



City Council Report

December 16, 2025

Infrastructure Services-2025-0008

Public Hearing – Land Use, Road Closure, Statutory Plan.

Bylaw 6513 – Land Use Bylaw Amendment re: 915 15 Street South

Name Genesis Molesky, Community Planner II

Department Infrastructure Services

Application Number LUB00298

Applicant Information FWBA Architects

Summary

This will amend the land use classification of Plan 5337Y the north half of Lot 17 and all of Lots 18 to 21 inclusive (915 15 Street South):

From: Direct Control (DC) Existing

To: Direct Control (DC) New

The purpose of the proposed Land Use Bylaw amendment is to introduce new commercial uses to allow an existing vacant commercial unit to be occupied by another business. The existing Direct Control (DC) Bylaw only allows Office as a permitted use which limits the utility of this site. The proposed Direct Control (DC) District introduces the following commercial uses as permitted uses:

- (l) Accessory Buildings,
- (l) Business Support Services,
- (l) Child Care, Minor,
- (l) Financial Institutions,
- (l) Fitness Facilities (50 People or Less),
- (l) Government Services,
- (l) Medical and Health Office (Outpatient),
- (l) Medical/Surgical Specialist Office,
- (l) Neighbourhood Facilities,
- (l) Personal Services,
- (l) Retail Stores,
- (l) Signs.

The proposed Direct Control (DC) District also regulates the building height, site setbacks, and parking to maintain the current building scale and site design. This rezoning is not expected to result in changes to the site or building.

Recommendation(s)

1. *Consider first reading to Bylaw 6513;*
2. *Direct Administration to schedule a Public Hearing on Bylaw 6513 and provide required Notice;*
3. *Forward this report and Bylaw 6513 to the January 20, 2026 Public Hearing, directing Administration to add the Presentation;*
4. *Consider this report and the presentation for the Public Hearing for Bylaw 6513; and*
5. *Consider this report, presentation, any discussions and public submissions made at the Public Hearing, and Bylaw 6513 at second and third reading.*

Background

The property at 915 15 Street South is located in the Victoria Park Neighbourhood in close proximity to St. Michael's Health Centre, Chinook Regional Hospital, low to high density residential properties and a commercial strip. The existing building, built in 1955, was originally zoned Public Building (P-B) and was previously used as a Religious Assembly. This property was rezoned in 2010 to Direct Control (DC) to allow Professional Offices as a permitted use and Religious Assembly as a discretionary use. The existing building is currently used as a Professional Office and is owned and occupied by an architecture firm.

The applicant wishes to expand the types of uses allowed at this site and increase the utility and marketability of the existing vacant commercial unit. This is achieved by introducing a new set of permitted uses.

Application Analysis

The proposed Land Use Bylaw amendment would introduce a new Direct Control Bylaw that includes development regulations for building height, site setbacks, and parking to maintain the current building scale while expanding the types of business that could locate at this location by introducing the following permitted uses:

- (l) Accessory Buildings,
- (l) Business Support Services,
- (l) Child Care, Minor,
- (l) Financial Institutions,
- (l) Fitness Facilities (50 People or Less),
- (l) Government Services,
- (l) Medical and Health Office (Outpatient),
- (l) Medical/Surgical Specialist Office,
- (l) Neighbourhood Facilities,
- (l) Personal Services,
- (l) Retail Stores,
- (l) Signs.

The building height and setbacks are based on the existing building design and placement and reflect development regulations found in the Land Use Bylaw 6300 (LUB) Neighbourhood Commercial (C-N) district which is intended for small-scale commercial developments. The minimum parking requirement is 9 parking spaces this allows the existing parking lot to continue to be used and the barrier-free requirement of one parking space to be met. These regulations will maintain the building scale and site design that fit in with the surrounding built form. The proposed set of new commercial uses are compatible with the location of the site and are not expected to negatively impact the surrounding area.

The DC District was identified as the most appropriate district for this property as it allows the specific set of commercial uses that the applicant wishes to introduce as well as the development standards to maintain the scale of the building and site design.

The proposed amendment has been reviewed by City staff, and no servicing or infrastructure concerns have been identified.

Policy Considerations

The proposed Land Use Bylaw amendment complies with the strategies contained in the South Saskatchewan Regional Plan (SSRP) to:

- Strategy 5.1-3: *"increasing the proportion of new development that takes places within already developed or disturbed lands either through infill, or redevelopment"*
- Strategy 8.11: *"Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner"*.
- Strategy 8.13: *"Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy."*

The City of Lethbridge Municipal Development Plan (MDP) contains the following policies that are supportive of the proposed Land Use Bylaw Amendment:

Policy 91: *"Support opportunities for small-scale, street-fronting commercial units within existing neighbourhoods by considering appropriate locations for such development."*

Policy 101: *"ensures infill development is supported by removing barriers in order to provide greater flexibility."*

Policy 142: *"Encourages the efficient use of existing infrastructure."*

Community Consultations

The applicant hosted an open house on November 4, 2025, and provided information on rezoning proposal. There were eight neighbours in attendance. At the time of the open house, the rezoning proposal included a medium-density residential component along with the proposed new commercial uses however, neighbours expressed concerns with the related impacts of residential densification and the applicant modified their proposal to only include

the introduction of new commercial uses. The attendees expressed general support for the introduction of new commercial uses.

Direct notifications for the initial application were sent by the City of Lethbridge to 16 adjacent and affected property owners.

Additional communication through newspaper advertisements, a notification on the City's website and another direct notification to adjacent and affected property owners advertising the public hearing date will occur after first reading of this bylaw and prior to the public hearing.

Decision Options

- At First Reading:
 1. Approve First Reading of Bylaw 6513.
- At the Public Hearing:
 1. Hold and Close the Public Hearing for Bylaw 6513; or
 2. Recess the Public Hearing for Bylaw 6513 to a Future Meeting to gather more information, or for further consideration. *This may require re-advertising. A date for reconvening of the meeting should be determined at the time of the recess to facilitate re-advertising. (This is contemplated during or after the Public hearing before the Public hearing is declared Closed)*
- At Second and Third Reading:
 1. Postponement of the Second and Third Reading for Bylaw 6513 until a future City Council meeting. This does not require re-advertising; or
 2. Provide Second and Third Reading to Bylaw 6513 as presented (i.e. Approve the Bylaw); or
 3. Provide Second and Third Reading to Bylaw 6513 as amended. (i.e. Approve the Bylaw with changes) *(Note: Any change to the bylaw may require re-advertising for an additional Public Hearing); or*
 4. Defeat or Refuse Bylaw 6513 as presented. *When a Bylaw for a land use district change or a change to the text of the Land Use Bylaw is defeated by City Council, another application for the same land use district change for the same parcel or the same text change may not be submitted by the same or another applicant until six months have elapsed from the date of the City Council's decision unless the application has been sufficiently modified to constitute a new application.*

Attachment(s)

1. Bylaw 6513

Link(s)

1. [South Saskatchewan Regional Plan](#)
2. [Municipal Development Plan](#)
3. [Land Use Bylaw 6300](#)

