

Public Information Session

University of Lethbridge South Campus Development

Tuesday, May 27

4:30 - 6:30 pm

Immanuel Lutheran Church

The University of Lethbridge Business Corporation is undertaking planning and design of the South Campus Lands.

We appreciate the community's feedback to imagine the land as a thriving addition to West Lethbridge.

About the University of Lethbridge Business Corporation

The University of Lethbridge Business Corporation (ULBC) is a newly established company with the purpose of leading land development projects and managing properties on land within the University of Lethbridge campus.

Development projects will take place on land deemed by the University as not necessary for future academic or research efforts. These lands will include a mix of residential and commercial spaces.

South Campus Lands

The South Campus lands lie west of the Old Man River, abutting the coulees, and south of the University of Lethbridge Main Campus.

The size and location of the lands represent a once in a generation opportunity to build a people centered community that contributes to the vitality of the surrounding neighbourhoods and the city of Lethbridge.

Site and Context



The site is located between the University of Lethbridge Main Campus and Riverstone Boulevard, and between University Drive and the Lethbridge's coulees.

The Process

On behalf of ULBC, WSP is developing an Outline Plan to guide the development of the site. It will include a range of land uses (residential, commercial, parks), infrastructure (roadways and utilities), employment opportunities, public facilities, and community services.

Where We Are Now

With input from previous engagement efforts, ULBC has updated the Initial Conceptual Design Approach and developed a Refined Land Use Concept for the overall Outline Plan. This has been further revised based on the feedback from the City of Lethbridge Planning Review Team (PRT).

The draft Outline Plan is currently under review by the PRT.

What is an Outline Plan?

An Outline Plan is a comprehensive document that focuses on specific areas of land, outlining how the land will be subdivided, serviced, and developed. It provides technical and engineering details that make sure the development fits within the City of Lethbridge's infrastructure capacity and is compatible with adjacent lands.

Overall Engagement Timeline



June 2024

Key Stakeholder Engagement #1: Preliminary key stakeholder engagement on the vision for South Campus lands and development of guiding principles



June 2024

Public Information Session #1: Preliminary project introduction



July - August 2024

Preparation of draft design concept plans, informed by previous engagement efforts



September 2024

Public Information Session #2: Presentation of high-level design concepts



October - November 2024

ULBC confirms direction, approval of preferred design concept, and Student Union Information Session



March 2025

Submission to City of Lethbridge for Outline Plan approval



March 2025

University Faculty & Students Information Session



May 2025

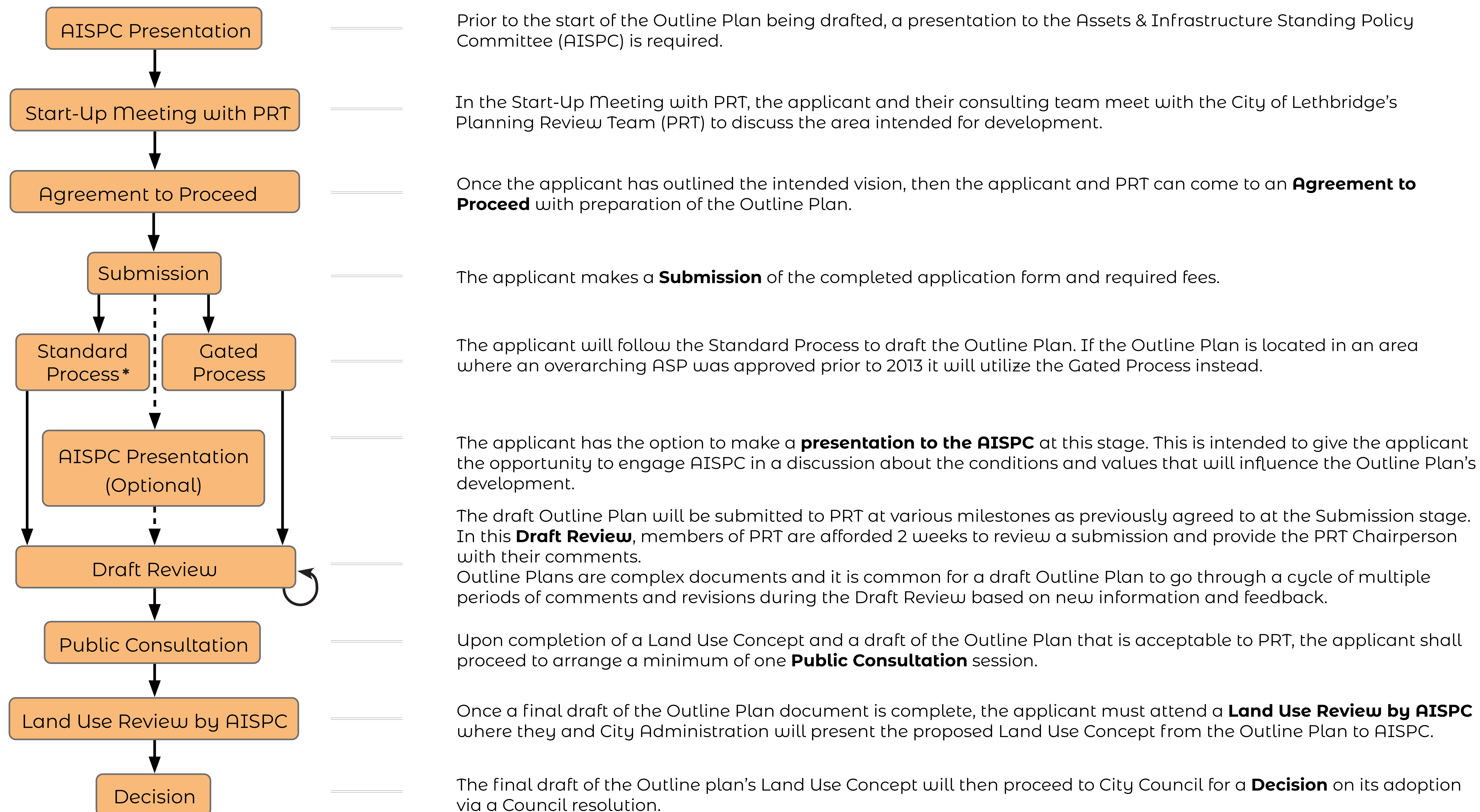
Public Information Session #3: Review of the proposed Land Use Concept



Spring 2026

Anticipated commencement of Site development

City of Lethbridge Outline Plan Process



***The Standard Process will be taken.**

Engagement Efforts Timeline

Several information sessions have been scheduled as part of the South Campus planning process. Below is a list of past and upcoming sessions:

June 2024 – Public Information Session at St. Patrick's Fine Arts Elementary School

September 2024 – Public Information Session at Immanuel Lutheran Church

October 2024 – Student Union Information Session at the University of Lethbridge Campus

March 2025 – U of L Information Session (Facility, Staff, and Students) at the University of Lethbridge Campus

May 2025 - Public Information Session at Immanuel Lutheran Church
September 2025 – Assets & Infrastructure Standing Policy Committee at City Hall (Date TBD)*

September 2025 – Public Hearing & City Council Meeting City Hall (Date TBD)*

*The dates will be confirmed and advertised by the City on their website and in the Lethbridge Herald.



Parks and Open Spaces

Parks and public spaces can include naturalized outdoor gathering areas such as playgrounds, recreation/athletic fields, open space, community gardens and tree plantings, among others. They can also provide amenities that offer enjoyment, comfort and convenience to residents and communities.



Shopping (e.g. Grocery)



Outdoor Patios



Open Recreation / Sports



Flexible Gathering / Open Space



Programmed Gathering / Open Space



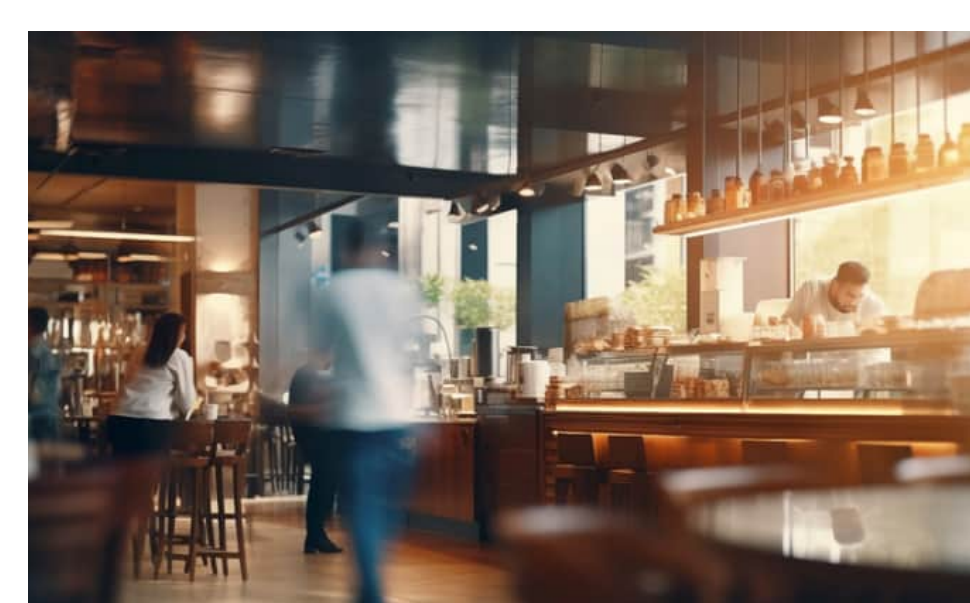
Community Gardens

Buildings

The South Campus lands are expected to include a mix of uses - including office, residential, retail, community and recreational uses. This means future residents will be able to connect, thrive and enjoy local amenities within the community. A mix of housing options helps create a healthy, diverse and thriving community and allows aging in place.



Retail / Shopping (e.g. Grocery)



Restaurants / Patios



Apartments



Townhouses



Office

Movement

Mobility includes all modes that people use to navigate in their communities, including walking, biking, transit, and driving.



Walking Trails



Multi-Use Pathways



Ride Share / Car Share



Electric Charge Stations



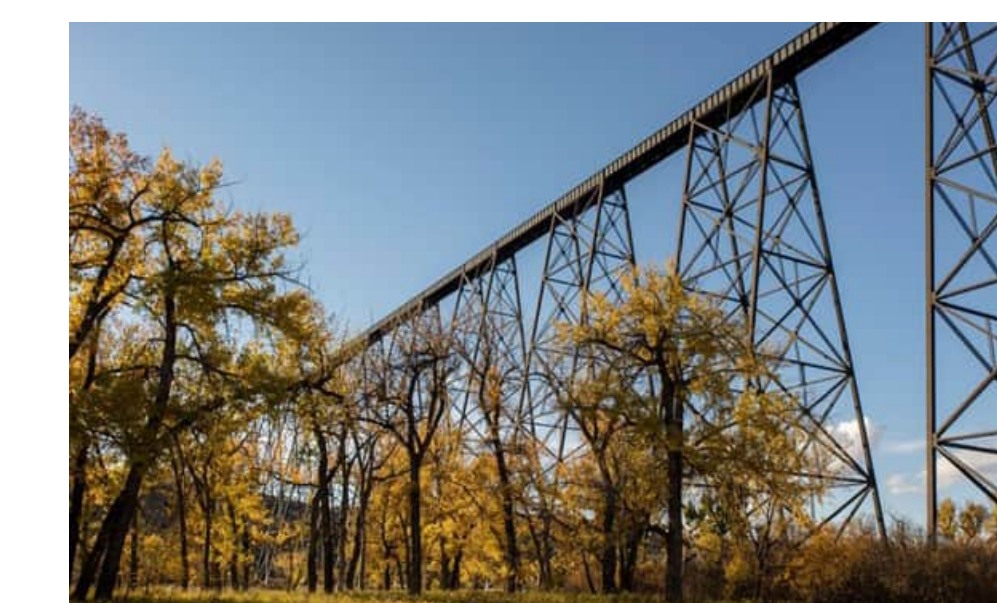
Public Transportation



Service & Delivery Vehicles

Connections

New development should sensitively connect to local amenities to make them accessible. Connections can be designed to accommodate vehicles, bicycles and pedestrians. They can include linear parks, trails, sidewalks and naturalized spaces that provide community access to amenities.



Indian Battle Park



University of Lethbridge Campus



Riverstone Dog Park



Nicholas Sheran Leisure Centre



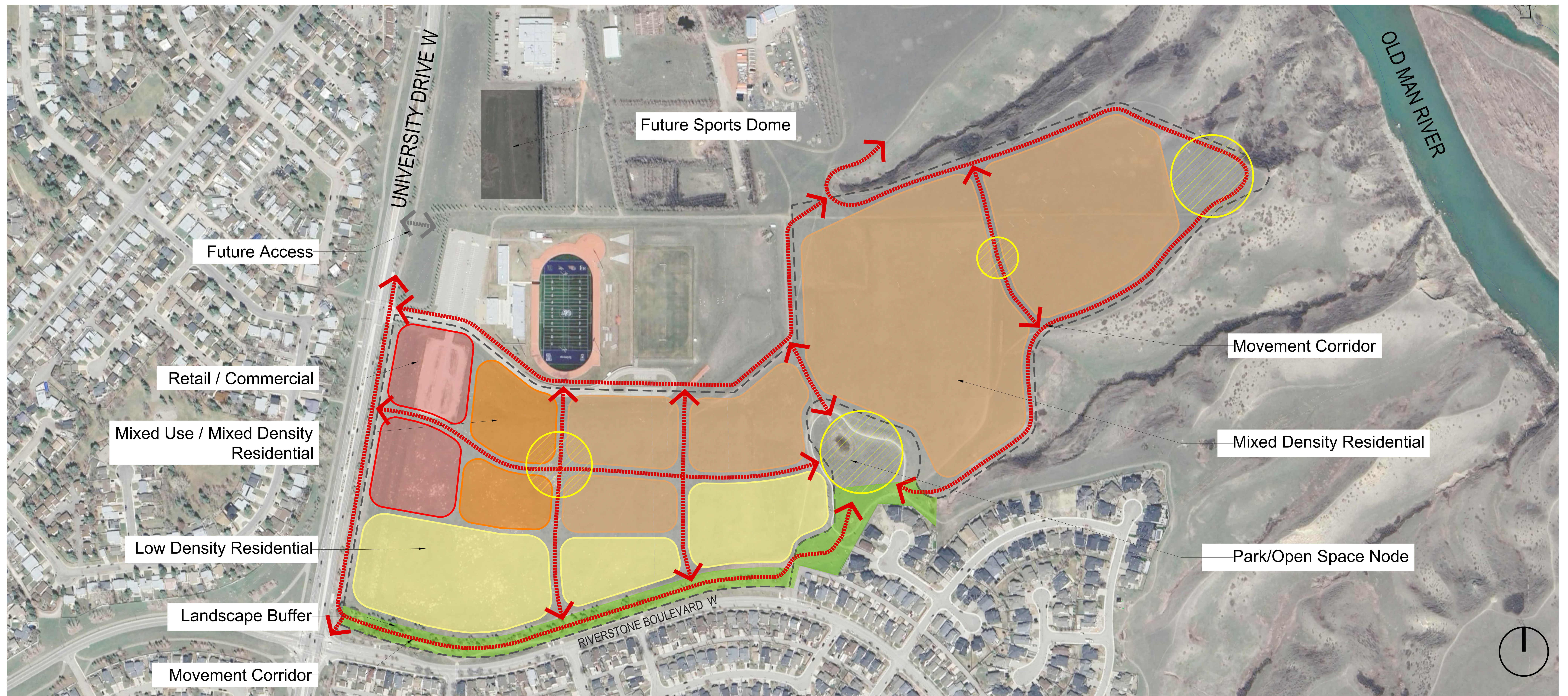
Nicholas Sheran Park



Paradise Canyon

Initial Conceptual Design Approach

Presented at Public Information Session #1 - June 2024



Summary of Engagement Feedback

What We Heard

Accessible and Livable Communities

- Accessible pedestrian pathways near public transit.
- Noise increase.
- Traffic increase.

Open Space and Recreation

- Wildlife habitat and green space preservation.
- A loss of scenic views and naturalized areas.
- Walkable green spaces with various functions – community gardens, playgrounds, dog parks, gathering spaces, etc.



What We Did

- Several pedestrian connections provided within the plan area providing connectivity to University Drive.
- Proposed concept provides ~35 m wide buffer along its south boundary with Riverstone neighbourhood.
- A TIA will be completed in support of the Outline Plan. It will verify traffic volumes, roadway standards, and any recommended traffic calming measures.
- The proposed concept preserves all areas below the coulee setback line in its natural state, and retains an additional buffer of approx. 6-7 m (20 to 23 ft) above the coulee setback line as open space within the plan area.
- The proposed concept incorporates a variety of parks spaces:
 - ~ 35 m (115 ft) wide buffer along the south boundary will allow for passive and active recreation.
 - Small pocket park within the Commercial Mixed Use area will act as a gathering and passive recreation space.
 - Two small pocket parks—adjacent to the existing Stormwater Pond and adjacent to the river valley—will act as key focal points in the overall pedestrian network and provide overlook.

Summary of Engagement Feedback

What We Heard

Inclusive and Diverse Design

- Market-style retail design featuring space for local businesses and a grocery store.
- Safe and walkable areas.
- Suitability of multi and high-density housing.
- Inclusion of student living spaces and student amenities.
- Respect Indigenous culture and history.



What We Did

- The Commercial Mixed Use designation will provide opportunities for local businesses, and a variety of commercial uses including a grocery store.
- The proposed plan incorporates a well-connected network for pedestrian connectivity comprised of trails, walkways, and sidewalks.
- The proposed concept incorporates medium density uses that are located further away from the existing communities. This density is key to supporting the commercial uses and transit, and will play a key role in creating a vibrant neighbourhood. Higher density uses will also incorporate housing for seniors, and will allow 'aging in place'. This will allow seniors to continue to live in their own neighbourhood, maintaining a sense of independence and community connection.
- The high/medium density residential uses will provide accommodation opportunities for students.
- Initiate a Traditional Land Use study as part of the City's Outline Plan process.

Indigenous Consultation

The lands occupied by the City of Lethbridge are within Blackfoot traditional territory. Consultation has been conducted with the Alberta members of the Blackfoot Confederacy, including the Blood Tribe, Piikani First Nation, and Siksika First Nation to inform a Traditional Knowledge and Land Use Assessment (TKLUA). This assessment is required prior to the development of the identified Special Study Area within the South Campus area. This assessment will help document the traditional use of the lands and highlight their significance in Blackfoot history.

Overall Indigenous Consultation Timeline

September 2024	Meeting with Blackfoot Confederacy for preliminary introduction to project.
October 2024	Meeting with the Siksika Nation, Blood Tribe, and Piikani Nation to establish communication and relationship.
March 2025	Meeting with Elders to review project and scope of engagement.
April 2025	Site Visit #1 with Elders.
April 2025	Site Visit #2 with Elders.

What is a Traditional Knowledge and Land Use Assessment (TKLUA)?

An analysis of an area to determine the presence and significance of Indigenous traditional knowledge and land use. This includes identifying and documenting the following potential types of sites and use areas: native vegetation, animal habitat and corridors, resource extraction, human habitation and economic use, human spiritual and ceremonial use, as well as ecological knowledge and places of history, legend and other accounts.

Refined Land Use Concept



Legend

- Commercial Mixed Use
- High/Medium Density Residential
- Medium/Low Density Residential
- Special Study Area
- Coulee Setback Line
- Landscape Buffer
- Park/Open Space
- Coulee Embankment

SPECIAL STUDY AREA



Legend

- Commercial Mixed Use
- High/Medium Density Residential
- Medium/Low Density Residential
- ▨ Special Study Area
- Coulee Setback Line
- Landscape Buffer
- Park/Open Space
- Coulee Embankment

What is a Special Study Area (SSA)?

A Special Study Area (SSA) is designation for part of a plan area that is not quite ready for development and will require further studies before proceeding.

South Campus SSA

To make sure the South Campus neighbourhood is comprehensively planned, a 10.02 hectare SSA has been designated and accounted for in the following planning studies:

- Potential Land Use Designations
- Park and Open Spaces
- Transportation Planning
- Water / Stormwater / Sanitary Systems

Prior to development of the SSA, additional technical studies and policy considerations **must** be completed. This includes, but is not limited to:

- Capacity analysis of off-site sanitary
- Feasibility Review of a New Outfall Station
- Update to the Biophysical Site Assessment

Finally, the Outline Plan will require amendment, including:

- Review of above studies by technical staff
- Public Information Session
- Review and recommendation by Assets & Infrastructure Standing Policy Committee
- Approval by City Council

Thank you for your participation!

We want to hear from you.



To learn about future opportunities to get engaged, scan the QR code or visit ulbcorp.ca.



Reach out at administration@ulbcorp.ca.



**Scan for more
information**