

**From:** [REDACTED]  
**To:** [120 City Clerk Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** [External] University of Lethbridge South Outline Plan. Part of S 1/2 Sec. 25-08-22-4 and Part of N 1/2 24-08-22-4. Ref OLP00017  
**Date:** Thursday, August 21, 2025 10:57:40 AM

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University of Lethbridge Proposal  
for Commercial and Residential Development of University Land (South Campus)

To: The City of Lethbridge  
Assets and Infrastructure Standing Policy Committee

From: James Booth and Gitte Villiger  
[REDACTED]

Re: University of Lethbridge South Outline Plan. Part of S 1/2 Sec. 25-08-22-4 and Part of N 1/2 24-08-22-4

Preamble:

We thank the City of Lethbridge and the Assets and Infrastructure Standing Policy Committee for the opportunity to remit concerns, comments and questions regarding the proposed University development.

Question 1:  
Timeline

What is the proposed timeline for each phase of the University commercial and residential development?

Question 2;  
Sight Lines & Burm

We see that the burm with trees and landscaping remains intact between the proposed development and Riverstone Blvd W.

Will the City direct the University to afford the residents of Varsity Village directly across University Drive from the commercial development a similar buffer format ?

Question 3:  
Expected Commercial Development

What is the specific plan for commercial development along University Drive?

How many businesses?  
Types of businesses.

Expected format of structures? (Single story, multi-story)

Question 4:  
Parking Lot

How much parking capacity is anticipated related to the commercial development?

Question 5:  
Traffic and Noise

With the continued development of The Canyons and Riverstone, there has been a notable increase in traffic (and noise) along University Drive.

What is the anticipated increase in traffic volume as a result of this commercial development?

What is plan for noise abatement along University Drive and within the commercial development?

Question 6:  
Lighting and Light Pollution

What is the anticipated lighting plan for the commercial development?

What plans are there to mitigate light pollution in the adjacent residential communities - specifically residential homes directly across University Drive adjacent to the proposed commercial development?

Question 7:  
Crime Rates and Security

According to a recent study, Varsity Village appeared to experience one of the highest crime rates of any subdivision in West Lethbridge.

What is the anticipated impact of this proposed commercial and high density residential development on residential crime rates?

What initiatives will the City undertake to mitigate any adverse impact and achieve a safety metric for Varsity Village commensurate with other West Lethbridge subdivisions?

Question 8:

## City Infrastructure

What are the anticipated utility requirements (water, sewage, electricity, gas etc) for the commercial and medium to high density residential development?

Has the City municipal development plan sufficient capacity for this?

If additional infrastructure capacity investment is required for the University development, is the University solely responsible for these costs (not taxpayers)?

## Question 9: City Tax Revenue

How much additional tax revenue does the City expect to garner from this development of University land?

How will this serve to mitigate our municipal residential tax burden?

## Question 10: What additional resources (police fire/EMS, City Services) are anticipated by the City to service this added population?

Will any additional costs be borne by the University or municipal taxpayers?

## Question 11: Nature and Wildlife

What studies regarding the potential adverse impact of the development on local flora and wildlife have been undertaken and what is the expected impact?

What steps will the University undertake to mitigate such impact?

## Question 12: Next Steps:

What are the next phases and associated timelines?

The University is several years into this development plan.  
If the community has objections and concerns, will this development plan be modified to address these concerns?

Can we expect follow up communication from the Committee regarding the development plan and any modifications to said plan and timelines subsequent to this hearing?

Any Committee questions regarding this submission may be forwarded to

Jim Booth [REDACTED]  
[REDACTED]

We express our sincere appreciation to the Committee for your time and consideration regarding these important questions, issues and concerns.

Sincerely,  
James Booth  
Gitte Villiger

[REDACTED]  
Lethbridge AB  
[REDACTED]

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