



VIA ONLINE SUBMISSION

August 28, 2025

Lethbridge City Council
c/o Office of the City Clerk
910 4 Avenue South
Lethbridge, AB T1J 0P6

Dear Members of the Asset and Infrastructure Standing Policy Committee

Re: Land Use Bylaw

On behalf of BILD Lethbridge Region, I would like to express our sincere appreciation for the opportunity to participate as a stakeholder in the City's Land Use Bylaw Renewal Project. We commend City Administration for their thoughtful approach to engagement and collaboration throughout this process.

The sessions we participated in were productive, inclusive, and solution-oriented. We were pleased to see our members' perspectives reflected in the discussion, and we value the City's openness to feedback on key topics such as residential districts, parking, and the evolving needs of our growing community. This type of cooperation is critical to achieving a bylaw that supports affordability, sustainability, and housing diversity—objectives we all share.

We look forward to continuing this strong working relationship as the City moves into the next phase of bylaw drafting. BILD Lethbridge Region remains committed to supporting a clear, practical, and future-focused land use bylaw that balances the interests of residents, industry, and the broader community. Please find enclosed with this letter a summary of our members comments regarding some of the recommendations being made.

Thank you again for your leadership and for involving BILD Lethbridge Region in this important initiative.

Sincerely,

Bridget Mearns, MBA
Executive Officer
BILD Lethbridge Region

Attachment – BILD Member responses re: LUP Renewal



Member and Industry Feedback – Land Use Bylaw Renewal

On behalf of the BILD Lethbridge Board and our members, we appreciate the opportunity to contribute to the City’s Land Use Bylaw renewal process. This submission summarizes input collected through a member survey and our June 24th workshop. The feedback reflects the perspectives of experienced industry professionals, including planners, builders, and developers, and is aligned with principles of sound urban planning and development.

1. Residential District Consolidation

There is overall support for consolidating the 16 existing residential districts into five: Low, Medium, High Density, Low Density Estate, and Manufactured Home. This streamlining is seen as a positive step toward simplifying the development process and supporting housing diversity. Workshop participants design standards, lot configurations, and housing types still require thoughtful differentiation across districts.

Insight: Consolidation can be accompanied by clear, adaptable guidelines that respect local context, enable innovation, and avoid forcing unnecessary variances or waivers.

2. Secondary Suites and Two-Unit Dwellings (Low Density District)

Survey responses were mixed on making secondary suites and two-unit dwellings a permitted use. The workshop discussion helped clarify this position: participants support these uses being permitted, **provided they are subject to defined and enforceable conditions**, such as minimum lot sizes, on-site parking, entrance orientation, and infrastructure capacity.

Two-unit dwellings received **unanimous support** as a permitted use, as they offer gentle density and streamline approvals.

Insight: Allowing ADUs—where supported by conditions—promotes housing affordability, reduces red tape, and aligns with emerging best practices. BILD Lethbridge would welcome the opportunity to work with the City to help identify appropriate conditions that support thoughtful and effective development.

3. Short-Term Rentals

There was clear consensus that short-term rentals should remain **discretionary** across residential districts. While the industry supports the addition of a formal definition, it was agreed that the impacts of short-term rentals vary greatly by location and operator to be treated uniformly.

Insight: Discretionary treatment allows municipalities to manage neighbourhood compatibility and mitigate negative impacts like parking conflicts and noise.

4. Parking Requirements

This topic drew the most diverse and detailed discussion. While the survey showed mixed reactions, the workshop revealed consensus around key points:

- A **blanket requirement of one stall per unit** is too simplistic and may lead to unintended consequences in higher-density, infill, or ADU-rich areas.
- The market will self-regulate to some extent, but without clearer minimums tied to housing type, location, and bedroom count, builders face uncertainty, and neighbourhoods risk overflow parking.

The group recommended a more **context-sensitive** parking strategy, including:

- Differentiated requirements for multi-unit and single-family dwellings
- Consideration of infill vs greenfield context
- Flexible formulas (e.g., 1.25 stalls for 2-bedroom units, 1.5 for 3+)

Insight: Parking needs are highly variable. A flexible approach that incorporates housing type, transit access, and unit size may lead to better outcomes for livability, market viability, and urban form. BILD Lethbridge would welcome the opportunity to support the City in developing clear parking requirements that balance the needs of future residents, neighbourhoods, and long-term city planning goals.

5. Residential District Standards (Setbacks, Lot Sizes, Height, etc.)

- **Multi-Unit Dwellings vs Apartments:** Participants recommend defining “Apartment” as a separate use to reflect its distinct characteristics, which may affect parking, setbacks, and height regulations.

Best Practice Insight: Uniform standards reduce complexity but must retain enough flexibility to accommodate infill, unusual lots, and new housing forms.

6. Notification Requirements

There was broad agreement in support of the City's proposed notification changes, including:

- Requiring signage on-site for rezoning applications
- Maintaining the current 60m notification radius
- Providing notice of decisions post-approval

These changes enhance transparency and public confidence in the planning process.

Insight: Effective public notification is fundamental to inclusive planning. The proposed changes strike a reasonable balance between outreach and administrative efficiency.

BILD Lethbridge supports the City's ongoing efforts to modernize the Land Use Bylaw. We believe the direction is broadly positive and in keeping with contemporary planning goals. We encourage the City to maintain a **flexible and responsive framework** that reflects the diversity of lot configurations, housing types, and market realities in both infill and greenfield contexts.

We also wish to thank the City team for their genuine engagement with our members throughout this process. Their attendance at our committees and willingness to collaborate have been instrumental in shaping constructive feedback.

As a stakeholder group, we are committed to working collaboratively with Administration during the next phases of the renewal process.