



Assets and Infrastructure SPC REPORT

Title University of Lethbridge South Campus Outline Plan Part A - Land Use Concept

Meeting Date September 4, 2025

Submitted By Janet Gutsell, Senior Subdivision Planner

Presented By Janet Gutsell, Senior Subdivision Planner

Summary

In Summer 2024 the developer, the University of Lethbridge Business Corp., began working on the University of Lethbridge South Campus Outline Plan, including the Land Use Concept, Technical Elements and Appendices. The Plan provides guidance on how the land is used, serviced, and accessed. The Land Use Concept will provide:

- a mix of residential, commercial mixed-use, and recreational spaces, encouraging a vibrant and active neighbourhood,
- a variety of housing options, including apartments, townhomes, semi-detached housing, and potentially single detached housing, to meet the needs of diverse households and lifestyles,
- a network of streets, pathways, and green corridors providing linkages within the new community and with the established neighbourhoods surrounding it,
- And public spaces that thoughtfully interface with adjacent communities and the river valley and coulees.

Recommendation(s)

1. That the Assets and Infrastructure Standing Policy Committee recommends that Council approve the University of Lethbridge South Campus Outline Plan Part A – Land Use Concept, as provided in Attachment 2. As per page 12 of Part A of the Outline Plan, the Special Study Area is not approved and will require an amendment to the Outline Plan in the future.

Financial

Any financial implications for approval or non-approval of this amendment is the purview of the Developer.

Background and Prior Decisions

This land is owned by the University of Lethbridge. The University determined the proposed land was not required for the University of Lethbridge's core activities which include academic, student support, or research purposes. By creating a vibrant, mixed-use community that integrates residential and commercial spaces this development will generate revenue for the University and contribute significantly to the social, environmental, and economic well-being of the Lethbridge community.

This area is subject to both the South Saskatchewan Regional Plan and the Municipal Development Plan but is not included in any Area Structure Plan.

Engagement

A public open house was held May 27, 2025 by the developer. 172 invitations were sent out to adjacent landowners. The developer or applicant can speak to the results of the engagement.

Recommendation and Option(s) Analysis

1. Approve the Outline Plan Land Use Concept
 - a. Community/Citizen
 - i. Social – the Outline Plan provides more housing choices within the community, including low and medium density housing types.
 - ii. Economic – provides for mixed use opportunities including commercial development.
 - iii. Environmental – the development will respect the river valley and coulees fostering a connection between urban life and the natural landscape.
 - b. Risk – There is no risk to the City as the approving authority for approving the Land Use Concept as it has been reviewed by Administration and complies with the Municipal Development Plan.
 - c. Implementation and Communication Plan – Any communication on the project would remain with the Developer as part of the neighbourhood development. Technical Elements will be approved by Administration, as per Bylaw 5801.
2. Do not approve this plan amendment and move forward with the existing Outline Plan.
 - a. Community/Citizen
 - i. Social – loss of housing opportunities will impact the overall City housing availability and affordability.
 - ii. Economic – Loss of commercial opportunities.
 - iii. Environmental – Not Applicable
 - b. Risk – No risk to the City.
 - c. Implementation and Communication Plan – Any communication on the project would remain with the Developer as part of the neighborhood development

Attachment(s)

1. University Lands Outline Plan AI SPC Presentation
2. University of Lethbridge South Campus Outline Plan Part A – Land Use Concept

Link(s)

1. [South Saskatchewan Regional Plan](#)
2. [Municipal Development Plan](#)