing by function and form.

SOUTH SASKATCHEWAN REGIONAL PLAN (SSRP)

An integrated plan of the Alberta Land-Use Framework under the Alberta Land Stewardship Act that covers the regional area of the South Saskatchewan River Basin. It establishes long-term vision and strategy for the region for sustainable growth and development in alignment Alberta's economic, environmental and social goals.

SUBDIVISION

The process of dividing land parcels into smaller parcels. The process is done through the municipality and registered at Land Titles.

TRANSPORTATION IMPACT ASSESSMENT

A study that assesses the impact of a proposed development on the surrounding transportation network. Where development may significantly alter traffic patterns or contribute new users, a transportation impact assessment is required to support planning.

URBAN TRANSECT

A way of looking at characteristics of the built environment that establishes distinct zones across a city that transition from natural land and rural areas, to suburban, to the urban centre; from low density to high density.

XERISCAPING

The use of native plant species in landscaping to reduce or eliminated the need for supplemental irrigation. Xeriscaping is a sustainable landscaping method that reduces maintenance and conserves water which is particularly important in Medicine Hat's semi-arid climate.

WALKABILITY

A measure of defining how friendly an area is to people walking. Factors that increase walkability include connectivity, smaller block sizes, pedestrian scaled street scapes etc. Walkability can contribute to health, social, and environmental benefits.



Coulee Ridge



WHAT WE HEARD

COULEE RIDGE | OUTLINE PLAN





Prepared by: Maven Strategy Ltd.
For: Coulee Ridge Developments Inc.



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I INTRODUCTION

PROJECT OVERVIEW

Coulee Ridge is a 35.2 residential community located in southwest Medicine Hat along the Naismith Coulee. The community is unique in its striking views, amenity-rich parks and open spaces, and a balance of rural feel with connection to the City's urban services and trail networks.

An Outline Plan is required for developments by the City of Medicine Hat and is intended to expand on an Area Structure Plan with additional details required for full land development. The Coulee Ridge Outline Plan provides a conceptual level of detail for the development of the community, clearly laying out land use and zoning, landscape and community features, transportation, and servicing systems, as well as alignment with the existing Cimarron Area Structure Plan and the Municipal Development Plan.

A draft Outline Plan was developed and submitted to the City of Medicine Hat for their review and comment, and engagement activities were held at the same time to seek feedback from the public on the draft Plan. Comments from the City, stakeholders, and public will be considered in further refining the plan where possible.

This What We Heard Report will accompany the revised Outline Plan when submitted for a second circulation review with the City of Medicine Hat and will be shared with City Council for their review.

ENGAGEMENT PROCESS & PURPOSE

Public and stakeholder consultation is important in the development of the Coulee Ridge Outline Plan. Direct consultation with key stakeholders was undertaken early in the process with those considered most impacted by the development including adjacent landowners and builders and residents in the existing Phase 1 of Coulee Ridge. The intent was to open dialogue early, provide a process overview, invite any questions, and inform of public engagement activities.

Additionally, notice was provided to Medicine Hat neighbours and partners in the Tri Area Intermunicipal Development Plan. The Town of Redcliff and Cypress County were informed of the project in early stages, invited to provide feedback and attend the Online Event to observe. The Town of Redcliff and Cypress County are provided with draft materials in the formal second circulation of the Coulee Ridge Outline Plan by the City of Medicine Hat.

Public engagement activities were then held during the first City circulation review of the draft Outline Plan to provide information to the public and invite any questions and feedback. Due to public health concerns in relation to Covid 19 and through discussion with City staff, virtual engagement activities were used to safely reach stakeholders and allow for ease of participation.

Engagement Activities:

- Key stakeholders including Coulee Ridge Phase 1 residents, adjacent landowners, neighbours, and builders were contacted directly via phone, email, or in person in December of 2021
- Public Online Event on May 4th, 2022, from 6:30pm – 7:30pm
- Public Online Survey open from May 5th, 2022 – May 19th, 2022

This What We Heard Report provides an overview of engagement activities, summary of comments collected, participation levels, and all verbatim responses collected in engagement activities are provided in Appendix A. Verbatim responses collected from the project website contact form from April 4th – May 19th, 2022 are also included.

The What We Heard Report will be shared with the City of Medicine Hat and Council along with the Outline Plan. It will also be available to the public on the project website at CouleeRidgeOutlinePlan.com.

PROJECT WEBSITE & SHAPE YOUR CITY

A project website, CouleeRidgeOutlinePlan.com, was created as a one-stop-shop for information and updates about the Outline Plan. The website was launched during Outline Plan development on April 4th, 2022 to provide a project overview, process updates, engagement information including ways to get involved, helpful links to related content from the City of Medicine Hat and the Coulee Ridge developer website, and a contact form to reach the project team with questions or comments at any time.

A video recording of the Public Online Event was made available on the project website, this What We Heard report will be posted and publicly available, and the full Outline Plan will be posted once the City's second review is complete. The project website will remain active and updated to inform on process and collect questions and comments until the Outline Plan goes to Council.

A landing page was also created for Coulee Ridge on the City of Medicine Hat's Shape Your City platform at shapeyourcity.medicinehat.ca/coulee-ridge-outline-plan to include a similar overview, project updates, opportunities to provide input, and contact information.

Links to registration for the Public Online Event, a direct link for the Public Online Survey, and contact information for the project team were all provided on both Shape Your City and CouleeRidgeOutlinePlan.com.

ADVERTISING & COMMUNICATIONS

The project website and engagement event information were shared on the developer's website at couleeridgedevelopment.com and social media. It was similarly shared on City of Medicine Hat social media platforms.

A postcard with event details, project website, and contact information was sent through Canada Post to residents in neighbouring Saamis Heights and Desert Blume on April 11th, 2022 and was delivered to approximately 1140 households. The postcard was also personally delivered to Phase 1 residents and adjacent neighbours.

Additionally, a bold sign with the Coulee Ridge Online Event date and website for details was set up at the intersection of 10th Avenue SW and South Boundary Road for the two weeks leading up to the event.

2 ENGAGEMENT ACTIVITIES

PUBLIC ONLINE EVENT

The public online event was held on Wednesday, May 4th, 2022, from 6:30pm - 7:30pm during the first City circulation of the draft Outline Plan. The goal of the event was to create awareness around the Outline Plan content and process and to open dialogue with the public. During the event, a presentation of the draft Outline Plan was provided with information about the project background as well as an opportunity for participants to provide their feedback, engage in discussion, and ask questions.

A video of the presentation shared at the Online Public Event was made available on the project website and Shape Your City platform after the event on May 5th, 2022, to ensure those unable to attend were provided the same information.

The online event had 8 public participants along with additional attendees including a City of Medicine Hat elected official and Cypress County Planning representatives who attended to observe.

What We Heard

Several topics were discussed during the online event including:

- **Timelines and process**

Participants inquired about expected timelines for the completion of specific amenities including landscaping around Junegrass Pond and family-oriented amenities such as tot lots, as well as the expected timeline for full build out of the community.

- **Changes to water amenities**

Several participants spoke to their concern or disappointment around the change in amenities from original marketing of Coulee Ridge as a lake community. Most feedback shared was around changes to water amenities that remove a previously proposed southern lake and questions around recreational water use such as whether kayaking will be permitted on the pond and whether the pond will be stocked with fish.

- **Stormwater management**

Participants asked for clarity around the stormwater system and integrated water amenities including water movement, quality, and whether the pond will maintain a constant level or fluctuate seasonally.

A concern was raised about previous issues with offsite drainage to the Cottonwood Coulee Golf Course and what was done to regulate outflow. The past issue with drainage and subsequent construction of the new outfall to properly direct and regulate flow was discussed directly with the Golf Course in an on-site meeting shortly after the public engagement session.

Adjacent stakeholder meetings continue to be held after the online event to address any concerns and maintain ongoing open dialogue.

- **Amenities and recreation**

Participants asked about the expected offering of amenities at Coulee Ridge, what will be available soon for children's/family-friendly amenities, and when Phase 1 residents can expect amenities to be constructed for the community.

- **Pathway connections**

One participant inquired about the possibility of an additional pathway connection from the community to the Cottonwood Coulee Golf Course. Similar to discussions of stormwater management, pathway connections were discussed in an on-site meeting with Golf Course staff shortly after the public event.

All verbatim responses from the Public Online Event are included in Appendix A. Slides from the May 4th presentation are included in Appendix B.

PUBLIC ONLINE SURVEY

The public online survey was open for two weeks after the online event from May 5th - May 19th, 2022 and was available on the project website and the City of Medicine Hat's Shape Your City page. The purpose of the survey was to provide an additional engagement opportunity to those who could not attend the online event, or as an additional opportunity for participants who felt they had more to say.

The online survey had a total of 11 participants.

Survey participants were asked to watch the recorded presentation of Outline Plan content from the May 4th Public Online Event and then answer a set of four open ended questions to provide feedback.

The survey consisted of four questions:

1. *After watching the Outline Plan presentation, what are your overall thoughts and impressions?*
2. *Do you have any concerns for the Coulee Ridge Outline Plan?*
3. *What opportunities do you see for the Coulee Ridge Outline Plan?*
4. *Is there anything missing or anything else you would like to share with us?*

What We Heard

A number of themes emerged from survey responses including:

- **Changes to water amenities**

As was observed at the Public Online Event, the most frequently heard theme in survey responses was disappointment around changes to water amenities and water recreation from the original concepts of the Coulee Ridge community. Comments addressed the previously proposed lake now presented as a landscaped area and whether the storm pond will accommodate specific water recreation activities.

An opportunity was suggested for quality landscaping around the pond as a way to successfully support the community.

- **Transparency and communication**

Transparency and communication were mentioned by several respondents. Comments included feeling unhappy with the changes to the concept that was presented in original marketing of water amenities and wanting opportunities for current residents to be better informed or involved in community discussion.

- **Affordable housing and housing diversity**

A theme heard in survey responses was affordable housing and housing diversity. Comments ranged from addressing a lack of affordable housing or need for affordable housing in the plan area to an inquiry about the inclusion of townhomes or row housing.

Other respondents suggested only single-family homes be planned for better overall community appearance and to not mix low-income housing with high-end housing.

- **Recreation amenities**

Another frequently heard theme was recreation amenities and several respondents emphasized wanting family amenities. Comments included a suggestion for sport courts, a suggestion for a playground or water park, and questions around when recreation amenity areas will be finalized.

- **Fencing costs**

Two respondents addressed concern over the cost of fencing incurred by Phase 1 homeowners required for the back of coulee-facing lots.

- **Transportation and emergency access**

One response referenced concern over the single community access from South Boundary Road. Comments included concern for emergency access as well as potential traffic at the South Boundary Road and 10th Avenue SW intersection.

- **Other**

A number of other unique comments or questions were expressed in survey responses.

Comments included topics of:

- whether parking will be available for visitors to the community to enjoy amenities
- City subsidies and concern over taxpayer costs in relation to sprinkler systems
- positive feedback on the internal trail system
- proximity to commercial uses including suggestions for shops or grocery stores within or near the community
- a suggestion for an attractive community entrance sign with lighting at 10th Avenue SW and South Boundary Road
- whether there is a transit stop planned for the community
- paving for dust control

All verbatim responses from the Online Public Survey are included in Appendix A

WHAT WE HEARD VISUALIZED



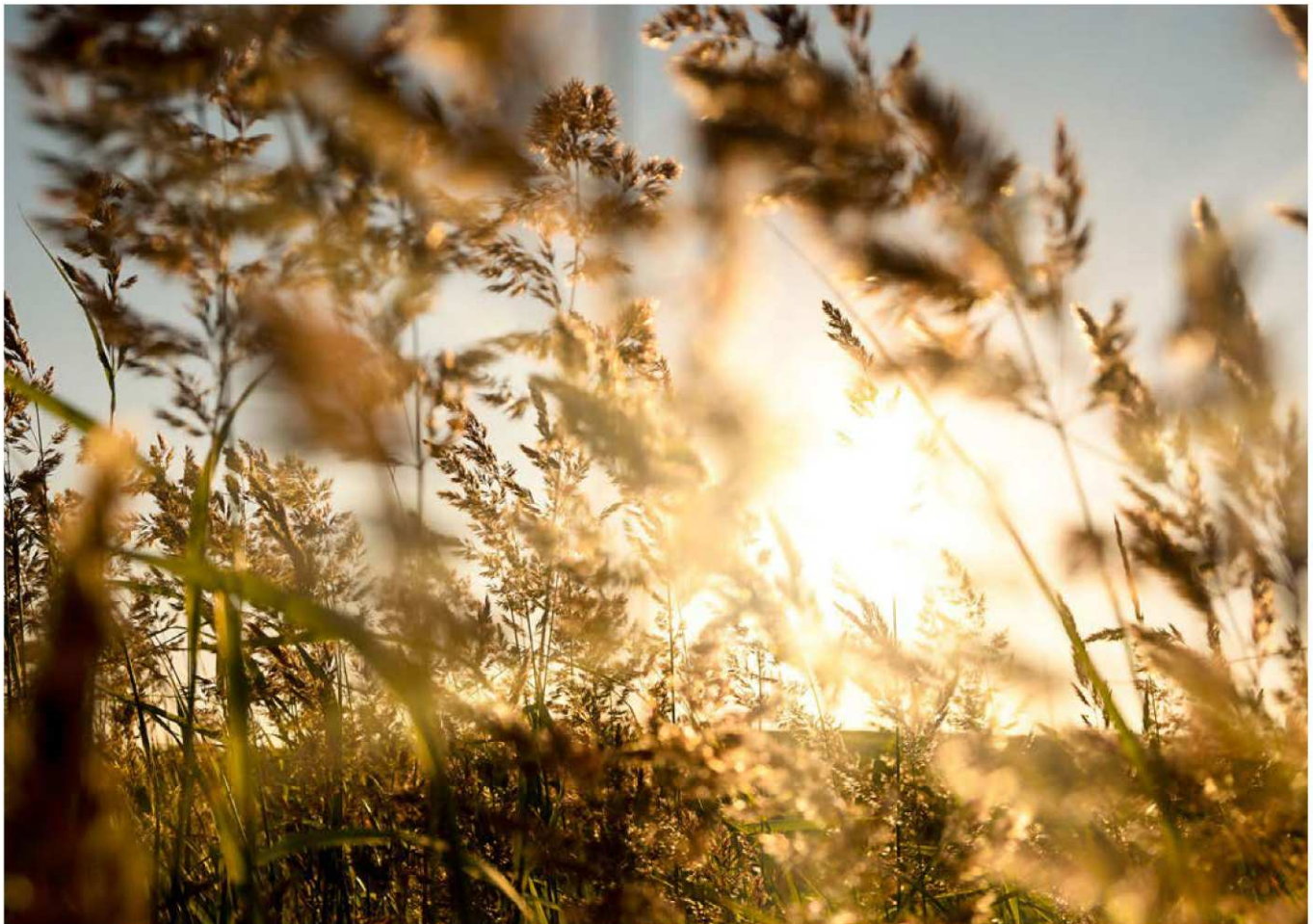
PARTICIPATION



Input from neighbours, residents, other stakeholders, and members of the public is important to the Coulee Ridge development. As construction of Phase 1 and major infrastructure is already in place, the Coulee Ridge Outline Plan has many areas that are set through previous approval processes. Where possible, what we heard in public engagement will be considered alongside comments from the City of Medicine Hat for further plan revision.

A common theme heard throughout public engagement was around having amenities available for families and children quickly. Based on the common feedback from both the Online Event and Survey, the developer will accelerate amenity construction where possible with a potential tot lot or facilities for children in Phase 2, if approved.

As a summary of public engagement throughout the Coulee Ridge Outline Plan process, this What We Heard Report will be shared with the City of Medicine Hat staff and Council for their consideration and will be made available to the public at CouleeRidgeOutlinePlan.com.





Coulee Ridge

Appendix A VERBATIM RESPONSES

PUBLIC ONLINE EVENT VERBATIM RESPONSES

Participants: 8

Verbatim responses presented here include all comments provided in discussion during the public online event. Offensive content and personally identifying information has been removed and replaced with XXXX. Aside from offensive or identifying information, comments here are completely unedited.

There is the mention of a six-year build out. Is that the estimated time for the completion of the whole community?

I have some questions regarding your stormwater runoff plans – we’ve had some issues in the past last year with water flowing across the golf course from your development. I was told those problems have been solved or eliminated. I went up and looked at some of your drainage today that I was told had been sandbagged off, it hadn’t been. So I’m just curious how we can deal with that. I’d like to meet with somebody and chat more regarding those plans. That way we can look at what has happened, what can be done and go from there.

In the past before anything had been done, I’d met with an individual who I believe is no longer with the development and we talked about the possibilities of pathways and somehow connecting your development to the golf course to give better access there. I’m just curious if any more discussion has happened on your side. I know there has been a number of changes and where that stands? I had talked with XXXX originally. Then the marketing of the development was as a golf course community, but there had been very little contact with us. If there are things that can be done to benefit both sides, that would be great, and is something we would like to talk more about.

What happened to the concept of the south lake and the connecting water stream?

It was a little bit disappointing cause that was one of the main attractions of this area cause it’s unique to Medicine Hat, having the multiple lakes, but I guess it is what it is.

My husband and I built out here based on the lake community – I grew up at Lake Bonavista – that sold me on the idea that this is the Lake Bonavista of Medicine Hat, and now we don’t have a lake anymore. So can you please speak to the amenities that you are planning? You say they are going to be as good if not better. So, what does that look like? And what does that mean for us families that have invested out here already?

I know it goes along through your phases, but along with getting that approved, do you have an estimated date when we will have some kind of a park or something fun for kids to do?

Will the pond maintain a constant level or fluctuate with the summer season?

In terms of the pond, is there any access in terms of kayaking, canoeing – anything like that?

And what about fish? Is there going to be stock of fish? Is that a possibility?

In terms of timelines for the pond and landscaping around it, is that scheduled to happen this summer?

We are a builder out here and we have another show home going up for the Parade of Homes in September, and to me it’s really important to see that complete because it will really show off Coulee Ridge.

Is there anything obvious that you guys are - right now in the phase where you are talking and getting engagement and all that stuff - is there anything that you need support wise from the community that's already out here to better support you as you move forward with the City?

Did you say that there is some running water around the pond?

ONLINE PUBLIC SURVEY VERBATIM RESPONSES

Number of survey responses: 11

Verbatim responses presented here include all responses to the public online survey that was active from May 5th - May 19th, 2022. Offensive content and personally identifying information has been removed and replaced with XXXX. Aside from offensive or identifying information, comments here are completely unedited.

1. After watching the Outline Plan presentation, what are your overall thoughts and impressions?

That this is a development for who? We don't have the population growth proven by the latest 5 year census, and as well, the aging population that same census shows. This is not catering at all to younger families or to draw people to work here, or afford to live here. This is all based on retiree money. Because we are losing people for work in other places.

Why is there no affordable housing? The original plan talks about a transit station - where will it be? Is there parking so the public can visit the pond and amenities or is it assumed that only the residents of Coulee Ridge will be able to access it? The original plan also talks about a mixed main street with commercial areas and apartments above. Where is that? Where are the townhomes/row housing that were in the 2009 plan?

The trail system in the middle is nice

glad I didn't buy a lot - you sold a lake and are building a weed pond...

So, Medicine Hat' First Lake Front Community is not going to be happening as promised.
what about all the Virtual Reality tours with paddle boarding? Is this new pond going to accommodate these activities?

Should like to see parks out there and a stores,

Good presentation. A bit upsetting that the developer and city are not honouring the original plan of the lake property. As a current owner of a lot, we feel mislead

Things have changed and that's a given. Also things take time especially good ones such as this development. We knew when we purchased our lot that this was an investment for a few years down the road before we would really see it come to life. We still understand those things but some of those changes that have and are happening are big and I don't feel like they were presented well enough to the current home owners.

That plans have changed but are still moving forward.

I like the idea of one phase per year and the overall plan. The nicer landscaped the north pond is the easier it will be to market the project for land sales. If this isn't done up a bit it will be a barrier to lot sales as people are determining how committed the developer is to the project.

2. Do you have any concerns for the Coulee Ridge Outline Plan?

Yes, first phase tax payers had to pay \$1500 a house because of the distance from the fire halls. Will this continue with each phase, or now that all your friends are off council to vote yes on that, will you pay for that yourselves?

Yes, there is no affordable housing, it looks like a community for the elite.

Will Coulee Ridge be asking the City for any subsidies such as the sprinkler subsidy another development got a few years back? If so how much and why? It looks like there will be million dollar homes built. I think they can afford to pay for their own sprinklers or whatever else they need to pay for.

What subsidies/incentives has Coulee Ridge received from the City or any other level of government? How much and why?

No

Yeah - its the same as the rest of the city - please dont put low income with high end..

According the the City's Planning and Land Use website, Outline Plans are supposed to be planned, approved and then the site is serviced & developed. Coulee Ridge seems to think of it as a continually evolving document, that is different from what I've seen before.

Ya need a playground and a food store out there so that people don't have to drive so far

The developer's plan to install the rear fences on the coulee lot has created a massive expense for buyers. In other areas like Ross Glen, there is no requirement for fencing on coulee facing lots and certainly not an imposition of a particular fence that costs nearly \$10,000 for one section. It seems unfair that such a steep cost is being imposed with no choice but to comply

Main concern is that with the removal of the lake, which was a big factor in us purchasing our lot, is that the new plans for that area don't end up being all about cost effectiveness. That area needs to serve the community that lives there and your current residents need to be able to be more involved in those decisions if you are making large fundamental changes like that

As a current Coulee Ridge resident, I am concerned about the changing amenities. We were first sold on "Medicine Hat's First Lake Community" and are disappointed that this plan changed without any discussion or notification to current home owners. Our family invested in building in this community based on the promise of it being "amenity-rich." We were also told that there would be water to kayak in, possibly stocked with fish, and the opportunity to have a swimming area. Losing these are a disappointment. I appreciate the comment that there will be new and "better" amenities, although nothing seems tangible at the moment. I hope we at least get a splash park and recreational space, such as sports surfaces, that young families will enjoy. I'm less interested in landscaped rest areas and more concerned when we will have a play park that a kid is excited to see.

Its pretty close to what I was expecting so no concerns.

3. What opportunities do you see for the Coulee Ridge Outline Plan?

None, besides overpriced houses that are in walking distance of nothing. One way in and one way out as well onto South Boundary road is going to cause major bottlenecks in the morning with people going to work and people coming home from work. Or because this area is probably based for the retired farmers and the like that don't work, that really doesn't matter?

An affordable housing development.

If single family homes can stay as the only type of property in the subdivision it can become something like parkview where it's a better community to live in for overall appearance

I see opportunity the Coulee Ridge to make a plan, inform the residents who intend to buy / build out there (or already have) what the long term development plan is going to be. Then actually just build that so that we have some level of confidence in the long term investment of a home in that neighborhood.

Need low income housing or middle class affordable housing

Would love to see a court style (basketball court, tennis/pickle ball court) where the lake was going to be.

I still see this to be a very sought after community and place to live. There is lots of work ahead and the lines of communication need to be clearer. There are still plenty of opportunities to include amenities that will make it a desirable place for people to want to invest in.

Without the large "lake" there's still a lot of space to create something special. The south end of Medicine Hat lacks family amenities, so whether it's the developers or the city, someone should be taking advantage of this beautiful space for recreational purposes.

If the pond is done nicely and quickly it will create momentum for land sales. I think this is the most important feature for this development. Some people are disappointed that it is not a lake but if the landscaping is done tastefully and completely it will still look good and draw sales. I know from an engineering perspective the lake isn't feasible but if the pond is complete with trees, paths, grass, benches, etc. people will see the commitment from the developer to stay on track. Any pathways added will bring more people walking through the development which again helps your marketing efforts = more sales.

4. Is there anything missing or anything else you would like to share with us?

Whats the plan for the one way in/one way out for emergencies. We have seen in Sammis Heights that when a fire happened it locked out everyone because of one way in

Yes, affordable housing!

No

When will it be finalized and specified as to what the 'recreation area' is actually going to have in it for amenities? (Playground, pickleball, bare grass field) It too seems to be continually 'amended'.

No

We purchased a lot and built based on the promise of an exclusive community offering amenities such as a lake that we could swim in. Now, we are only getting one pond. Additionally, as a family community, Coulee Ridge should be considering a playground/water park. The other frustration we encountered was the cost of the back fence.

I have been a little disappointed with the lines of communication with the current tenants. No one is going to help sell coulee ridge more than we will but it does not seem like we are the priority even though we are the only ones who have invested to date

How can current residents further support this development? Our future success relies on this community being a success.

If possible can you consider a nice sign at the corner of 10th and south boundary with lights to indicate the development? Similar to Desert Blume ... The more paving out here the better to keep the dust controlled. Thank you for the open feedback and communication!!

EMAIL VERBATIM RESPONSES

Number of email responses: 1

Verbatim responses presented here include all questions and feedback provided by email through the couleeridgeoutlineplan.com contact form. Offensive content and personally identifying information has been removed and replaced with XXXX. Aside from offensive or identifying information, comments here are completely unedited.

Message: Questions for the May 4th meeting.

1. Will there be affordable housing built here
2. Why more housing when it shows Medicine Hat has only had 11 new people in 5 years. When there are plenty of empty lots undeveloped within city limits.
3. Will taxpayers be on the hook for the sprinklers again
4. What are the plans for South Boundary road, which is secondary at best, for future population growth. Since it is half owned by Cypress County, what plans have been made with the county for maintenance and widening of the road



PRESENTATION SLIDES

The following slides were presented during the Public Online Event on May 4th, 2022.



COULEE RIDGE OUTLINE PLAN

Public Online Event

May 4th, 2022
6:30pm – 7:30pm






1. Welcome & Introductions

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1 Introductions

Martina MacFarlane
Lauren Bartlette
Elise Harlick
John Ashton



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3

1 Guidelines for the Session

- Muting
- Speaking
- Video/recording
- Naming
- Be Respectful
- Be open to all ideas
- Allow people to speak without interruption
- Adhere to established process and timeframe



PUBLIC ONLINE EVENT ● COULEE RIDGE OUTLINE PLAN

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1 Agenda

1. Welcome & Introductions
2. Project Background
3. Process & Timeline
4. Outline Plan - Overview
5. Outline Plan - Transportation & Services
6. Next Steps
7. Discussion



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2. Project Background

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2 Project Background

- Cimarron Area Structure Plan created 2009
- 2019 amendment passed allowing Coulee Ridge as the first development in Cimarron
- 2022 Draft Coulee Ridge Outline Plan prepared & reviewed by City



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2 Project Background

WHAT IS AN OUTLINE PLAN?

- Conceptual level of detail for development
- In alignment with existing statutory plans & policy
- Includes:
 - Distribution of land use
 - Transportation network
 - Parks, open space, & amenities
 - Pedestrian corridors & trail network
 - Major utility & infrastructure services
 - Phasing & development sequence
 - Overall community design guidelines



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2 Project Background

POLICY CONTEXT

- Aligns with existing broader plans:
 - myMH Master Plan
 - Cimarron Area Structure Plan



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2 Project Background

POLICY ALIGNMENT

How does Coulee Ridge Fit?

Coulee Ridge...

is a LIVABLE NEIGHBOURHOOD

offers EFFICIENT PUBLIC SERVICES

promotes ENVIRONMENTAL STEWARDSHIP



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3. Process & Timeline

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3 Process & Timeline



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3 Process & Timeline



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3 Process - Website

- Project website: couleeridgeoutlineplan.com
 - Project overview & updates
 - Contact form for questions, comments
 - Engagement presentation posted
 - What We Heard Report will be available

Or visit Medicine Hat's Shape Your City:

shapeyourcity.medicinehat.ca/coulee-ridge-outline-plan



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4. Outline Plan Overview

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Outline Plan - Context

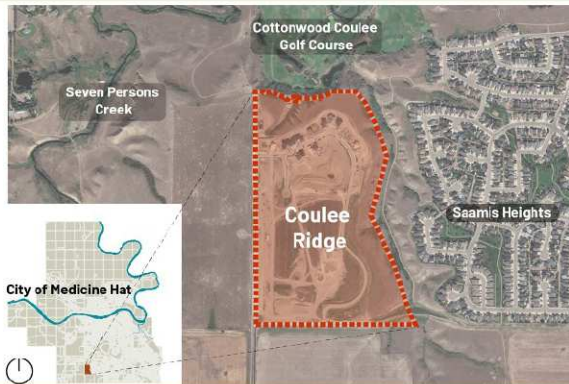
- South Residential Sector
- Within the Cimarron Area Structure Plan
- Access from South Boundary Road via 10th Avenue SW



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4 Outline Plan - Context



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4 Outline Plan – Community Character

Vision:

Coulee Ridge is a residential community unique to Medicine Hat in its striking views of Naismith Coulee, amenity-rich public spaces and proximity to city services and recreation. With the perfect balance of rural experience and access to urban amenities, the Coulee Ridge community provides residents with high-quality spaces for activities and community interaction, as well as opportunities to connect to nature and the greater Medicine Hat trail network.



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4 Outline Plan – Community Character

Pillars of Design:

- MASTER-PLANNED PARKS + OPEN SPACES
- DISTINCTIVE CHARACTER
- PEDESTRIAN CONNECTIVITY
- SUSTAINABLE STORMWATER MANAGEMENT
- FINANCIALLY RESPONSIBLE DEVELOPMENT



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Development Concept

- OUTLINE PLAN BOUNDARY
- ENVIRONMENTAL RESERVE
- UTILITY RIGHT OF WAY
- MUNICIPAL RESERVE
- LOW DENSITY RESIDENTIAL
- ROADWAYS
- PATHWAYS



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4 Outline Plan - Population and Density

Net Density:

14.16
Hectares
residential

246
Projected
units

631
Projected
population

44
People/ha

17.37
Units/ha



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4 Outline Plan – Proposed Housing

Low Density Residential:

- Approx 191 Single Detached Units
- Approx 29 Semi-detached Units
- Approx 26 Potential Backyard Suites

*the above numbers are estimates

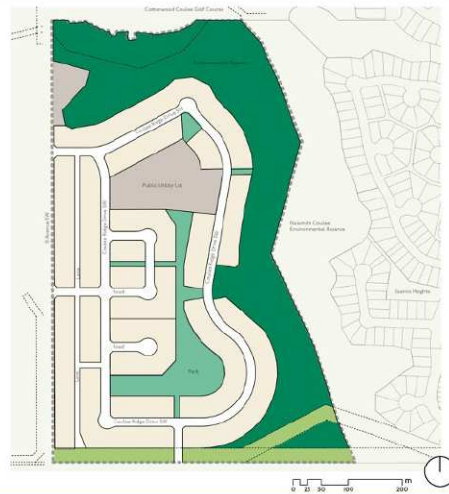


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Land Use

- OUTLINE PLAN BOUNDARY
- ENVIRONMENTAL RESERVE - 10.73 ha
- MUNICIPAL RESERVE - 2.16 ha
- UTILITY RIGHT OF WAY - 1.78 ha
- PUBLIC UTILITY LOT - 2.31 ha*
- LOW DENSITY RESIDENTIAL - 14.16 ha



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Open Space

- OUTLINE PLAN BOUNDARY
- LOW-DENSITY RESIDENTIAL (14.16 HA)
- PARKS - MUNICIPAL RESERVE (2.16 HA)
- ENVIRONMENTAL RESERVE (10.73 HA)
- PUBLIC UTILITY LOT (2.31 HA)
- UTILITY RIGHT OF WAY (1.78 HA)
- PATHWAY



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Amenity Detail

- 1

PERIMETER TRAIL
- 2

GATHERING OUTLOOK & PERGOLA
- 3

STORMPOND, WETLAND,
NATURALIZED TRAIL &
INTERPRETIVE SIGNAGE
- 4

GATHERING OUTLOOK & PERGOLA
- 5

FOOT BRIDGE
- 6

CREEK CASCADING
- 7

DRY CREEK BED - LID BIOSWALE
- 8

DECK/BOARDWALK
- 9

SEATING WITH PERGOLA
& NATURALIZED PLANTING
- 10

FITNESS TRAIL WITH
ACTIVITY NODES
- 11

WET MEADOW
- 12

MULTI-USE RECREATIONAL
- 13

COMMUNITY GATHERING
AREA WITH SEATING &
PLAY EQUIPMENT



5. Transportation & Services

5 Infrastructure in Place

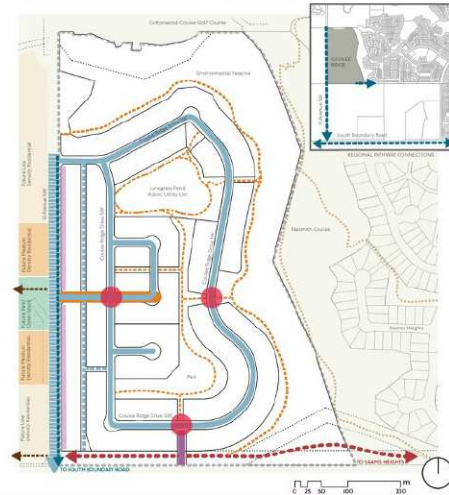
Complete and Proposed Infrastructure	CONSTRUCTED WITH PHASE I	FUTURE PHASES
SANITARY SEWER	3900 M	1400 M
WATERMAIN	3100 M	1000 M
STORM SEWER	1000 M	1000 M
STORMWATER POND	1.87 HA	0 HA
MR PARK SPACE	0.157 HA	2.16HA
ASPHALT PATHWAYS	3400 M	1500 M
SIDEWALKS	1000 M	2000 M
ROADS	2100 M	1400 M
RESIDENTIAL LOTS	44	176*
SANITARY LIFT STATION	1	0

*PLUS 2% POTENTIAL BACKYARD SUITES



Transportation

- OUTLINE PLAN BOUNDARY
- COLLECTOR ROADWAY
- LOCAL RESIDENTIAL ROADWAY
- LANE
- FUTURE LOCAL ROAD CONNECTION
- FRONT ACCESS RESTRICTION
- PEDESTRIAN PATHWAY
- EMERGENCY ACCESS / PATHWAY
- REGIONAL PATHWAY
- SIERRA TRAIL
- ENHANCED PEDESTRIAN CORRIDOR
- FUTURE PATHWAY
- TRAFFIC CALMING

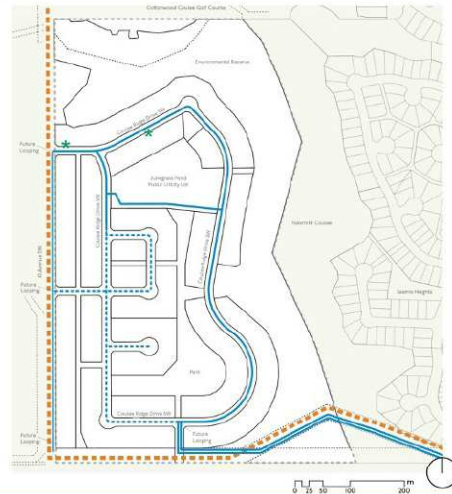


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Water

- OUTLINE PLAN BOUNDARY
- EXISTING WATER TRANSMISSION MAIN (600mm)*
- EXISTING TWIN WATER FEEDER MAINS (250mm)
- EXISTING WATER MAIN (200mm)
- FUTURE WATER MAIN (200mm)
- * FLOW TEST LOCATIONS



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Sanitary

- OUTLINE PLAN BOUNDARY
- EXISTING SANITARY FORCEMAIN (100mm)
- EXISTING SANITARY MAIN (200mm)
- EXISTING SANITARY MAIN (375mm)
- FUTURE SANITARY MAIN (200mm)
- MANHOLE*
- SANITARY LIFT STATION

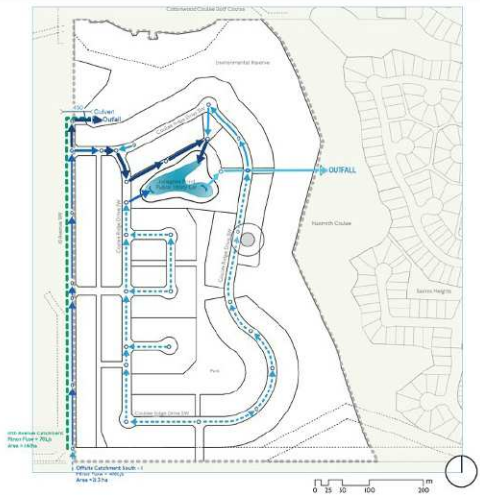


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Stormwater

- OUTLINE PLAN BOUNDARY
- EXISTING STORM MAIN 750mm diameter
- EXISTING STORM MAIN 600mm diameter
- EXISTING STORM MAIN 450mm diameter
- EXISTING STORM MAIN 300mm diameter
- FUTURE STORM MAIN
- EXISTING DITCH FOR 10TH AVENUE SW RUNOFF
- STORMWATER MANAGEMENT POND

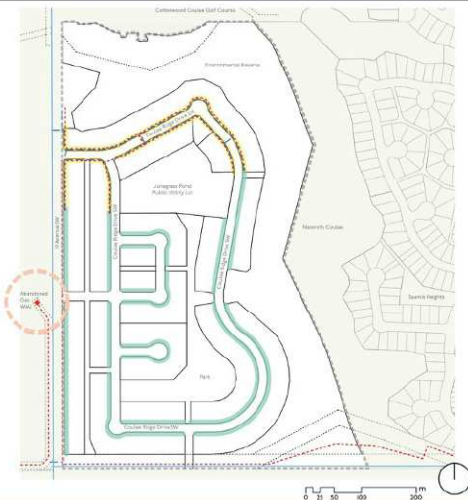


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Shallow Utilities

- OUTLINE PLAN BOUNDARY
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING GAS
- EXISTING 4 PARTY SERVICING TRENCH
- FUTURE 4 PARTY SERVICING TRENCH
- ABANDONED GAS WELL
- 50m SET BACK

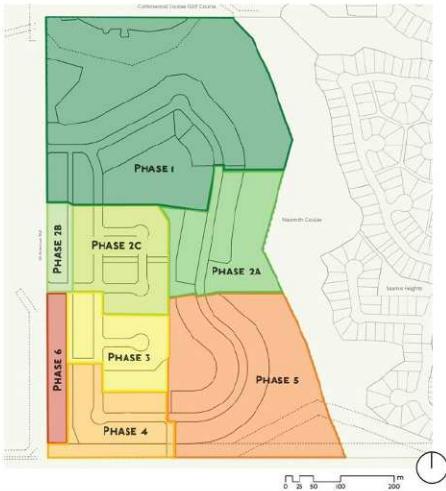


PUBLIC ONLINE EVENT COULEE RIDGE OUTLINE PLAN

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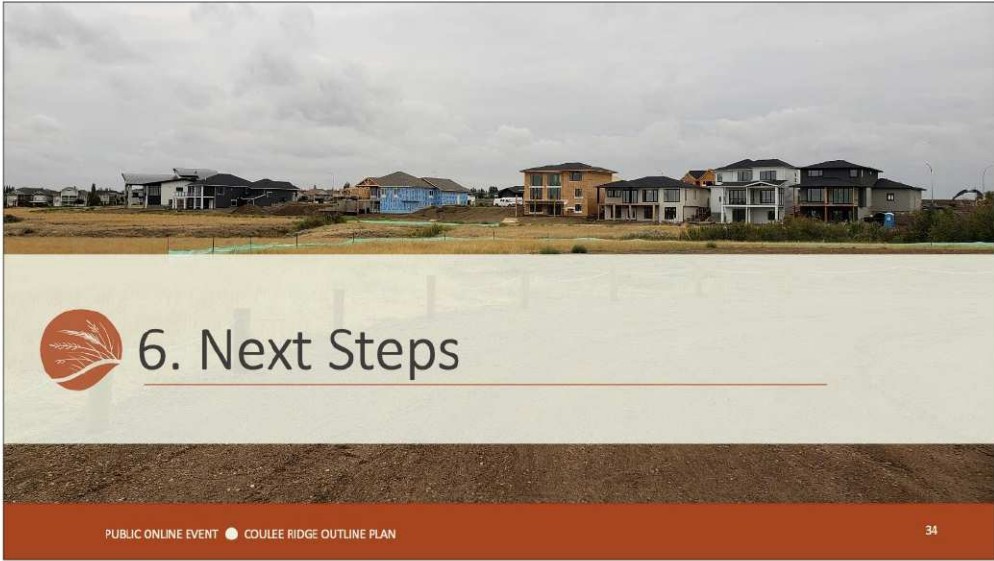
Phasing

- PHASE 1
- PHASE 1A
- PHASE 1B
- PHASE 1C
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6



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6 Updates & Contact

Learn more:

couleeridgeoutlineplan.com
shapeyourcity.medicinehat.ca/coulee-ridge-outline-plan

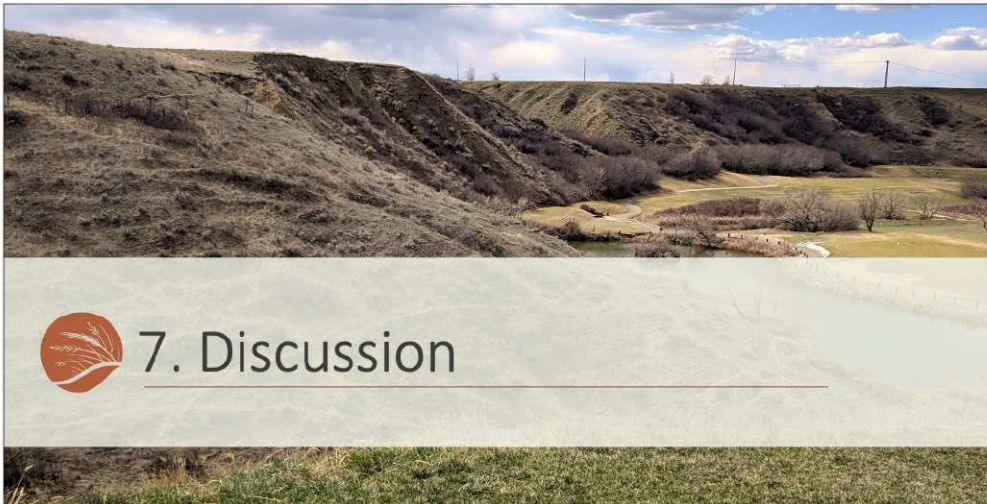
Contact us:

hello@couleeridgedevelopment.com



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7. Discussion

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THANK YOU!

Learn more:

couleeridgeoutlineplan.com
shapeyourcity.medicinehat.ca

Contact us:

hello@couleeridgedevelopment.com





Coulee Ridge