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To: [120 City Clerk Mailbox](#)
Subject: [External] University of Lethbridge South Outline Plan - feedback for meeting
Date: Friday, August 22, 2025 12:22:23 PM

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I am wondering if the ULBC Board of Governors can provide status/insight into the following concerns in your quest for the development of the land that is directly north of Riverstone Blvd W.:

1. Completion of slope stability and geotechnical report for the entire site before moving ahead with any outline plan. Plans should not be drawn up before we have information as to what is developable land.
2. Investigation into the habitat of the prairie rattlesnake, as this land is on their migration route. We are located in a wildlife corridor that is home to protected species.
3. There should be a complete archaeological study done on the land. Its proximity to the coulee indicates there is a higher possibility that there may be First Nations artifacts on the land.
4. Does your development plan address the key points of the River Valley Area Redevelopment Plan?
4. What land does the university have for future expansion, future parking, and future student residence? What remains available for future development? This land was intended for campus facilities, not commercial development. This would mean there would be much less land for future campus development.

If all the above requirements are met, **can there be a much larger buffer be put in place for Riverstone residents?** On Page 247 of the City of Lethbridge FUD, there must be a setback of at least 38 metres. We are also looking for height restrictions. When lots were sold to residents along Riverstone Blvd, the city advised purchasers that the only development on the open university land would be future university campus development if future expansion was planned. As it was coded FUD, we were advised that there would be no future commercial development of the land. The lots were sold with purchasers being assured of this. This commanded a higher lot price for purchasers. **These residents have a view corridor to the coulee, so the setback should be far enough away, and buildings should be of a height that allows existing residences to keep their view.**

An additional concern is the number of residents west of Whoop-Up Drive. Currently, there is only one road in and out of this area. By adding additional residents, there is also going to be additional traffic. In the event of a total evacuation event (such as a fire from the southwest - which has occurred in past years), there is only one escape route for all of these residents. It has the potential to be a disaster attempting to evacuate with only one road heading north (University Drive to connect with Whoop-Up Drive). There are no evacuation options to the west, south or east. We are surrounded by coulees and grassland. Surely there must be legislation regarding the number of evacuation options for residents in cities (subdivisions). Fire is not uncommon here, and the winds have the potential to move it fast. This is not an uncommon concern.

Additionally, it is concerning that all of Riverstone, along with Sunridge and Paradise Canyon residents, have not been mailed copies of the plan and meeting date. They will be affected by both the development and traffic issues that arise.

Can you provide a status to any of the above-mentioned items/concerns?

Regards,

Sandra Reamsbottom