

# Southlands

## Stats:

**LOCATION:**

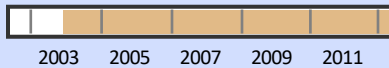
Medicine Hat, AB



**CLIENT:**

City of Medicine Hat  
Land and Properties Department

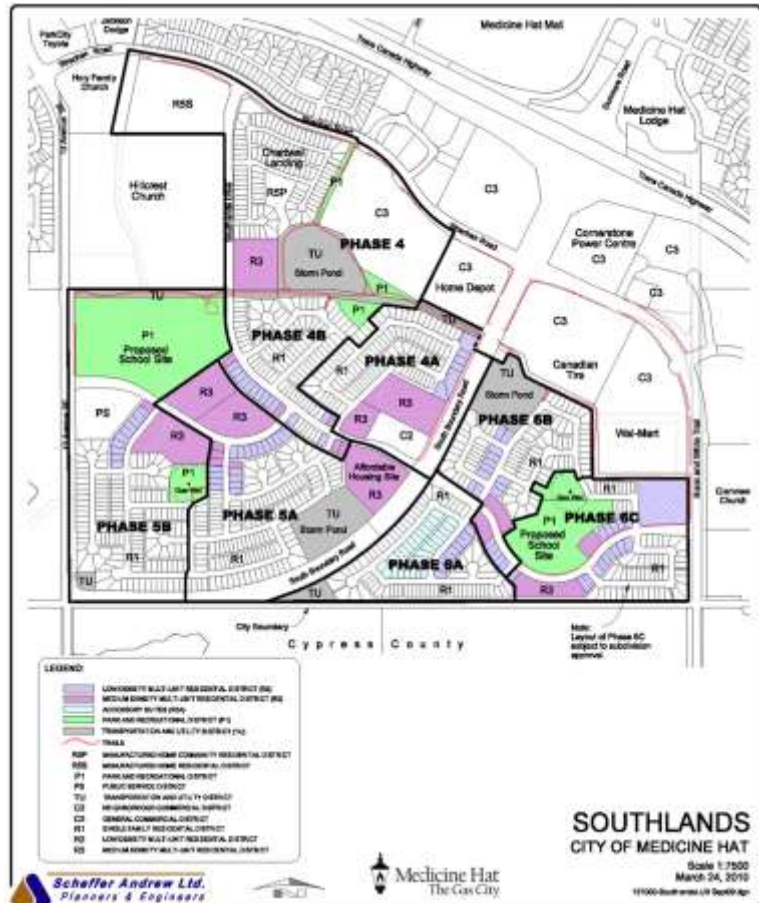
**PROJECT TIMELINE:**



**OUR ROLE:**

Prime Consultant

**PROJECT TYPE: Area Structure Plan, Functional Servicing Report, Design and Construction**



**PROJECT DESCRIPTION:**

The Southlands area comprises 276 hectares at the southeast boundary of Medicine Hat. Primarily a residential subdivision, Southlands also includes commercial (including big box retail), arterial roads, stormwater management and park areas. Over the last twelve years, Scheffer Andrew Ltd. has assisted the City of Medicine Hat to service and develop this area in a staged fashion. The servicing of Southlands has included development of more than 12 hectares of manicured parks including 3 stormwater management facilities.

To date, Scheffer Andrew Ltd. has provided planning, preliminary engineering, detailed design, landscape & irrigation design, tender, survey, and construction administration and inspection services for the majority of the development within Southlands. In addition to several stages of residential neighbourhood, we assisted the City of Medicine Hat with “fast-tracking” specific servicing components in order to facilitate the development of several big box retail parcels.

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## SERVICES WE PROVIDED:

### Residential:



Acting as prime consultant, Scheffer Andrew Ltd. provided all consulting services in the development of the Southlands community, including planning, conceptual designs, subdivision applications, detailed engineering design, survey and construction management.

### Stormwater management design:



We developed a stormwater management concept for the area which includes four stormwater management facilities (SWMF) with an inter-connecting trunk which also services other areas of the City and a new outfall to the Seven Persons Creek. The stormwater management facilities have been designed to provide a reduction in peak flows from the site as well as treatment of the runoff to improve water quality. Three of the SWMFs, the major trunk and new outfall, and the drainage system for approximately 170 hectares has been constructed to date.

### Parks & landscaping:



The scope of our services in Southlands has included responsibility for landscape architecture and irrigation design of approximately 12 hectares of manicured urban parks to date including three hybrid stormwater management facilities (wet pond and wetlands). In addition to design, we have been responsible for tendering, survey layout, construction administration and construction inspection for the parks. The open space development in Southlands has been completed over several different years and through various agreements and construction contracts.

### Roads:



We developed the road network within Southlands and completed a Traffic Impact Assessment for the area. The traffic impact assessment included a projection of future traffic growth and patterns, and a review of the infrastructure required to accommodate these vehicles. We have provided tendering and construction administration and inspection services for the construction of more than 6 km of paved roads in the area since 2004.