

URBANSYSTEMS
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS

*CALGARY
 EDMONTON
 KAMLOOPS
 FORT ST. JOHN
 RICHMOND
 KELOWNA
 NELSON*

WHO ARE WE?

- ❖ Firm established to provide municipal services to communities under 10,000 people.
- ❖ Working with smaller communities is still the foundation on which USL is based.
- ❖ Currently we are working for:

City of Calgary
 Strathcona County
 Town of Cochrane
 Yellowhead County
 City of Medicine Hat
 Town of Sylvan Lake
 Town of Three Hills
 Town of Drumheller
 Town of Okotoks
 Town of Golden

City of Fernie
 Village of Acme
 Village of Beiseker
 Village of Linden
 Alberta Economic Development
 Alberta Municipal Affairs
 District of Invermere
 District of Elkford
 Parks Canada

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FOCUS ON LOCAL GOVERNMENT CONSULTING

- ❖ Multi-disciplinary approach, accessing a variety of professional fields including community planning, civil engineering, municipal finance, urban design, landscape architecture and others, to create solutions that are both innovative and practical.



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WHO ARE WE?

- ❖ Capabilities include:

- Statutory planning (municipal development plans, area structure plans)
- Municipal engineering
- Off-site levies-background reports and bylaw preparation
- Municipal advice and approvals
- Municipal finance and business case analysis
- Public participation and communication
- Public-private partnerships
- Regional partnerships
- Utilities finance and management
- Service delivery and financing
- Asset/information management
- Municipal infrastructure management systems (MIMS) implementation
- Economic development and municipal competitiveness
- Capital planning
- Feasibility studies
- Taxation studies
- Annexation studies
- Regionalization of services studies
- Governance studies.

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THREE HILLS INTEGRATED SUSTAINABILITY PLAN (ISP)

GROWTH SCENARIOS
Integrated Community Sustainability Plan
growth scenario -
population increase every 3 years

LEGEND:

- Yellow: Growth Potential
- Red: High Growth Potential
- Blue: Low Growth Potential
- Orange: Medium Growth Potential
- Green: Existing Urban

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ANTICIPATED PROJECT RESULTS

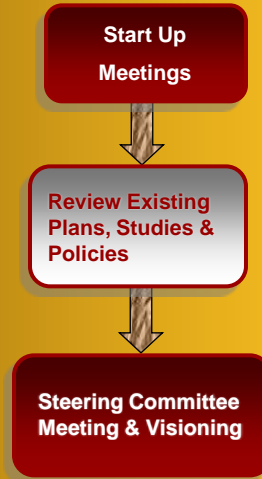
Results:

- Extensive consultation process with the general public and key stakeholders in the community
- Development of a strategic plan that addresses the future growth of the Town
- Recreational facilities plan that identifies what is currently available and how the Town wants to grow
- Short and long term capital and financing plans
- Enhanced and comprehensive Municipal Development Plans and Land Use Bylaws

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THREE HILLS INTEGRATED SUSTAINABILITY PLAN (ISP)

❖ Stage 1 ~ Project Start-up



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THREE HILLS INTEGRATED SUSTAINABILITY PLAN (ISP)

❖ Stage 2 ~ Facilities Needs Assessment



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THREE HILLS INTEGRATED SUSTAINABILITY PLAN (ISP)

❖ Stage 3 ~ Community Visioning



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VISION

- ❖ In 2026, Three Hills is a vibrant and safe community which has benefited greatly from its implementation of balanced growth principles. The community is known for its small town feel, sense of shared community and exceptional quality of life. Three Hills is thriving following years of sustained growth in population, business investment, and institutional development. A balance of diverse employment and social opportunities, an attractive and lively downtown core, affordable, varied and attractive housing options, ample access to quality life long learning opportunities for all ages, a strong health care network, a burgeoning arts and cultural sector and solid municipal infrastructure has set Three Hills apart as a destination of choice for families and investors alike.

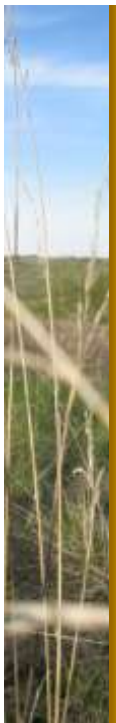
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GUIDING PRINCIPLES

- ❖ To champion sustainable or smart growth principles in an effort to achieve balanced growth in the community. Land use, infrastructure, social considerations, economic development and environmental perspectives are to be considered in the municipal decision making processes.
- ❖ To have a distinctive and positive “brand image” for Three Hills promotion to the outside world.

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GUIDING PRINCIPLES

- ❖ To provide the platform necessary for new and diverse business opportunities and investment in the community.
- ❖ To be a “category of one” destination where families and professionals seek opportunities to invest and live.
- ❖ To invest in green space, recreation, arts and cultural opportunity development recognizing they are essential to a good quality of life.

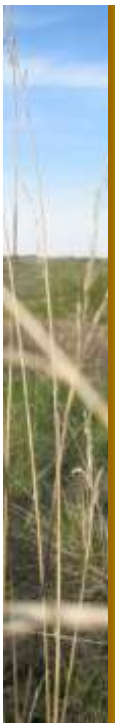
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SAMPLE OF GOALS

- ❖ Preserve and enhance Three Hills' small town character and charm.
- ❖ Focus on setting the stage and building Three Hills' brand as a world class community for the arts and cultural sector.
- ❖ Provide support for the purpose of the growth of enhanced learning opportunities and support for the entire population range in Three Hills from grade school to continued adult education, trades and high technology.
- ❖ Recognize the important role of each generation in the community's future sustainability and plan for the development of facilities and programs oriented to the key demographic groups.

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SAMPLE OF GOALS

- ❖ Plan for smart growth where integrated thinking on land use, infrastructure and financing is instructed by care for the environment. This approach will provide the platform for sustainable community growth.
- ❖ Exercise the municipality's planning and approvals tools to ensure a strong foundation for a mix of housing options and tenure types in Three Hills.
- ❖ Develop an integrated network of pathways, trails and usable green space linking the community's important residential, commercial and institutional areas with the goal of enhancing Three Hills' walkability.

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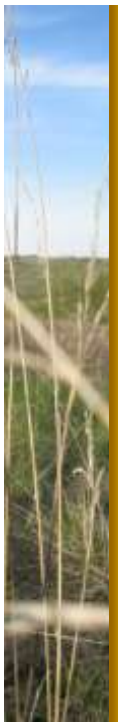
THREE HILLS INTEGRATED SUSTAINABILITY PLAN (ISP)

❖ Stage 4 ~ Future Growth Scenario Analysis and Development of the Future Land Use Map and Facilities Plan

Analysis and Development

- Identification of Opportunities for Infill and Intensification
- Assessment of Infrastructure Servicing Needs
- Development and Evaluation of Options
- Review Meeting with Steering Committee
- Review with Council
- Public Open House - #2
- Review Meeting with Steering Committee
- Preparation of Future Land Use Map, Servicing Plan and Financing Strategy

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❖ Stage 5 ~ Preparation of ISP Municipal Development Plan and Land Use Bylaw

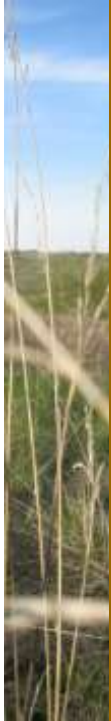
MDP and LUB Preparation

- Prepare Draft Plans
- Review with Steering Committee and Council
- Public Open House - #3
- Review Meeting with Steering Committee



Council, Public Hearing, Final Revisions and Adoption

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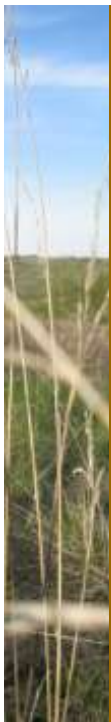


DISCUSSION POINTS

Challenges:

- Multiple Stakeholders - not achieving their own objectives or timing or not being what they expected
- Municipal Budget Constraints – current wants outweigh the Town's ability to finance
- Political Will – setting priorities, allocation of funds
- Providing Flexibility and Certainty – ensure that the process provides clear, long term direction and that should circumstances change, a system is in place to reconsider any position outlined in the ICSP

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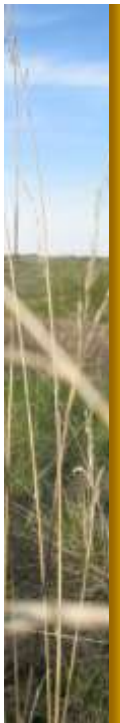


DISCUSSION POINTS

Public Engagement:

- Steering Committee
- General Public
- Council's Role
- Moving Forward
 - Action Committees
 - Commitment
 - Communication

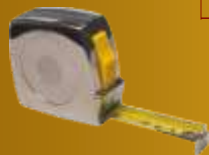
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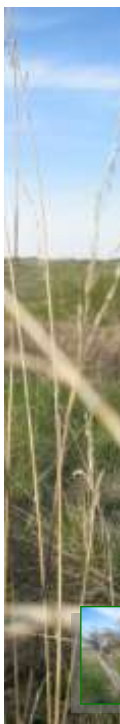
MEASURING PROGRESS

Steps:

- Create List of Tasks
- Council Prioritize Yearly
- Tie to Budget
- Action committees set what success looks like
- Administration Updates
- 5 Year Plan Update



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THANK YOU

