



City Council Report

March 24, 2026

Infrastructure Services-2026-0006

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

Bylaw 6520 – Land Use Bylaw Amendment re: 2425 30 Street West

Name Kurt Fisher, Community Planner

Department Infrastructure Services

Application Number LUB00300

Applicant Information Stantec Consulting Ltd, on behalf of the landowner Daytona Urban Development Corp.

Summary

This will amend the land use classification of a portion of Meridian 4 Range 22 Township 8 Section 22 Quarter North West (2425 30 St W):

From: Mixed Density Residential (R-M);
To: Medium Density Residential (R-75)

The proposed Land Use Bylaw amendment would allow for the potential development of Dwelling, Apartments on a portion of the property that is proposed to be rezoned from R-M to R-75. The proposal is compliant with the West Lethbridge Phase II Area Structure Plan and Copperwood Stage 2 Outline Plan.

Recommendation(s)

1. *Consider first reading to Bylaw 6520;*
2. *Direct Administration to schedule a Public Hearing on Bylaw 6520 and provide required Notice;*
3. *Forward this report and Bylaw 6520 to the April 28, 2026 Public Hearing, directing Administration to add the Presentation; and*
4. *Consider this report and the presentation for the Public Hearing for Bylaw 6520; and*
5. *Consider this report, presentation, any discussions, and public submissions made at the Public Hearing, and Bylaw 6520 at Second and Third Reading.*

Background

The amendment area is currently unsubdivided and undeveloped at this time, and is located on the far West side of Copperwood Stage 2. The amendment area is surrounded by other undeveloped areas zoned R-75 to the North, and R-M to the South and East. The large Parcel located at 2425 30 Street W, has undergone a number of Land Use Bylaw Amendments in recent years prior to future subdivision and continued development of the Copperwood Stage 2 Outline Plan.

This proposed Land Use Bylaw amendment will allow for continued multifamily residential development as outlined in the Copperwood Stage 2 Outline Plan. The proposed Land Use District is consistent with the R-75 District that has been used in the adjacent area on the West side of the Copperwood Stage 2 Outline plan. The proposed amendment area is also located within 360m of the Coalbanks Elementary School.

Application Analysis

The purpose of the proposed Land Use Bylaw amendment is to allow for the potential development of Dwelling, Apartments on a portion of the property that is proposed to be rezoned from R-M to R-75.

The landowners would like to develop Dwelling, Apartments on this site (as well as the adjacent R-75 site), however this would not be possible under the current R-M Land Use District. The current R-M District does not allow for Dwelling, Apartments as a permitted or Discretionary use. The proposed R-75 District would allow for Permitted uses such as Dwelling, Apartments and Dwelling Townhouses.

The proposed amendment has been reviewed by City staff, including departments in Infrastructure Services, and no transportation, infrastructure, or servicing issues have been identified.

Policy Considerations

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

- o *“Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors’ centres and affordable housing” (Strategy 8.14)*
- o *“Utilize the minimum amount of land necessary for new development and build at a higher density than current practice” (Strategy 5.12.).*

The proposed Land Use Bylaw amendment is also supportive of the following Lethbridge Municipal Development Plan (MDP) policies:

- o 58: *"Promote affordable housing by encouraging and facilitating the adequate supply of housing for all income groups."*
- o 113: *"Promote a sustainable development pattern which makes efficient use of land, minimises the need for motorised travel and facilitates social cohesion, by encouraging:*
 - *A diverse range of housing forms and price points to be incorporated in all new neighbourhoods."*

The proposed R-75 District will allow for residential uses with an increased density compared to the existing R-M District. The proposed R-75 District will allow residential development up to 75du/ha. The proposal would result in a larger contiguous area zoned R-75 to potentially allow for more units and greater site flexibility and functionality as well.

The developer's proposed development of Dwelling, Apartment, complies with The West Lethbridge Phase II Area Structure Plan and the Copperwood Stage 2 Outline Plan. The West Lethbridge Phase II Area Structure Plan identified this approximate location for residential development. The Copperwood Stage 2 Outline Plan shows in greater detail the intended type of residential development for this site. The Copperwood Stage 2 Outline Plan identifies this area as 'Medium/Low Density Residential' and states that *"A mix of Medium and Low Density is incorporated on the west side of the Plan Area to allow for greater flexibility in housing forms"*. The Outline Plan allows for Medium Density housing forms that are compatible in this location, and the R-75 District is still considered medium density.

Community Consultations

Direct notifications for the initial application were sent by the City of Lethbridge to 3 adjacent and affected property owners within a 60-metre radius of the site.

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.

The applicant did not host a public open house prior to making a Land Use Bylaw amendment application.

Decision Options

This section will provide Council with an overview of the options before them regarding the Application. This information is for Council's consideration throughout the deliberative and statutory process regarding this matter.

- At First Reading:

1. Approve First Reading of Bylaw 6520.
- At the Public Hearing:
 1. Hold and Close the Public Hearing for Bylaw 6520; or
 2. Recess the Public Hearing for Bylaw 6520; 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 6520 until a future City Council meeting. This does not require re-advertising; or
 2. Provide Second and Third Reading to Bylaw 6520 as presented (i.e. Approve the Bylaw); or
 3. Provide Second and Third Reading to Bylaw 6520 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 6520 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 6 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 6520

Link(s)

1. [South Saskatchewan Regional Plan](#)
2. [Municipal Development Plan](#)
3. [West Lethbridge Phase II Area Structure Plan](#)
4. [Copperwood Stage 2 Outline Plan](#)
5. [Land Use Bylaw 6300](#)

