



# CITY COUNCIL PUBLIC HEARING – LAND USE, ROAD CLOSURE, STATUTORY PLAN

**Title**                    **Bylaw 6449– Land Use Bylaw Amendment re:  
The Crossings Phase 9 (1205 30 St. W)**

**Meeting Date**        July 9, 2024

**Submitted By**        Tyson Boylan, Senior Community Planner

**Presented By**

**Application Number**                    2024-0010

**Applicant Information**                    Opportunity Lethbridge

## **Summary**

This will amend the land Use classification of a portion of:

MERIDIAN 4 RANGE 22 TOWNSHIP 8 SECTION 27, LEGAL SUBDIVISIONS 13 AND  
14

From: Future Urban Development (FUD)

To:    Comprehensively Planned Low Density Residential (R-CL);  
      Mixed Density Residential (R-M);  
      Park and Recreation (P-R)

The proposed Land Use Bylaw amendment will allow for residential Development that is in compliance with the West Lethbridge Phase II Area Structure Plan and Garry Station Outline Plan.

## **Recommendation or Support Statement**

1. *Consider first reading to Bylaw 6449 on July 9, 2024;*
2. *Direct Administration to schedule a Public Hearing on Bylaw 6449 on September 17, 2024 and provide required Notice;*
3. *Forward this report and Bylaw 6449 to the September 17, 2024 Public Hearing, directing Administration to add the Presentation; and*
4. *Consider this report and the presentation for the Public Hearing for Bylaw 6449; and*

5. Consider this report, presentation, any discussions, and public submissions made at the Public Hearing, and Bylaw 6449 at Second and Third Reading.

## **Background**

The amendment area is currently unsubdivided and undeveloped at this time.

Nearby phases of The Crossings and Garry Station have utilized these same land uses Districts; most recently with Bylaw 6384 which was approved in 2022 and Bylaw 6170 which was approved in 2019.

Developed Parcels with R-CL and R-L (Low Density Residential) zoning lie to the south, while lands that have yet to be developed and are currently zoned as FUD are to the west. Parcels that are currently under development with R-CL, R-M and P-R zoning lie further to the west and southwest.

## **Application Analysis**

The proposed Land Use Bylaw Amendment would allow construction of single detached dwellings on the sites that are proposed to be rezoned to Comprehensively Planned Low Density Residential (R-CL), and single detached Dwellings containing secondary suites on the sites that are proposed to be rezoned to Mixed Density Residential (R-M). The site that is proposed to be rezoned to P-R will allow for a stormwater management facility.

The proposed land use Districts have been reviewed by City staff and no transportation 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:

- *“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)*
- *“Utilize the minimum amount of land necessary for new development and build at a higher density than current practice” (Strategy 5.12.).*

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

58: *“Promote affordable housing by encouraging and facilitating the adequate supply of housing for all income groups.”*

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 Mixed Density Residential (R-M) district, which is proposed for nine parcels, allows for single detached Dwellings containing secondary suites and will help to encourage a more diverse range of income groups and residents in the Garry Station and Crossings neighbourhoods.

The West Lethbridge Phase 2 Area Structure Plan (ASP) identified this approximate location for residential development. The Garry Station Outline Plan shows this area as low density residential and indicates that secondary suites can be allowed on corner Parcels or those with lane access, which can be accomplished under the proposed land use Districts.

### **Community Consultations**

Direct notifications for the initial application were sent by the City of Lethbridge to 40 adjacent and affected property owners within a 60-metre radius of the site, as per the requirements of the Land Use Bylaw.

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 information for Council's consideration throughout the deliberative and statutory process regarding this matter.

[Enter Text – Complete the information below by entering the bylaw number to provide an explanation of the options before City Council regarding the Application:

- At First Reading:
  1. Approve First Reading of Bylaw 6449.
  
- At the Public Hearing:
  1. Hold and Close the Public Hearing for Bylaw 6449; or

2. Recess the Public Hearing for Bylaw 6449; 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 6449 until a future City Council meeting. This does not require re-advertising; or
    2. Provide Second and Third Reading to Bylaw 6449 as presented (i.e. Approve the Bylaw); or
    3. Provide Second and Third Reading to Bylaw 6449 as amended. (i.e. Approve the Bylaw with changes) *(Note: Any substantive change to the bylaw, may require re-advertising for an additional Public Hearing); or*
    4. Defeat or Refuse Bylaw 6449 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 the 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 6449

*[These must be referenced in the body of the report]*

**Link(s)**

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

**Approvals**

**Department Director:** Joel Sanchez

**City Manager:** Lloyd Brierley