

Land Use Bylaw Renewal Project Update

Assets & Infrastructure Standing Policy Committee

Ross Kilgour, Project Manager
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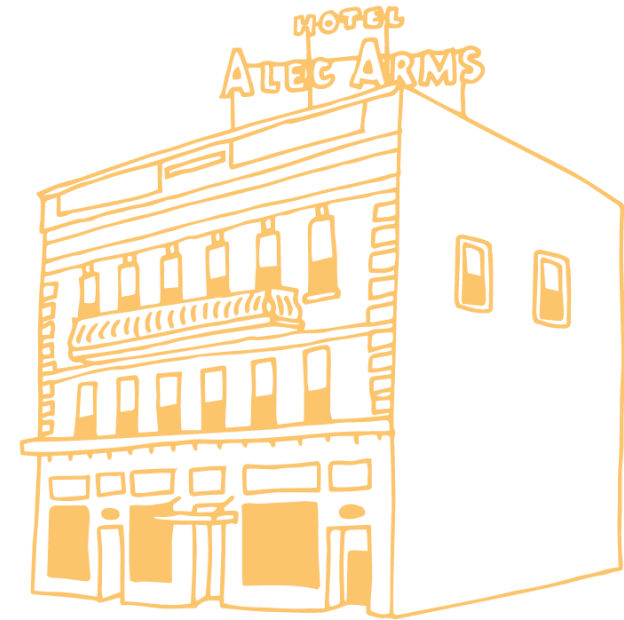
Sep 4, 2025

Presentation Outline

Project Background

Progress Update

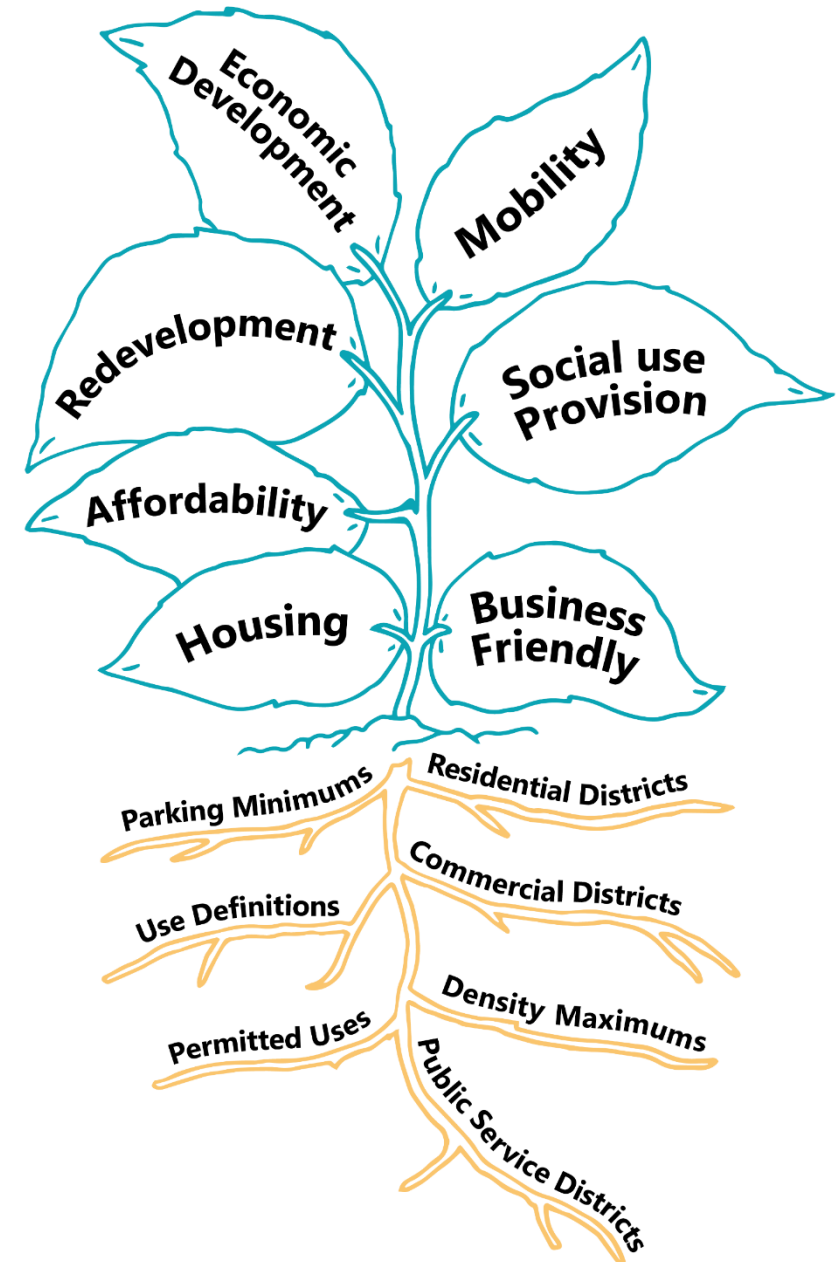
Next Steps



Project Background

- First time in almost 40 years the City has taken a completely fresh and holistic look at the role and function of the LUB.
- Opportunity to rebuild the LUB to shape the kind of communities in which Lethbridge citizens want to live, visit, and do business today.

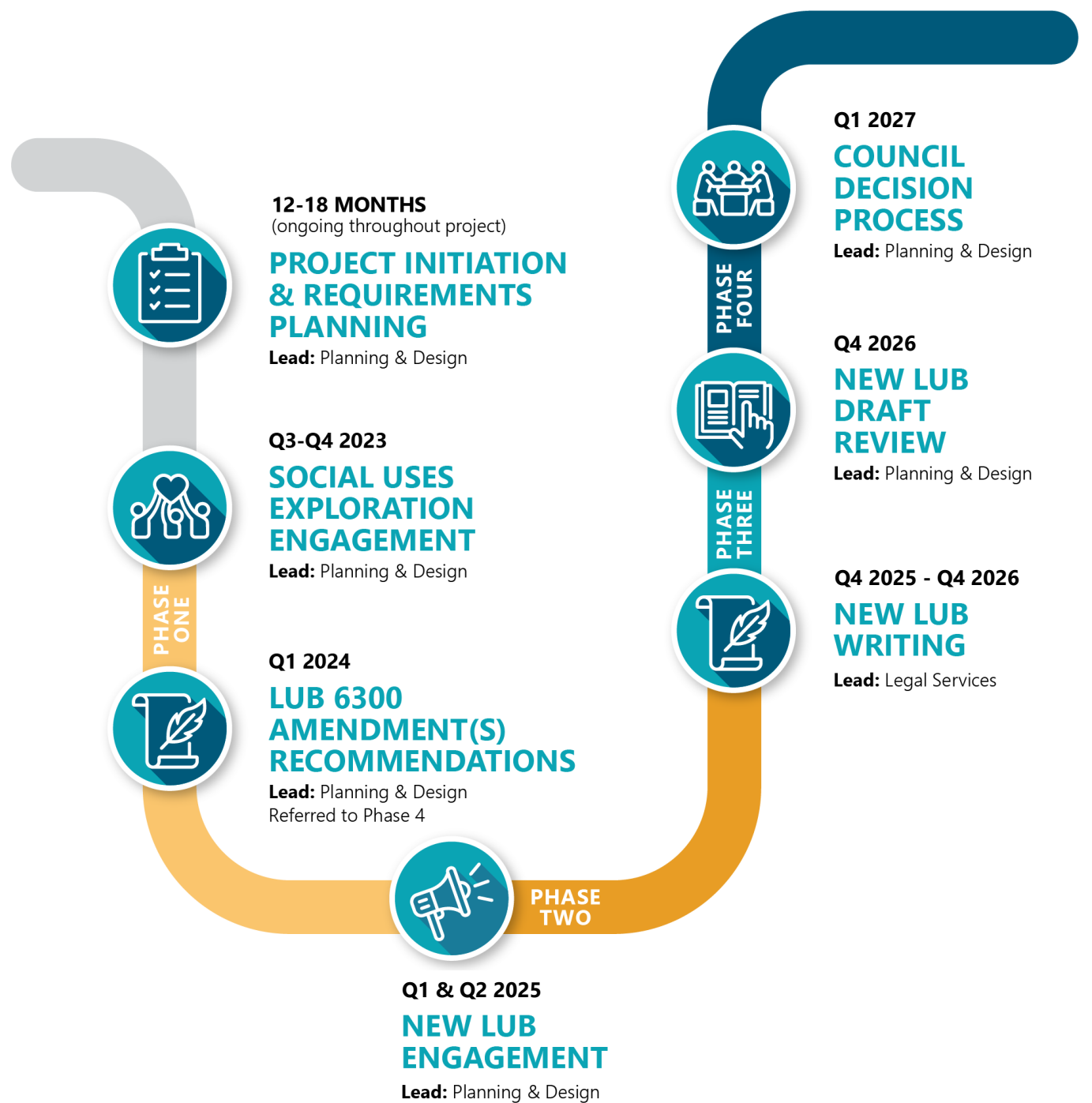
"Every system is perfectly designed to deliver the results that it delivers."



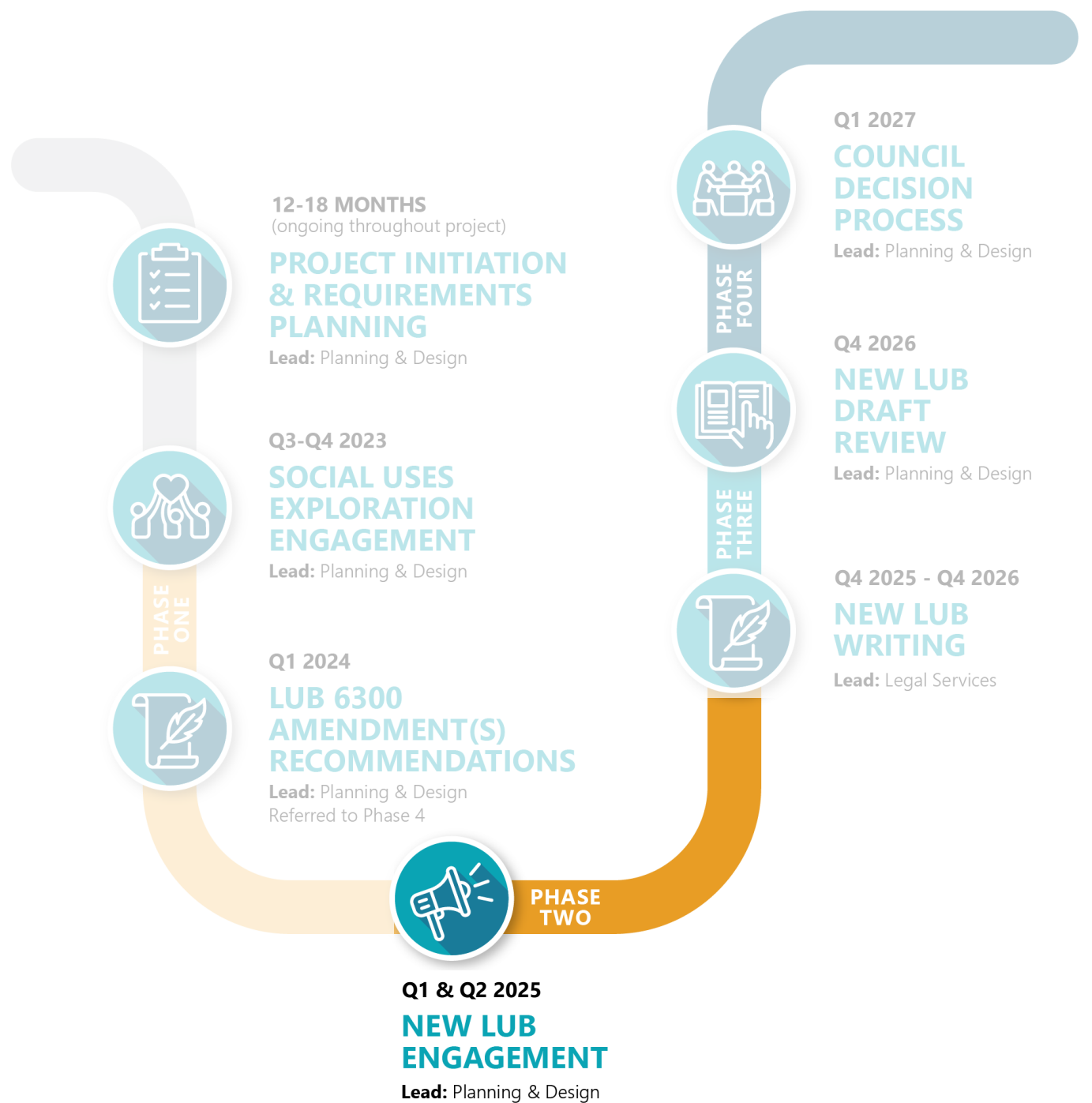
Previous Council/SPC Appearances

Date	Body	Purpose
Nov 2022	City Council	Approved budget initiative C-5.5: Land Use Bylaw Update
Jul 2023	Civic Works SPC	Project update prior to Phase 1 engagement launch
Dec 2023	Assets & Infrastructure SPC	Project update following Phase 1 engagement
Feb 2024	City Council	First reading of Bylaw 6437 cancelled
Mar 2024	Governance SPC	Phase 2 Public Engagement Plan approval postponed
Oct 2024	City Council	Strategic session on Phase 2 Public Engagement Plan
Dec 2024	City Council	Phase 2 Public Engagement Plan approved

Project Timeline

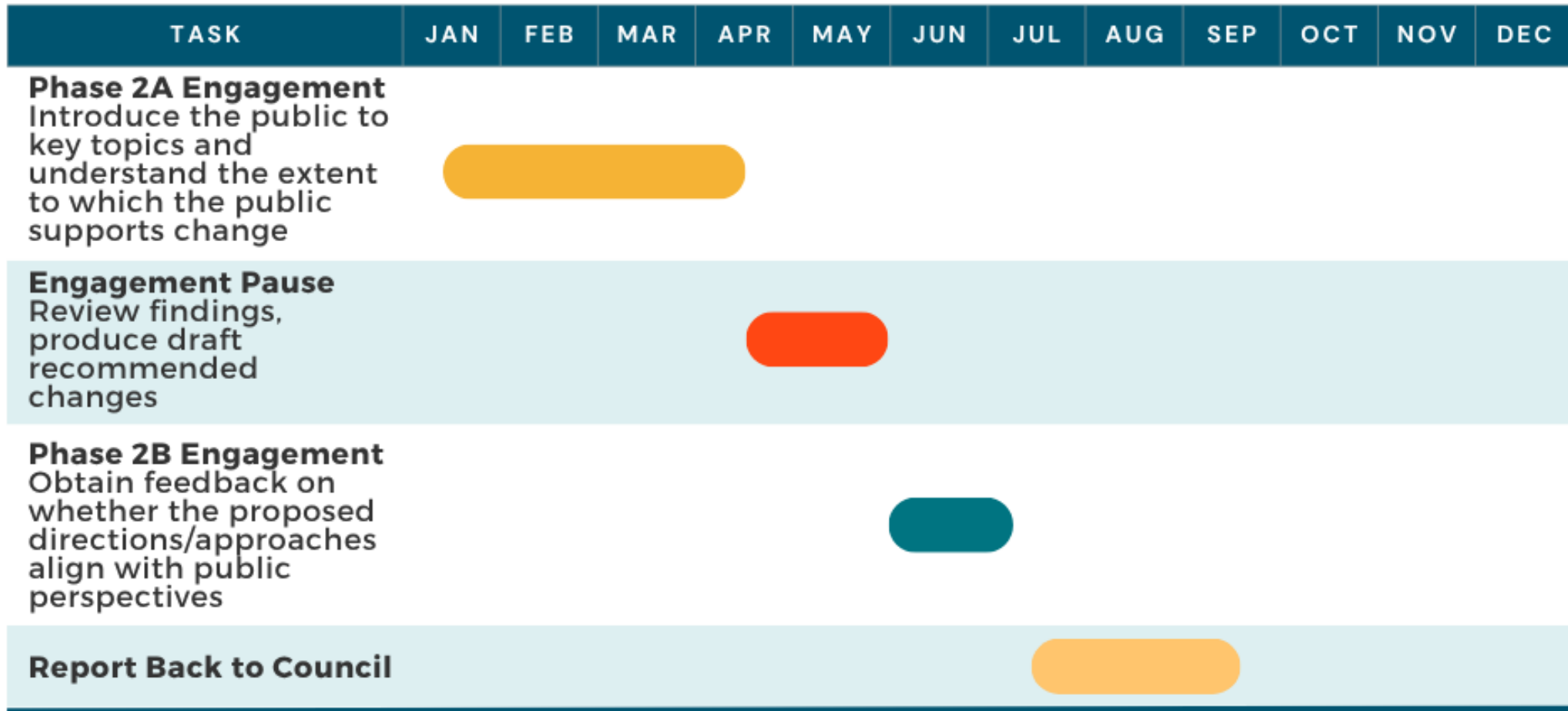


Project Timeline



Phase 2 Overview

2025



Phase 2 Key Topics



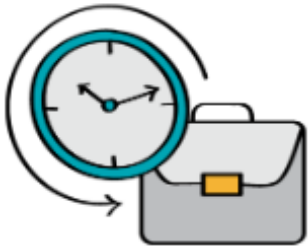
Neighbourhood
Housing Types



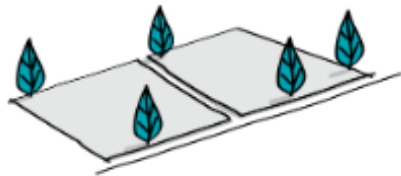
Neighbourhood
Commercial



Downtown



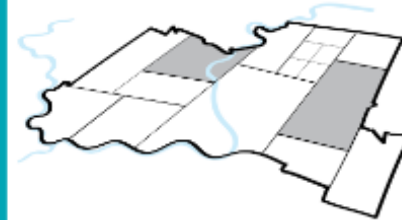
Local Businesses
& the Economy



Parking



Notifications



DC Districts

Engagement Methods



Surveys

3 surveys
1,252 surveys completed



Workshops

6 events
85 participants



Pop-Up Events

17 events
933 participants



Drop-in
Open Houses

3 events
82 participants



Community
Organization Meetings

20 meetings
281 participants



Videos

2 videos
468 views



Decoding Papers

6 papers
238 downloads

Engagement Methods



Surveys

3 surveys

1,252 surveys completed

Phase Two Survey #3 - What changes do you support?

In July 2023, the City of Lethbridge initiated a project to comprehensively renew its Land Use Bylaw (LUB) to address current issues faced by the community.

This survey is the third and final survey for Phase 2 of the project. Phase 2 focuses on receiving feedback from the community on the current Land Use Bylaw and the changes that should be made to it.

Phase Two Survey #2 - What path do you want to take?

Lethbridge's existing Land Use Bylaw has served our community since 1986. During this time, several amendments have been undertaken to this Bylaw to address market demands and resident aspirations. However, since its creation almost 40 years ago it has not undergone a comprehensive renewal. In July 2023, the City of Lethbridge initiated a project to comprehensively renew its Land Use Bylaw to address current issues faced by the community. The LUB Renewal project is currently at the beginning of Phase Two, which focuses on receiving feedback from the community on a variety of key topics for which there is a potential for change in the new Land Use Bylaw.

Phase Two Survey - What is Important to You?

Lethbridge's existing Land Use Bylaw has served our community since 1986. During this time, several amendments have been undertaken to this Bylaw to address market demands and resident aspirations. However, since its creation almost 40 years ago it has not undergone a comprehensive renewal. In July 2023, the City of Lethbridge initiated a project to comprehensively renew its Land Use Bylaw to address current issues faced by the community. The LUB Renewal project is currently at the beginning of Phase Two, which focuses on receiving feedback from the community on a variety of key topics for which there is a potential for change in the new Land Use Bylaw.

This survey focuses on the following six topics:

- Housing
- Neighbourhood Commercial
- Local Businesses & the Economy
- Downtown
- Parking
- Notifications

Engagement Methods



Workshops

6 events

85 participants



Engagement Methods



Pop-Up Events



Park Place Mall



Farmers Market

17 events
933 participants



Seedy Saturday



National Indigenous Peoples Day

Engagement Methods



Drop-in
Open Houses

3 events
82 participants



Engagement Methods



Community Organization Meetings

20 meetings
281 participants

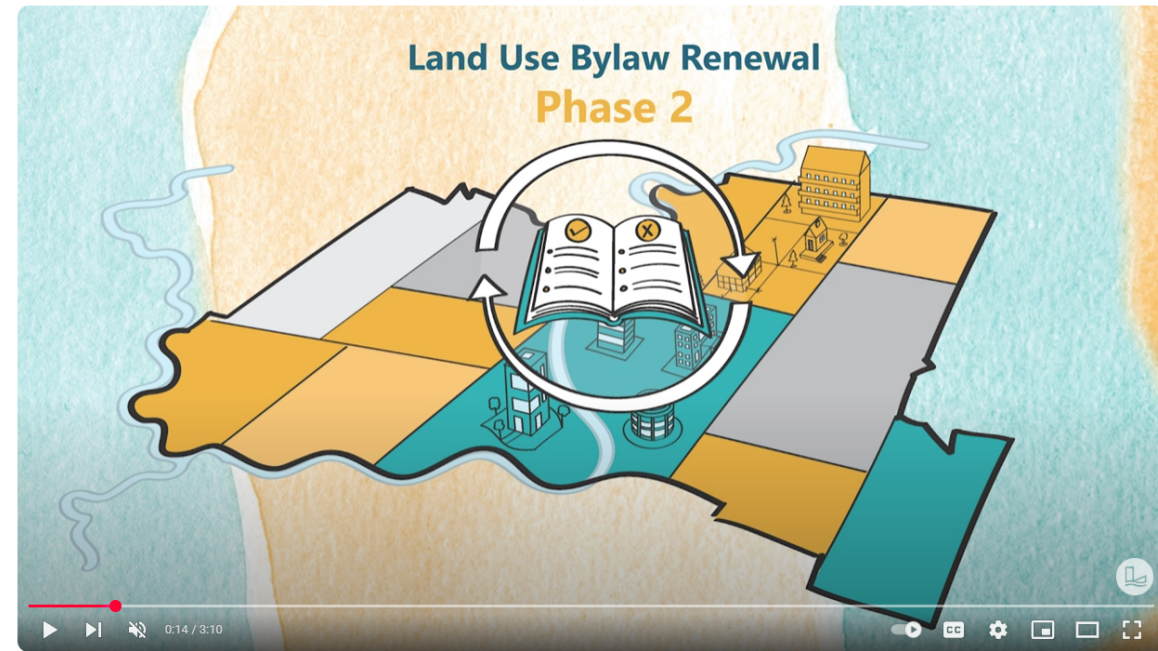


Engagement Methods



Videos

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Land Use Bylaw Renewal Project - Phase Two



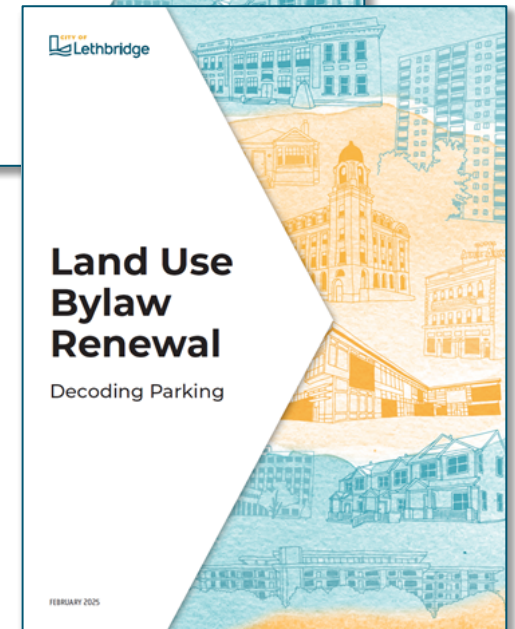
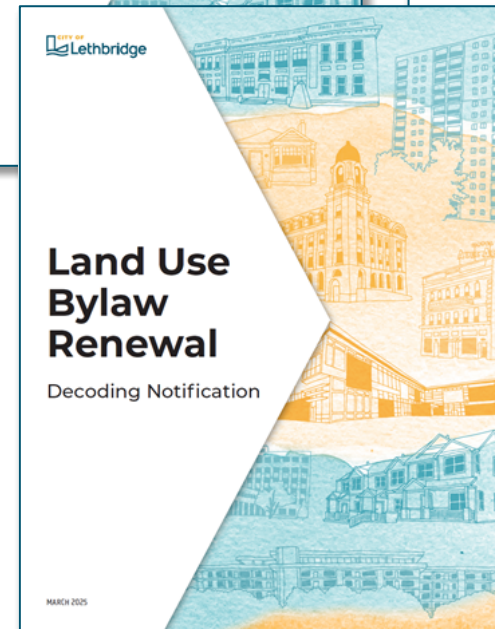
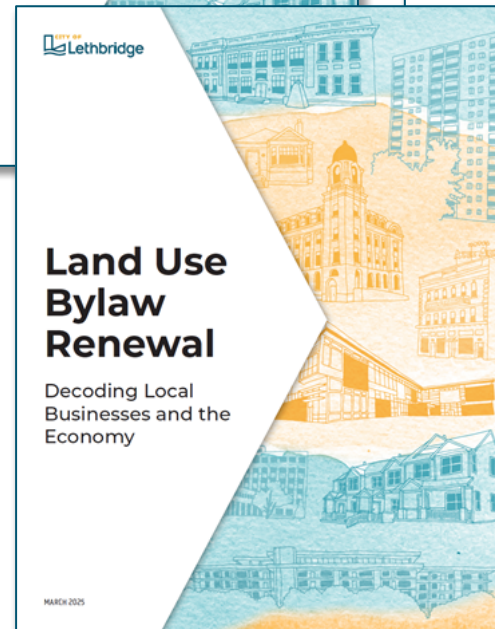
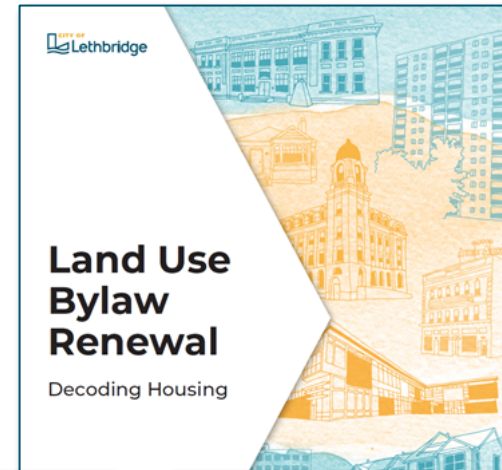
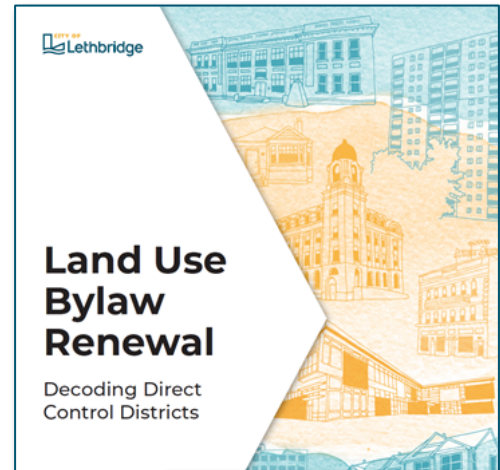
Land Use Bylaw Renewal Project - Phase Two Part 2

Engagement Methods



Decoding
Papers

6 papers
238 downloads



Engagement Methods



Decoding Papers

6 papers
238 downloads

**LAND USE BYLAW RENEWAL
DECODING DIRECT CONTROL DISTRICTS**

2. Local Experience

In Lethbridge, applications to rezone to a DC district (as opposed to a standard district) have increased in the past decade, both in absolute numbers and as a percentage of all rezoning applications received.

Number of DC Rezoning Applications Received Per Year

DC Rezoning Applications as a % of All Rezoning Applications

This suggests that today's developments are more diverse.

**LAND USE BYLAW RENEWAL
DECODING DOWNTOWN**

1950S - POST-SECOND WORLD WAR DEVELOPMENT AND FIRST ZONING BYLAW

The end of the Second World War was followed with population growth, rural to urban migration, and an economic boom. Lethbridge's first LUB passed in 1945 and known as the "Zoning By-law of the City of Lethbridge" indicating the need to regulate development as the city continued to grow.

Development expanded beyond the downtown in core neighbourhoods like London Road, Westminster, Senator Buchanan, and Victoria Park.

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1960S - DOWNTOWN INVESTMENT AND CITY-WIDE GROWTH

In 1966, the City built the Yates Centre to support arts and culture in the downtown. The downtown continued to develop as a cultural hub and in 1976, the former library became the Southern Alberta Art Gallery. In 1981, the City began relocating the C.P.R. rail and roundhouse to Kipp from where Park Place Mall is located today. Redevelopment direction of this site was established in the Railway Redevelopment Plan.

In 1983, later, in 1988 the Park Place Mall was built. During this time, development along Mayor Magrath Drive continued offering another option for businesses to locate and for residents to meet their needs outside of the downtown.

1980S - DOWNTOWN BRZ

Through a municipal bylaw authorized by the Municipal Government Act, the **Downtown Lethbridge Business Revitalization Zone (BRZ)** was established to provide a mechanism for the downtown business community to initiate projects that would enhance and revitalize downtown. The BRZ is a nonprofit organization.

**LAND USE BYLAW RENEWAL
DECODING HOUSING**

Land Use Bylaw 6300 Residential Land Use Districts & Allowable Housing Types

	R-CL	R-CM	R-CL	R-CM	R-CL	R-CM	R-CL	R-CM	R-CL	R-CM	R-CL	R-CM	R-CL	R-CM
Boarding houses														
Child care, major														
Child care, minor														
Dwellings, apartment														
Dwellings, apartment mixed use														
Dwellings, four floor														
Dwellings, pre-converted two unit														
Dwellings, single detached														
Dwellings, townhouse														
Dwellings, two unit														
Group homes														
Home occupations - Type A														
Home occupations - Type B														
Home occupations - Type C														
Home occupations - Type D														
Manufactured home/try home														
Neighbourhood animal care (as a Type D H/C)														
Neighbourhood facilities														
Neighbourhood grocery store (as a Type D H/C)														
Neighbourhood mixed use														
Neighbourhood religious assembly														
Neighbourhood repair service														
Salon (as a Type D H/C)														
Neighbourhood take-out food (as a Type D H/C)														
Offices (as a Type D H/C in the R-LF District)														
Personal services (as a Type D H/C in the R-LF District)														
Secondary suite, pre-existing														

**LAND USE BYLAW RENEWAL
DECODING LOCAL BUSINESSES AND THE ECONOMY**

Figure 1 Current Commercial and Industrial Land Use Districts

**LAND USE BYLAW RENEWAL
DECODING NOTIFICATION**

3. New Land Use Bylaw Considerations

This section provides an overview of a range of small, medium, and large Canadian municipalities and their notification practices as well as potential approaches for Lethbridge to explore.

Overview of Other Municipal Notification Approaches

Notification is a legislative requirement in Alberta set by the Municipal Government Act (MGA). The MGA sets the minimum requirements for who must be notified, when, and by which methods. Each municipality in Alberta sets its own standards and procedures. This table shows a snapshot of notification practices across the province and some other cities in Canada.

	Lethbridge	Edmonton	Calgary	Red Deer	Fort McMurray	Grande Prairie	Medicine Hat	Sturgeon	Okotoks
Notification Distance	60 m	60 m	Adjacent	100 m	30 m	60 m	Adjacent	Two blocks	120 m
Notice Sign on Property	No	No	Yes	No	Yes	Yes	No	No	Yes
Online Mapping of All Active Rezoning and Development Projects	No	Yes	Yes	No	No	No	No	Yes	No
Newspaper Advertisement	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mailbox Postcards	No	Yes	No	No	No	No	No	Yes	No
Notify Affected Neighbourhood Associations	Yes	Yes	Yes	Yes	No	Yes	No	Yes	As required

Potential Changes to LUB 6300

This paper presents the building blocks leading to a greater understanding of community needs and the role of the LUB in meeting these needs. Building on this understanding, readers are encouraged to participate in upcoming engagement opportunities.

Following the delivery of public engagement, City staff will take the background information and public input and use those to create a recommended direction for notification requirements in the new Land Use Bylaw. In a later stage of the project, the draft new Land Use Bylaw will be brought back to the public for you to review and give further input. Any final decisions on passing a new Land Use Bylaw are City Council's alone.

**LAND USE BYLAW RENEWAL
DECODING PARKING**

Land devoted to parking also pushes individual developments further apart, which increases public costs for infrastructure such as roads and underground utilities.

So, development that uses up more land for large parking areas may be both paying less property tax (due to lower land values) and incurring more public expenditure (due to lengthened linear infrastructure like roads and pipes), creating a double negative effect on the general taxpayer.

Figure 8 Excessive parking area can push development further apart, lowering land values and increasing public costs by lengthening linear infrastructure like roads and underground utilities.

Impacts on Redevelopment

Minimum parking requirements can be a barrier in that they have limited flexibility for individual circumstances. While an applicant can apply for a waiver, this can be denied or overturned on appeal. Minimum parking requirements are based on the idea that the municipality knows best what is required, which is not always the case. They can make it hard for an existing building to be reused for a new purpose, or for an existing business to add another use to their building as their business model evolves over time.

Many of Lethbridge's iconic historical landmarks, such as the Post Office or the Alec Arms Hotel, would be difficult to build under the current LUB. This is due to the lack of off-street parking spaces relative to the building's gross floor area, which was not a concern for builders a century ago. Many buildings like these were built to cover 100% of their property, making the best economic use of their land. This creates a challenge for modern day property owners and developers wishing to make new use of these older buildings.

LUB 6300 dictates that buildings or uses approved before August 25, 1986 are exempt from meeting the minimum parking requirements. However, it still poses some constraints on the redevelopment of these buildings. Exempted buildings are not allowed to reduce their current parking/loading spaces, nor are they allowed to increase their gross floor area (e.g., by adding an additional story or rear addition) without providing more parking. If a building is to be demolished (partially or completely) and replaced with a new structure, the floor area may have to be reduced in order to meet the modern parking requirements. These rules may deter owners and developers from reusing existing buildings and underdeveloped land within older areas of the city and instead push them to develop elsewhere, or conversely create pressure to devote more surface area of older neighbourhoods to parking.

Engagement Totals

57

**Engagement
Activities**

3,339

Participants

Communications Summary



Communications Method	Reach (where known)
Ads sent out with every physical & e-mailed City utility bill, to virtually every address in Lethbridge	41,273 addresses
Project webpage	8,800 visits
4 downloadable online engagement documents	586 downloads
3 social media ads	200,739 impressions
9 official City of Lethbridge social media posts	12,850 reach
260 radio advertisements	215,599 audience reach
3 digital signs at 3 locations for 3 days	
3 public service announcements issued to media	35 online/print/radio articles
2 newspaper ads	~20,000 readers
1 full-page newspaper advertorial (see right)	~20,000 readers
5 email newsletters	1,583 recipients (cumulative)
6 A-frame advertisements in 6 locations (see right)	



Engagement Pause



Research

Planning & Design staff conducted extensive research into existing conditions and best practices.



Analysis & Development of Recommendations

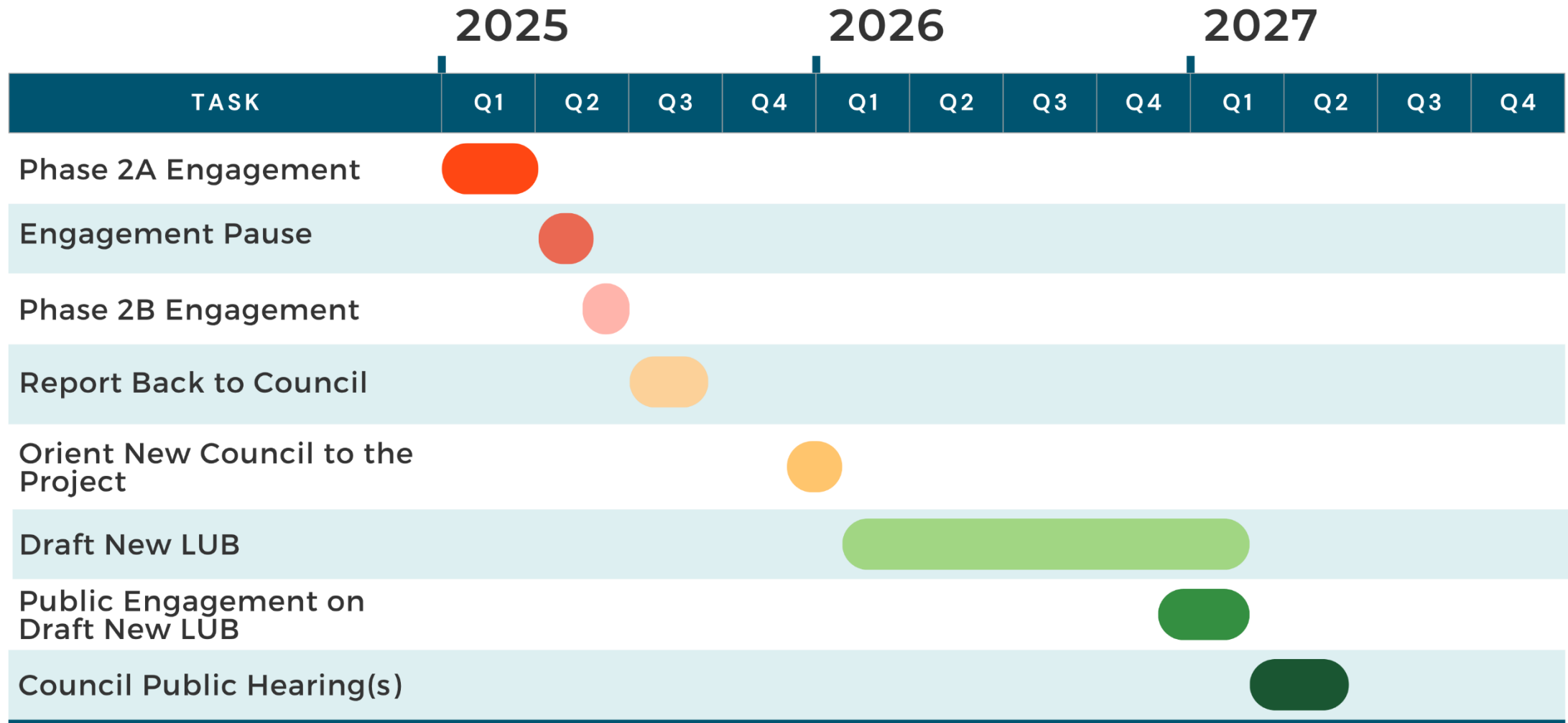
City project team analysed engagement findings and other inputs to develop recommendations shared in Phase 2B engagement.

Key Findings

- Detailed findings in What We Heard Report, section 5.
- Overall sentiments:
 - Support for making the new LUB simpler, more user-friendly.
 - Support for tackling housing affordability.
 - Support for cutting red tape for businesses.
 - Support for removing parking minimums for non-residential uses.
 - Balanced opinions on keeping (but lowering) parking minimums for residential uses.
 - Support for proposed modest changes to notifications.



Next Steps



Conclusion & Recommendation

- Land Use Bylaw Renewal Phase Two is now complete.
- Planning & Design recommends that A&ISPC recommends that Council:
 1. Receive the LUB Renewal Phase Two What We Heard Report for information, and
 2. Direct Administration to orient the new Council to the project no later than Q1 2026.



**Thank you
Questions?**

