



# Concept Plan Review

## Willow Acres Country Residential Extension

August 30, 2023





# Agenda



Purpose

Market Demand

Official Community Plan Designation

Development Boundary

Existing Conditions

Technical Studies

Development Potential

Next Steps



# Purpose

- Update since pre-planning suitability assessment
- Refine a Concept Plan
- Prepare for creation of Master Plan



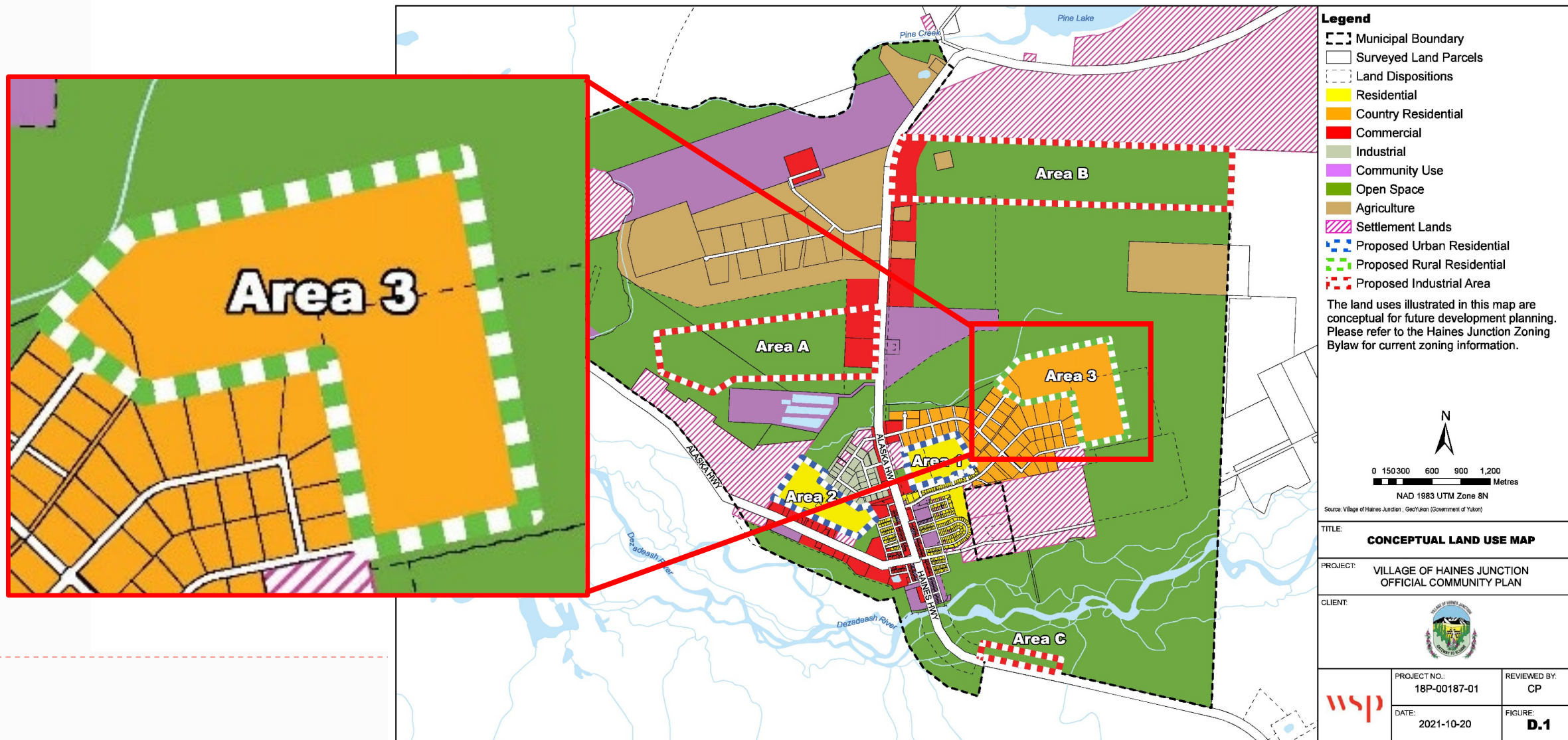


# Market Demand

- New demand of about 263 housing units between 2023 and 2040
- ~30% of demand is for large lots (10,000 sq ft. or larger)
- Strong market preference for total costs (Lot & Construction) to fall below \$500,000

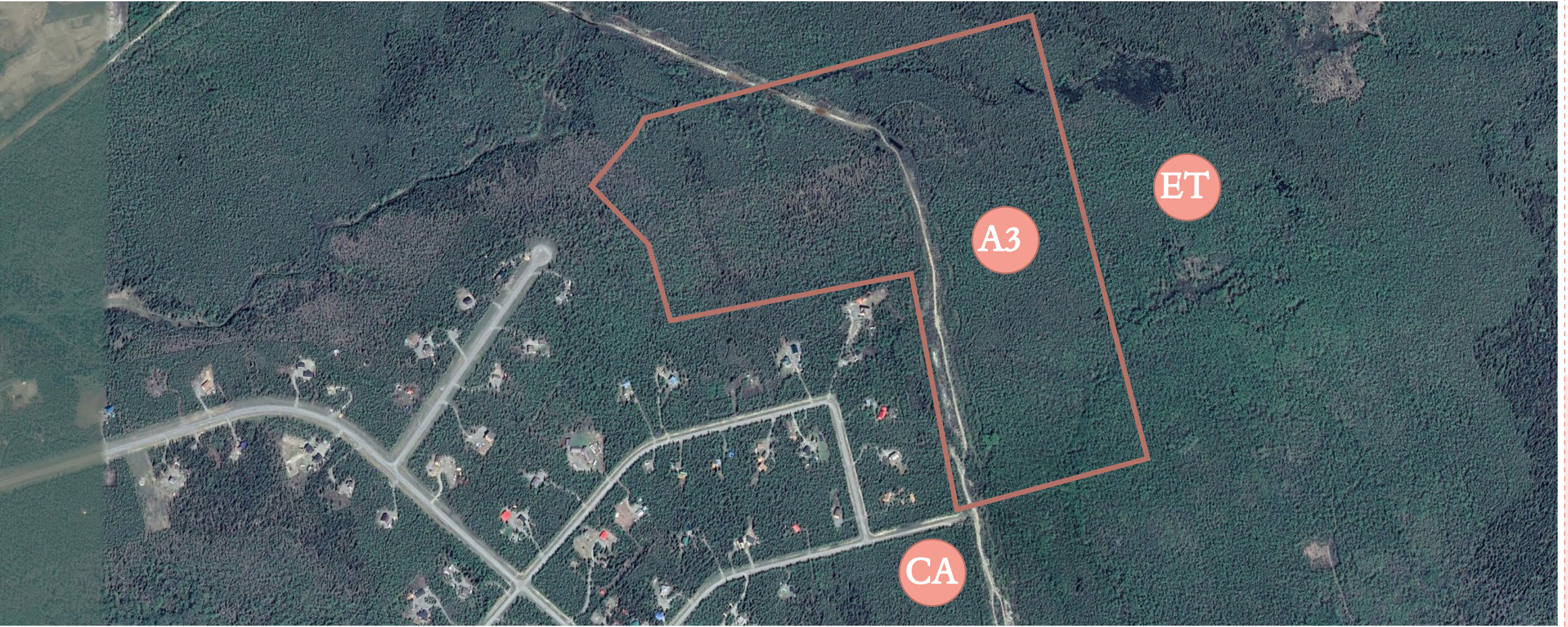


# Area 3 in Official Community Plan





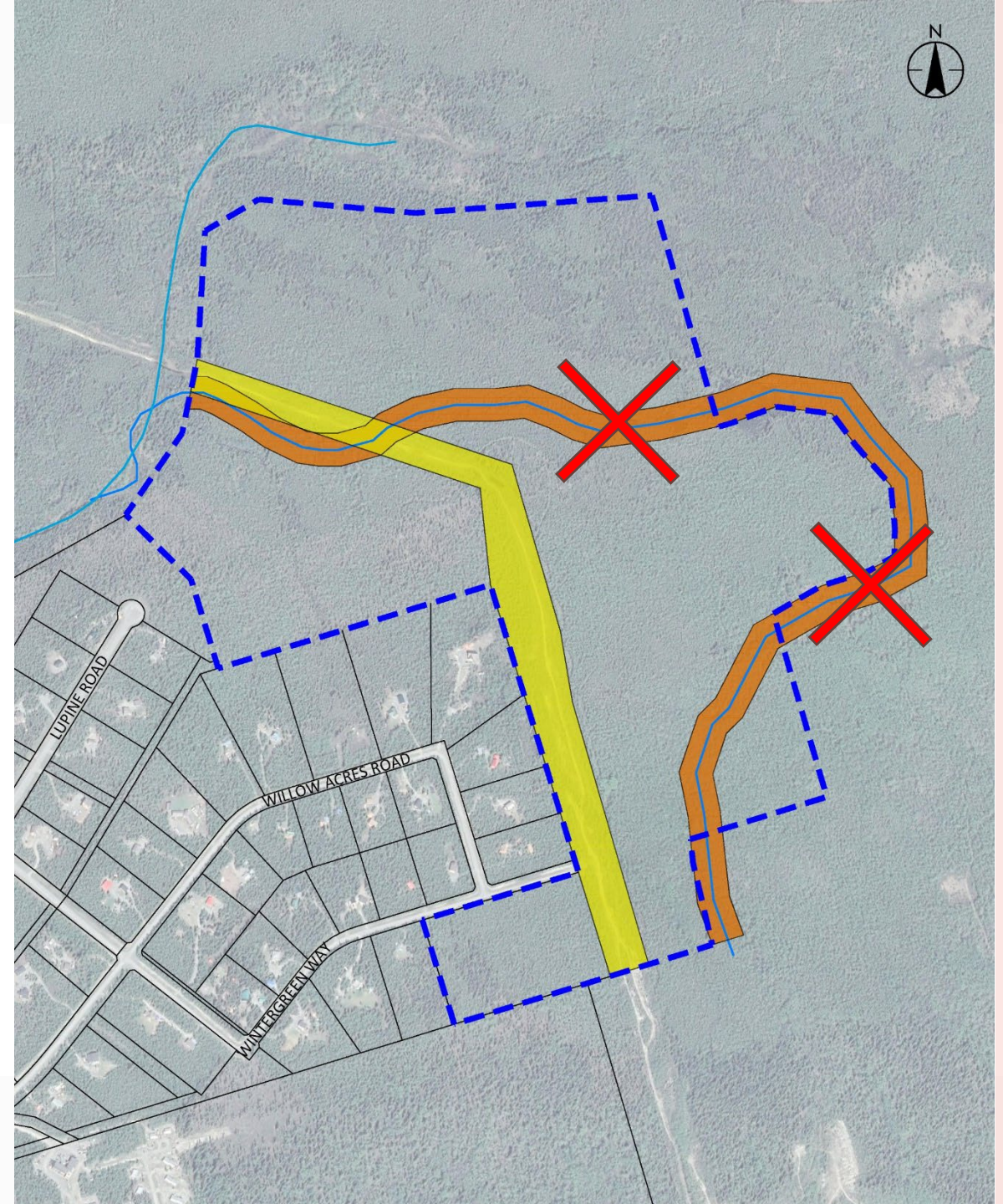
# Development Boundary





# Existing Condition

- Existing acreages
- Roadways/ Access
- Vegetation
- Low areas/ Wetlands (Updated)
- Fire Break
- Trail/ Connectivity
- Topography
- Heritage





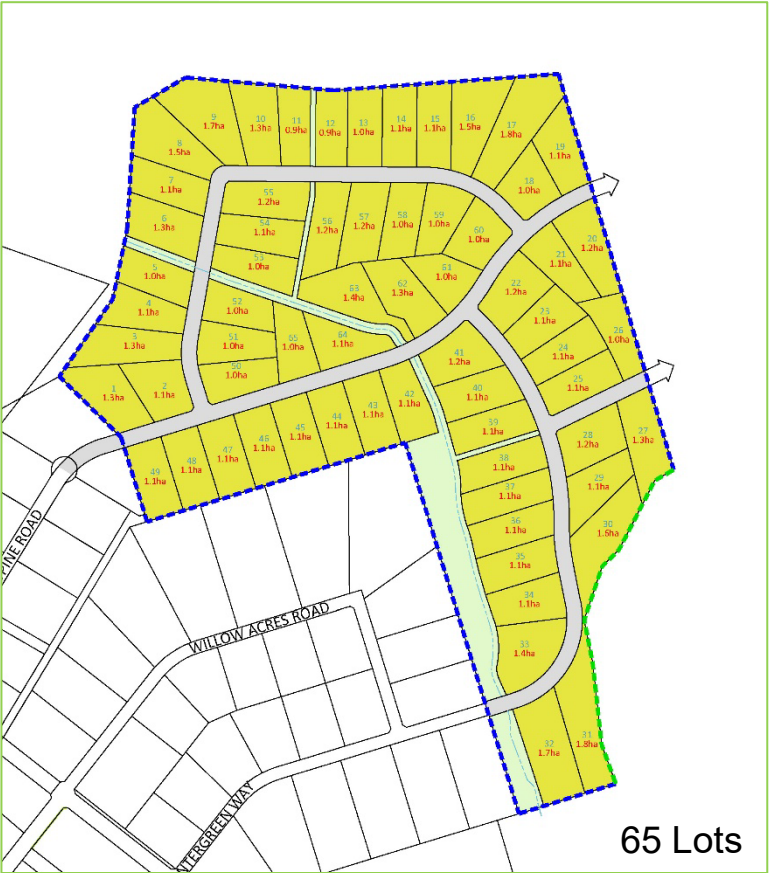
# Technical Studies

- Desktop Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Historical Resource Impact Assessment



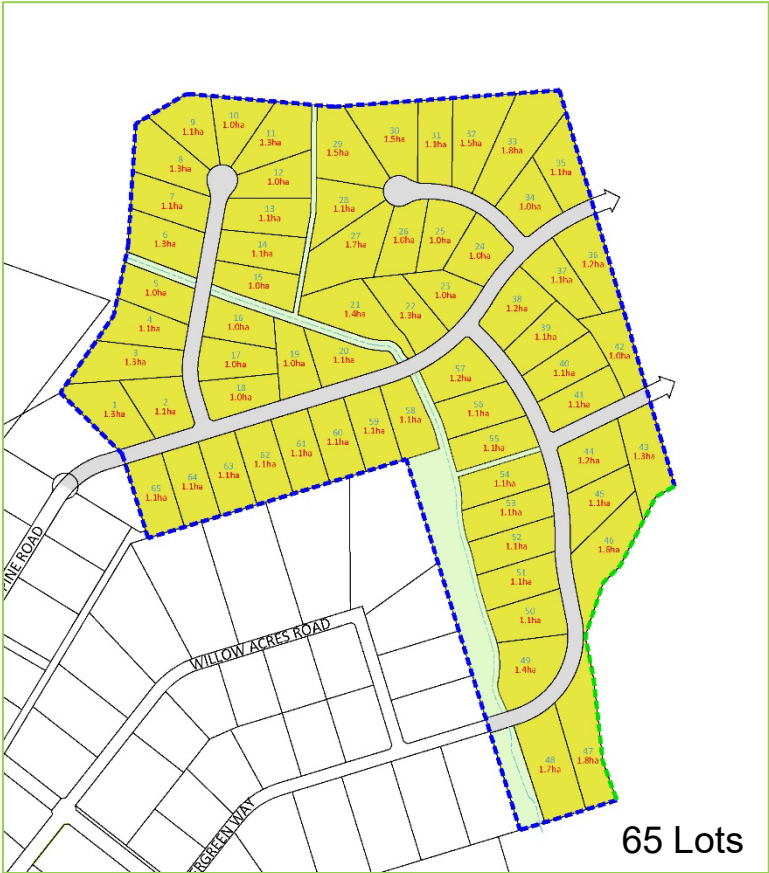


# Concepts



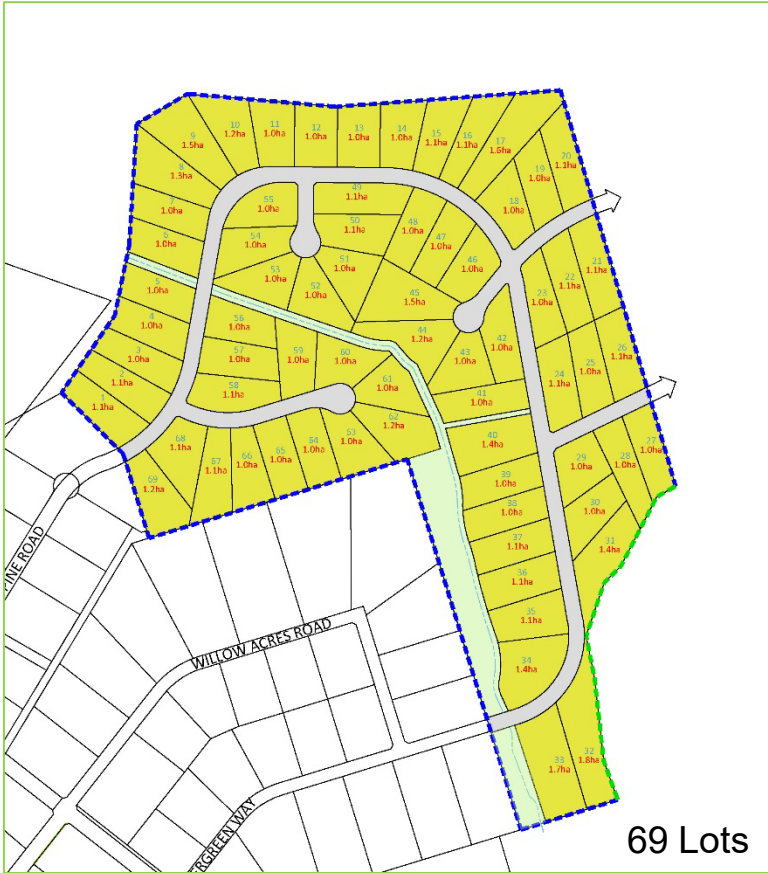
Option A

65 Lots



Option B

65 Lots



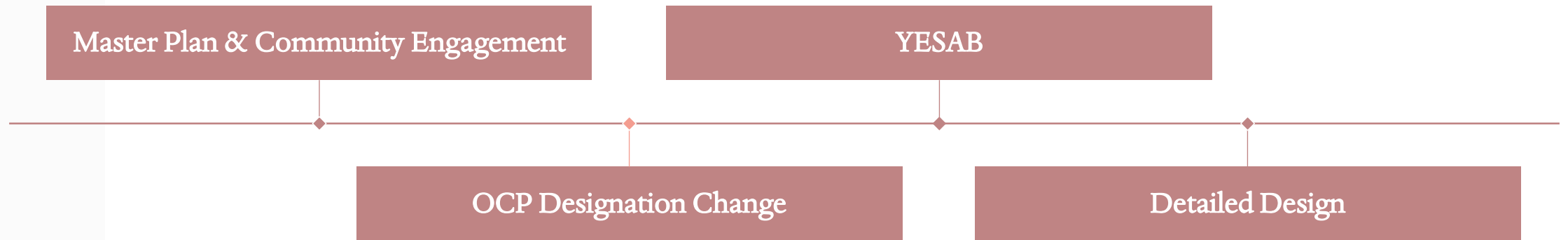
Option C

69 Lots

**What is the best options?** Preference, Country Residential Lifestyle, type and shape of lots, required infrastructure



# Next Steps





# Thank You

Questions / Discussion

