

# CIVIC COMMON MASTER PLAN



CITY OF  
*Lethbridge*







# VISION

The Lethbridge Civic Common is a magnetic, **inclusive** public space that is beautiful, **green** and **walkable**. It is a welcoming place that invites social and civic engagement. It is an aspirational civic hub that can rise to the occasion of **vibrant** moments of **celebration** and can settle back into comfortable moments of **contemplation**. Our Civic Common is **created by the community for the community**.









Boston College Conte Plaza  
Boston, MA  
(Stantec)

# TABLE OF CONTENTS

**1. THE CIVIC COMMON 7**

**2. MASTER PLAN 11**

**3. PHASING STRATEGY 39**

**APPENDIX A:  
BACKGROUND REVIEW 50**

**APPENDIX B:  
SITE ANALYSIS 65**

**APPENDIX C:  
DESIGN ENGAGEMENT 80**









# 1 THE CNIC COMMON



Together with the Lethbridge community

we are creating a Civic Common that is welcoming, engaging, and reframes our experience of the civic heart of Lethbridge. The Civic Common Master Plan looks at establishing seamless integration between prominent civic buildings and the surrounding public realm; creating a definable area that attracts both formal and informal activity; a place for all to celebrate their city and engage with each other on common ground.



# THE CIVIC COMMON

The Civic Common is a community hub for the entire City of Lethbridge. The citizens of Lethbridge view the Civic Common as the heart of their community. The vision for the Civic Common is to revitalize its existing assets and to set the stage for both daily rituals and seasonal ceremonies. Creating a welcoming and nurturing public realm that encourages social interaction is critical for Lethbridge to thrive. The Civic Common plan is designed to support a wide-ranging set of activities including civic, recreational, and cultural pursuits. It is an inclusive space that is accessible to all throughout the year. The proposed Civic Common plan is adaptable and flexible and designed to support opportunities for development as they arise.

This master plan was developed in consultation with the study team, stakeholders, the public, and Lethbridge City Council, who worked to shape the vision for the Civic Common. The Civic Common Master Plan Report documents background research, site analysis, community engagement, design vision, and phasing strategy.

A long-standing objective for the City of Lethbridge has been the development of a central Town Square. This objective was initially envisioned through the 1981 Town Square Concept Report, which recommended the construction of a new and expanded City Hall.

The objective of the Civic Common is to provide a hub for the Lethbridge community with respect to recreation, arts, cultural, education, environmental, social, and economic vitality.

The Civic Common Master Plan builds on the 1981 vision and the design of the City Hall, as well as, the strong planning framework set out in the Heart of Our City Master Plan.

The build out of the new City Hall in 2000 marked a significant milestone in the implementation of the 1981 Town Square Plan.

In 2007, the Heart of Our City Master Plan identified an updated and expanded, yet complementary, vision for this concentration of civic buildings in and adjacent to the Civic Common.

The Civic Common today is home to a number of civic and cultural buildings. A more seamless integration of the strong elements of this civic landscape is needed. The civic buildings are well used and well loved. Our master plan suggests possibilities for better integration of these amenities with the surrounding parks, and open space. Our master plan develops public realm strategies to build one safe, seamless, integrated, and inviting Civic Common.







# 2 MASTER PLAN



**VISION PLAN 13**

**MASTER PLAN 14**

**ORGANIZING ELEMENTS 19**

**REVITALIZATION ELEMENTS 27**

CELEBRATION

4th Ave S

Stafford Dr

WALKABLE

INCLUSIVE

VIBRANT

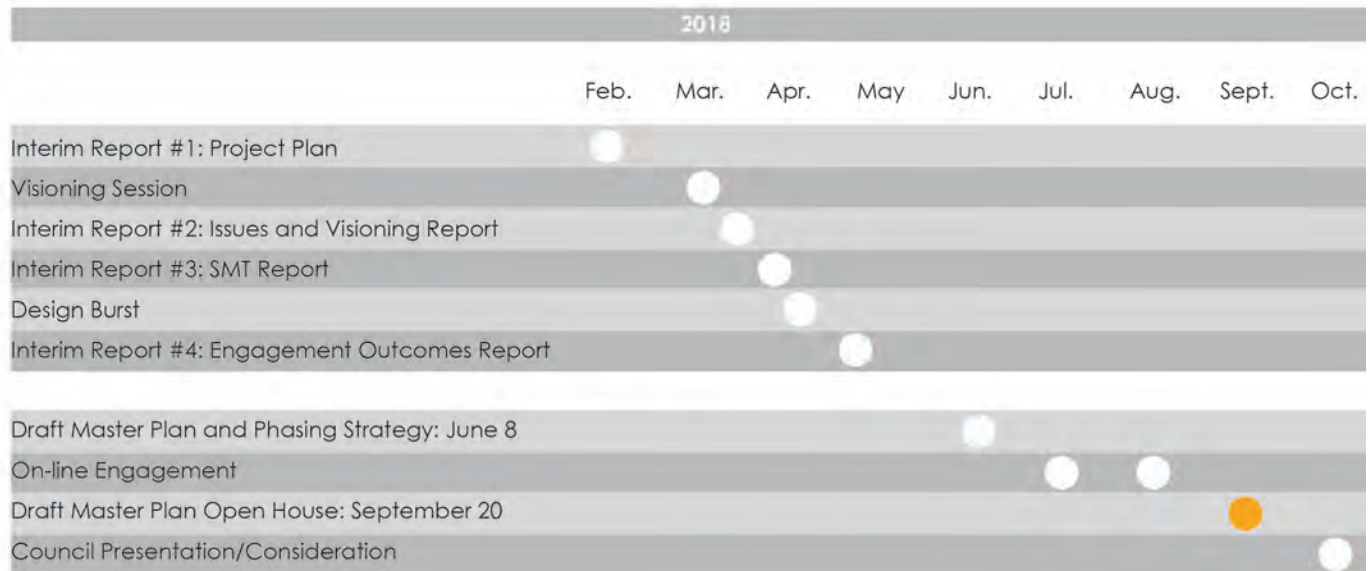
CONTEMPLATION

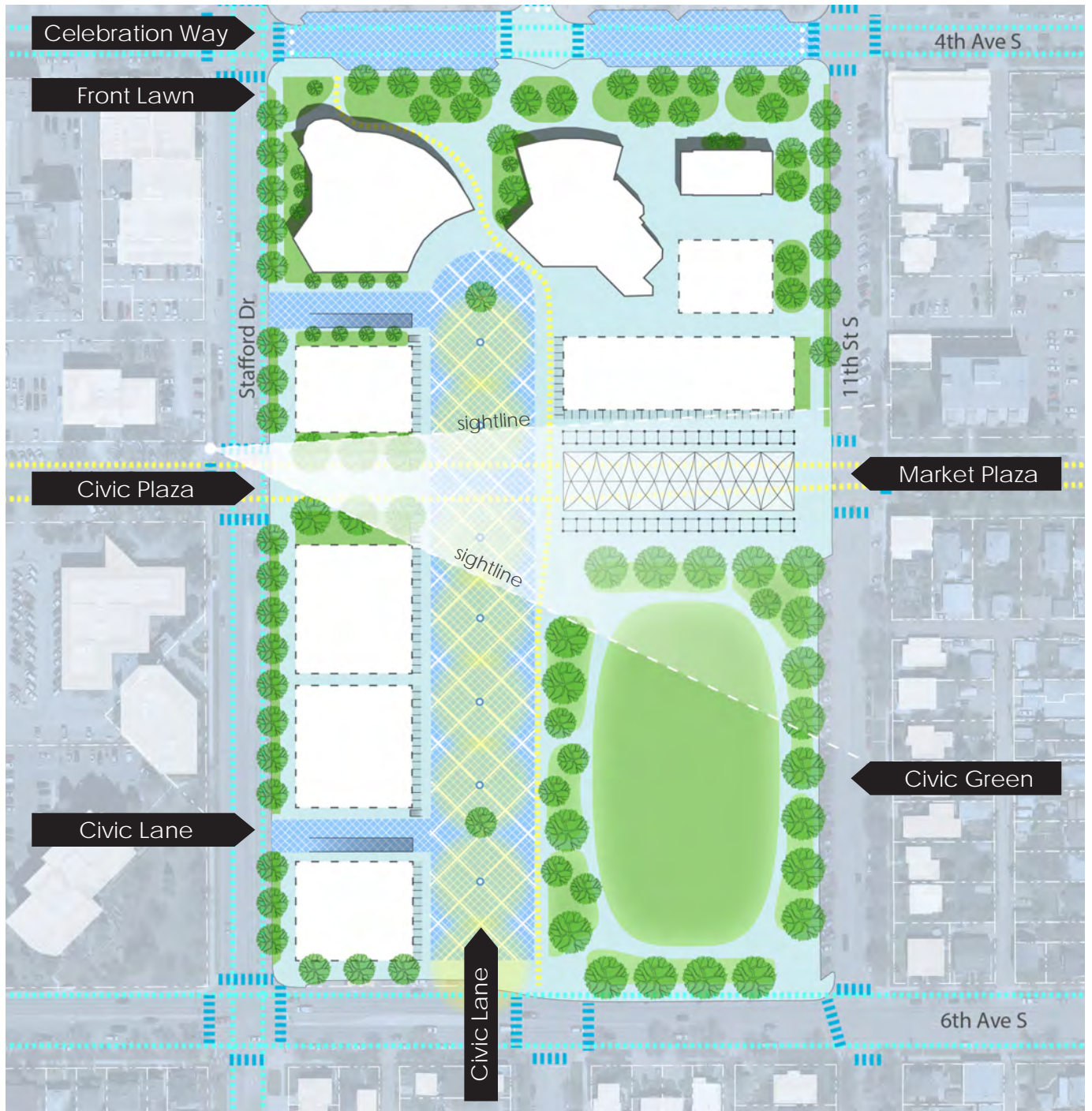
GREEN

BY THE COMMUNITY FOR THE COMMUNITY

6th Ave S









# MASTER PLAN

The Civic Common is open for all. It is located at the geographic centre of Lethbridge and thrives as the community heart. The master plan focuses on the public realm; the spaces between the buildings. It sets a framework for the general layout and orientation of existing and new buildings as they develop over time. Existing and new buildings and their uses are flexible and may be determined at various stages throughout the implementation. Opportunity sites for new developments are shown on the Civic Common Master Plan. All buildings will have a civic focus but specific buildings and occupants are not yet determined.

## ORGANIZING ELEMENTS

The organizing elements set a new framework which defines outdoor rooms at the heart of the Civic Common. The quality, scale and materiality of the built form must work to complement and frame the following outdoor rooms:

- Civic Lane
- Celebration Way
- Front Lawn
- Market Plaza
- Civic Plaza

## REVITALIZING ELEMENTS

The Civic Common is rich with assets and opportunities. The following elements require revitalization to ensure that they thrive well into the future:

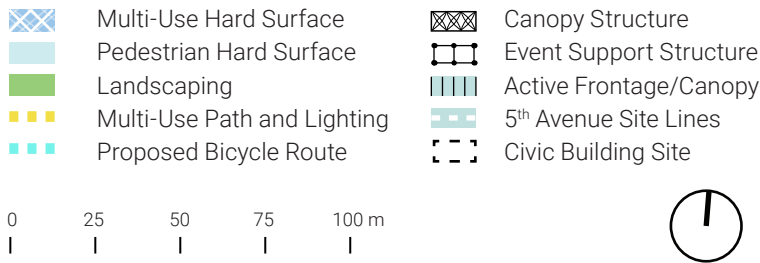
- The Civic Green
- Parking Concepts
- Boundary Conditions

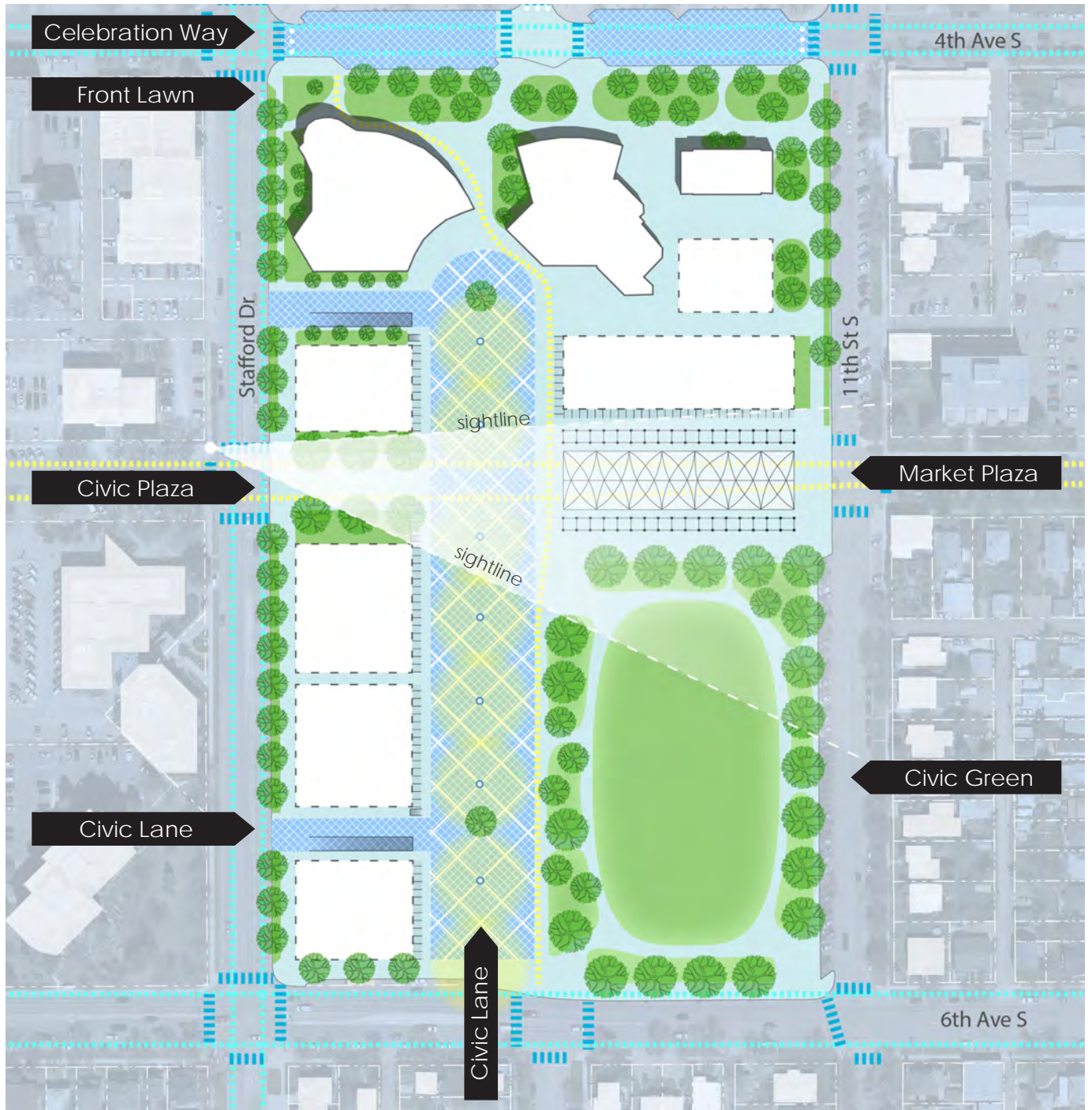
## CATALYZING ELEMENTS

Currently a common language and scale frames the front lawn and celebration way. City Hall and the Yates building set a standard for animation, materiality, scale, and presence on the site. Future development must take into consideration:

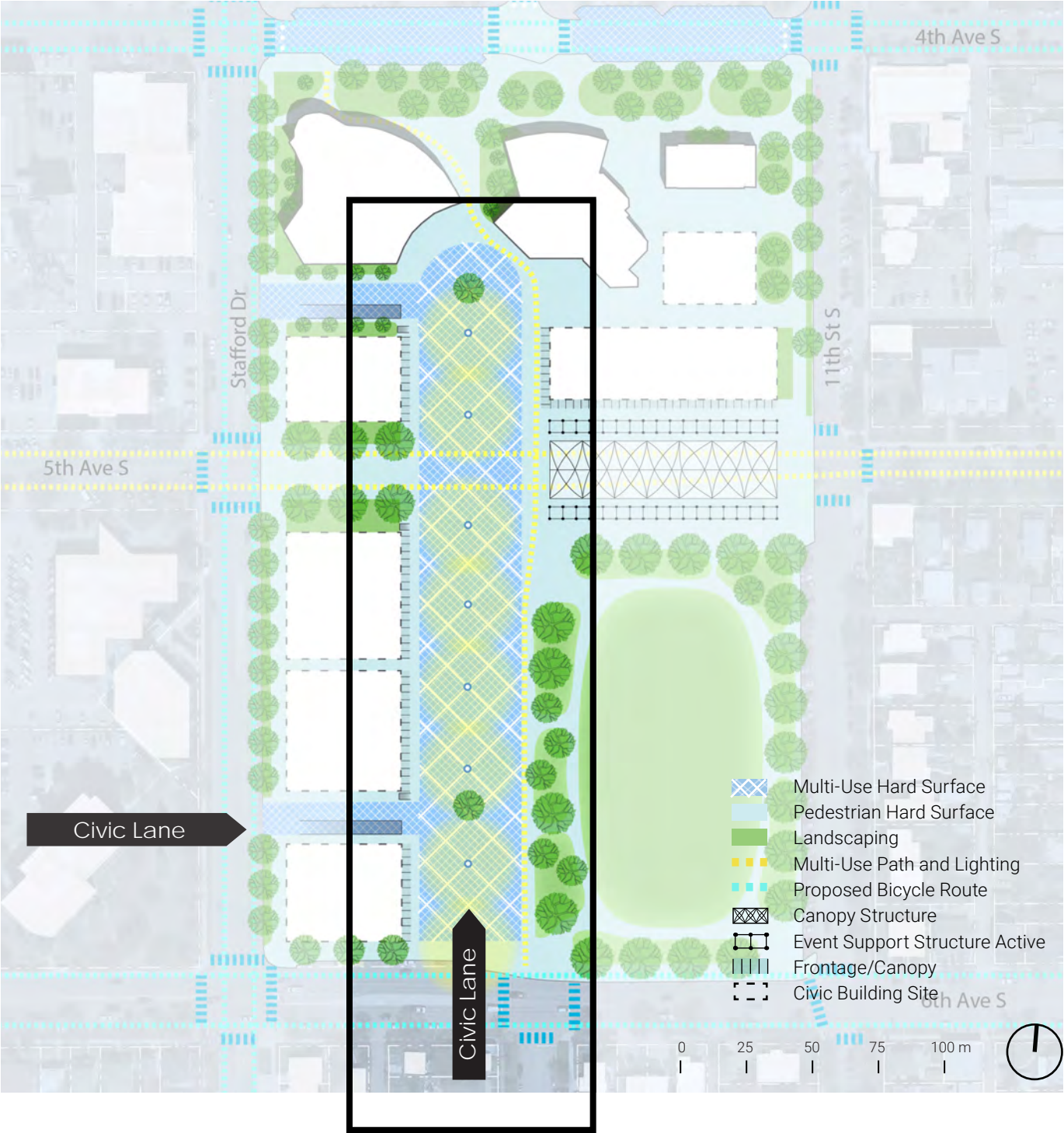
- Alignment with the plan
- Building siting, orientation, character
- Microclimate considerations
- Catalyst potential
- Interim uses

**NOTE:** From 5th Avenue there are clear sightlines into the heart of the Civic Common.







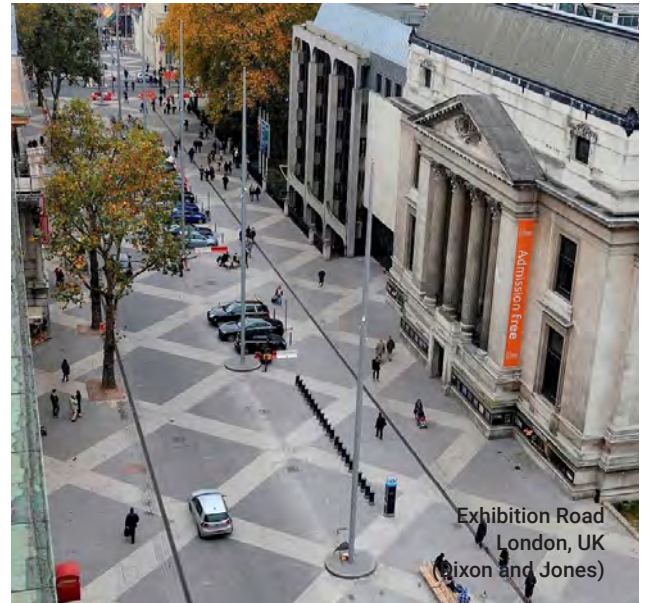


# ORGANIZING ELEMENTS

## CIVIC LANE

The main element of the master plan is the highly adaptable Civic Lane. It is conceived as a linear multi-use public space. The Civic Lane is used for parking at times while at other times it can be used for festivals, market purposes, and civic events. The design of this space uses a high-quality paver that gives an aesthetic of an active place for people, bicycles as well as their cars.

The public area uses rolling curbs and thus creates a seamless and integrated public realm with the adjacent buildings. Retractable bollards, seasonal planters, and paving patterns signal potential vehicle areas along this sharable space. Access is located at the north and south extents of the Civic Lane with roundabouts giving access into the multi-use parking area and providing a location for drop-offs. The grand pedestrian and cycling entrance is located on the western side of the Civic Common aligned with 5th Ave South promenade and as a public space counterpoint to the Galt Museum.



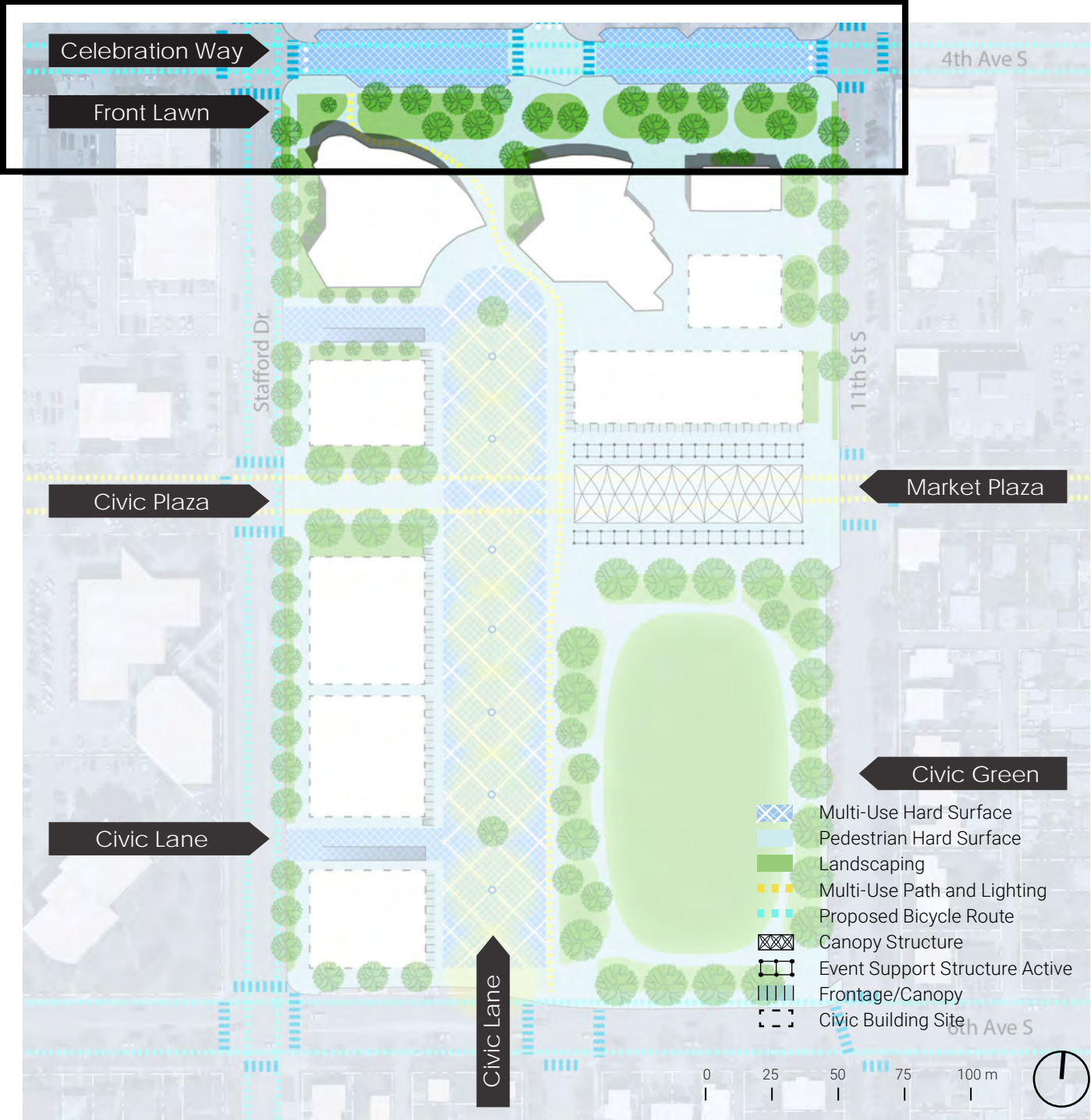
**Civic Lane:** Build a shared Street that welcomes pedestrians, cyclists, and drivers in equal measure.

**Civic Lane:** Provide consistent, comfortable, and accessible landscaping along the edges of the Civic Lane.



**RiverWalk Urban Waterfront**  
Calgary, AB  
(Stantec)





## CELEBRATION WAY

4th Avenue South is the Celebration Way for large parades and gatherings during significant events such as Remembrance Day. Temporary bollards can be activated to block traffic from entering the street for these rituals and ceremonies. Street design across this segment of 4th Avenue South signals that people are welcome. The street surface should be replaced with paving to match paving on the Civic Lane. This ties the paving material palette together across the Civic Common and signals a connection to the buildings to the north as well. Even when there are no ceremonies the change in texture signals that this is a special place. A raised intersection at 10th Street creates an extension of the Cenotaph gathering space in front of Yates. This move creates a keystone between the front lawn with the Celebration Way. The design for Celebration Way should integrate with the design for the Front Lawn as illustrated in the precedent image to the right.

## FRONT LAWN

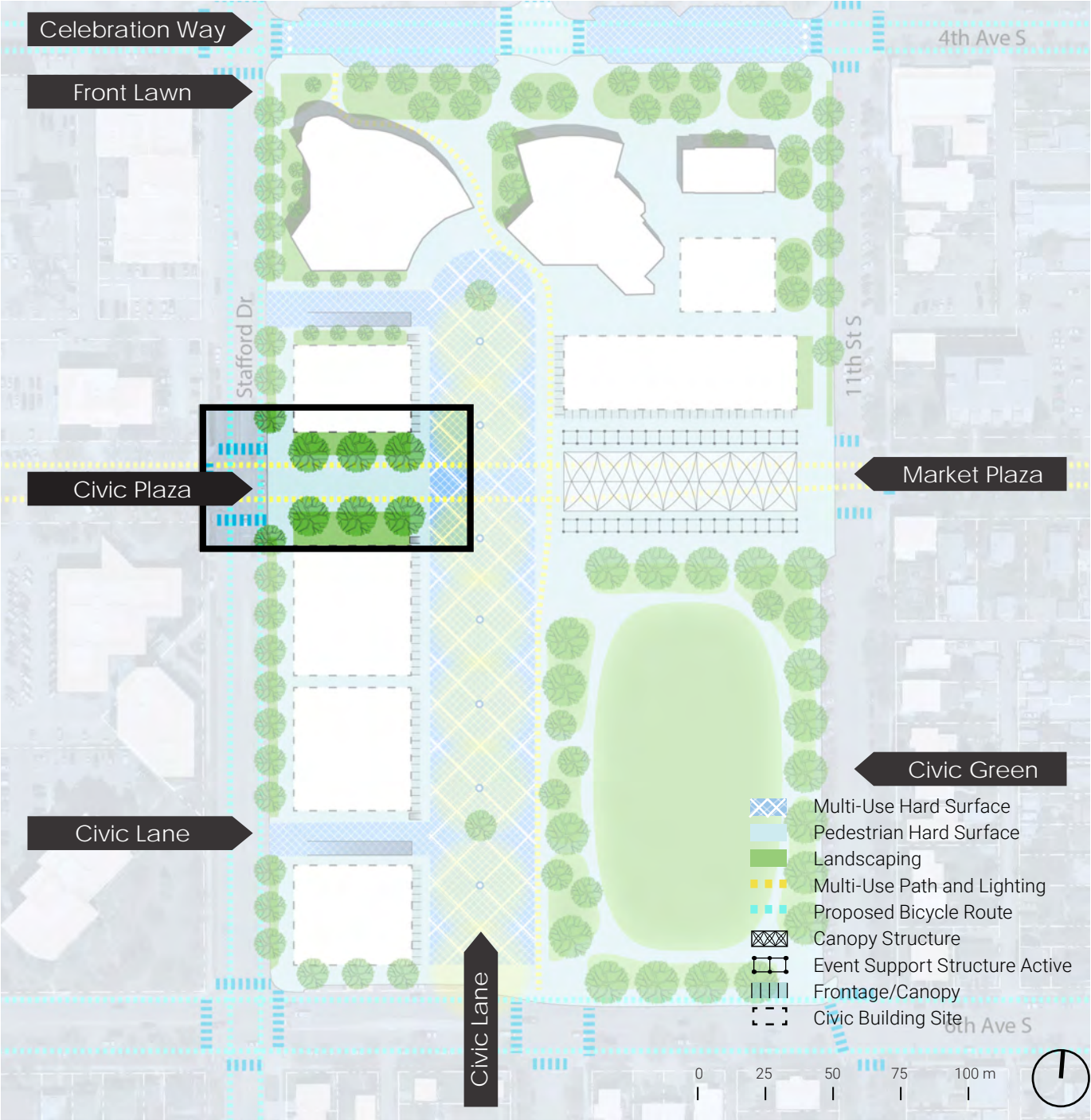
The front lawn welcomes the public into the Civic Common. With a landscaped green lawn, large trees, and hardscaped areas that lead pedestrians into the heart of the Civic Common. The Front Lawn is envisioned as one cohesive and comprehensive landscape that offers seating for celebrations along 4th Avenue South while also offering a threshold into the active civic spaces within and behind City Hall.

**Celebration Way and Front Lawn: An integration of soft and hard landscapes.**



**Place d'Youville  
Montreal, QC  
(Claude Cormier)**





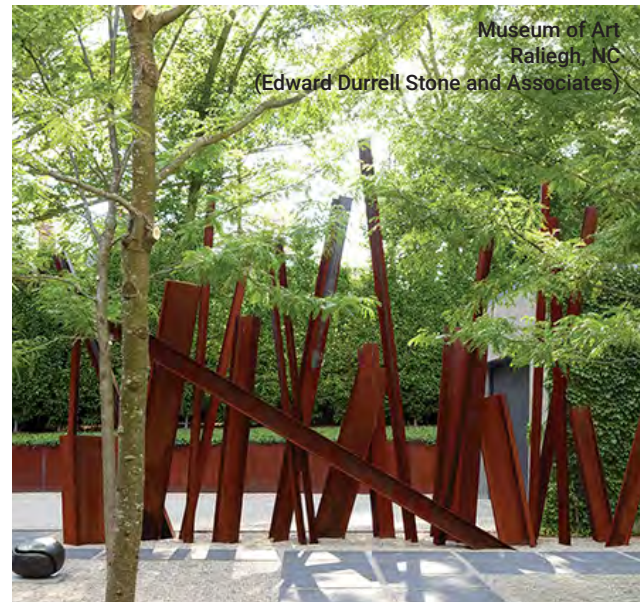


## CIVIC PLAZA

The grand pedestrian and cycling entrance is located on the western side of the Civic Common aligned with 5th Ave South promenade and as a public space counterpoint to the Galt Museum. The Civic Plaza acts as a gateway to the Civic Lane as well as a privileged view into the heart of the Civic Common. The Civic Plaza is welcoming to pedestrians and cyclists alike. It also offers an opportunity for through connection for the future cycling lanes planned along 5th Avenue, as it connects through to the Market Plaza.

Provide signature bicycle parking within in the Civic Plaza and particularly along the edge of the site and at the borders of the Civic Plaza.

The Civic Plaza is both welcoming and intriguing, inviting the passerby to venture into the heart of the Civic Common.

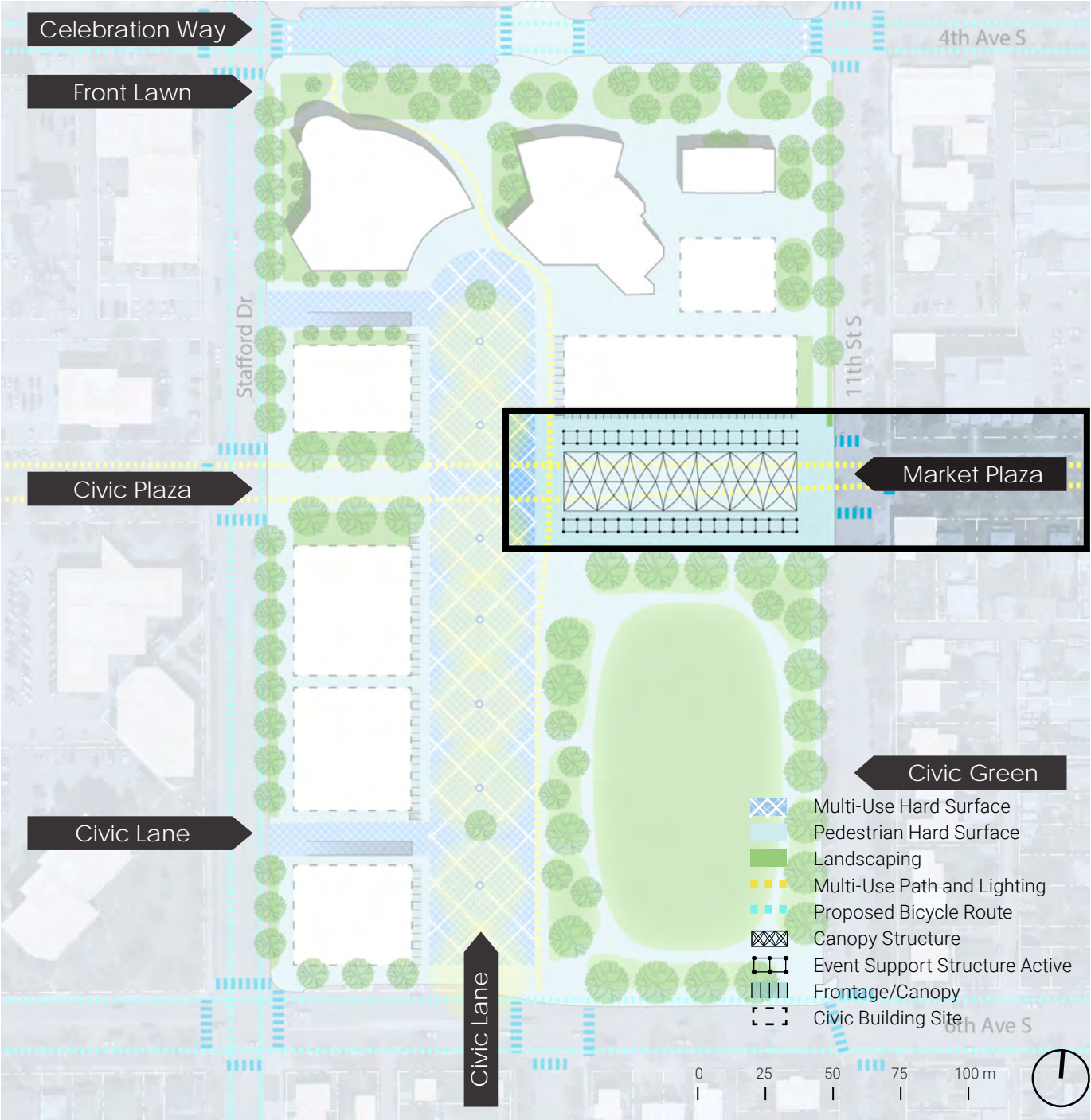


Museum of Art  
Raleigh, NC  
(Edward Durrell Stone and Associates)



RiverWalk Urban Waterfront  
Calgary, AB  
(Stantec)







21 Balançoires  
Montreal, QC  
(Daily tous les jours)

## MARKET PLAZA

The Market Plaza is designed to support local markets and small events. The supportive event infrastructure provides a plug and play environment within the broader Civic Common landscape. An open framework provides some shade and sets up a geometry for market stalls and events such as Word on the Street. The new Market Plaza creates a pedestrian and cycling connection along 5th Avenue South. The market plaza provides a threshold between the residential neighbourhood to the east and the vibrant Civic Lane to the west.

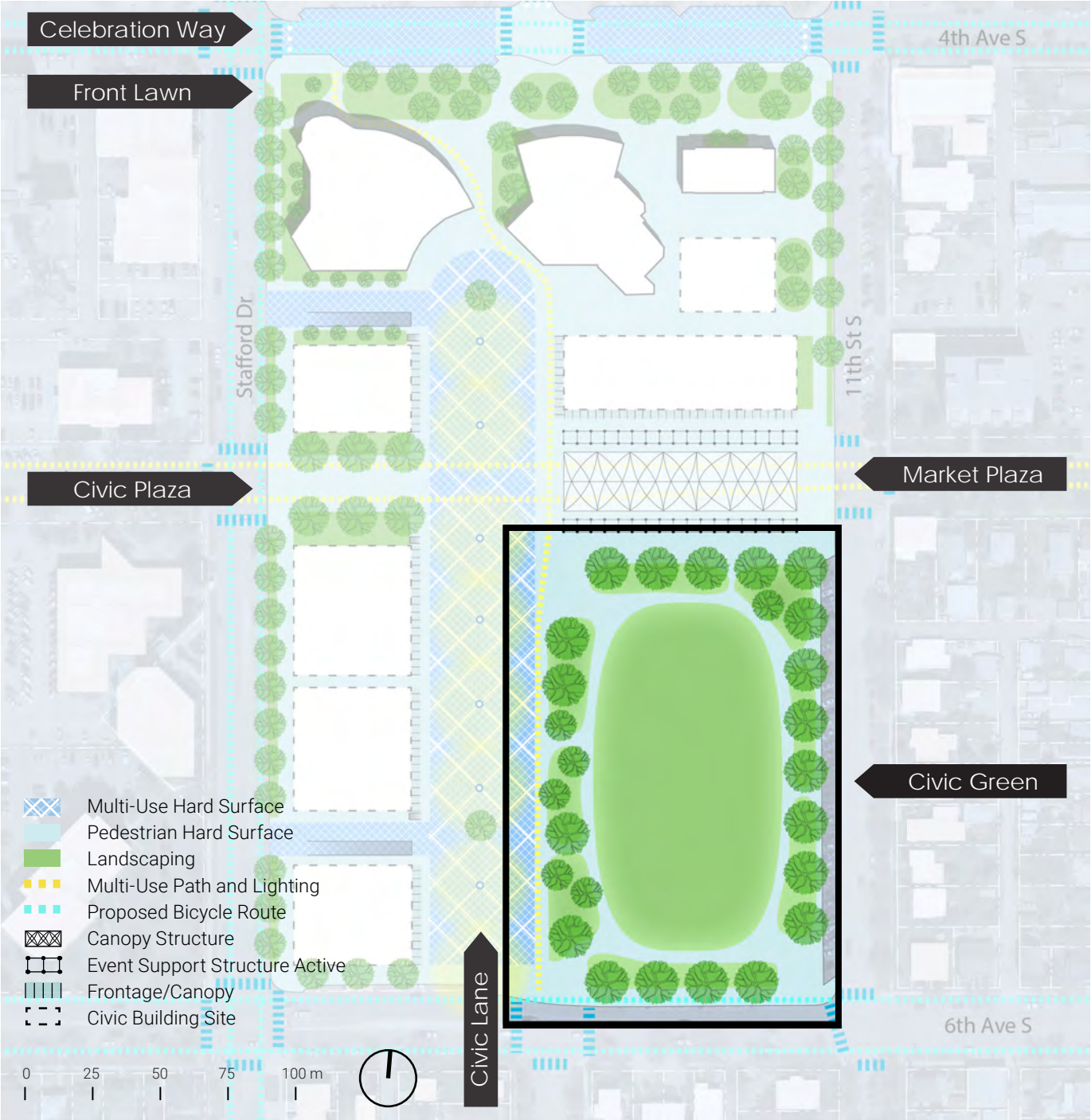
The Market Plaza sets the stage for active community engagement.

The Market Plaza is defined by a measured framework and supported by an event infrastructure that is at once measured and playful.



21 Balançoires  
Montreal, QC  
(Daily tous les jours)







# REVITALIZING ELEMENTS

## CIVIC GREEN

The Civic Green already provides open recreational space and green space within the Civic Common. The park is envisioned to be an active, safe, open green that is connected to adjacent public spaces and buildings. The Civic Green can be used for active and passive recreation. The large field can be used for informal pick-up games while other spaces may be used for rest or relaxation. Pathways throughout the park create many connections

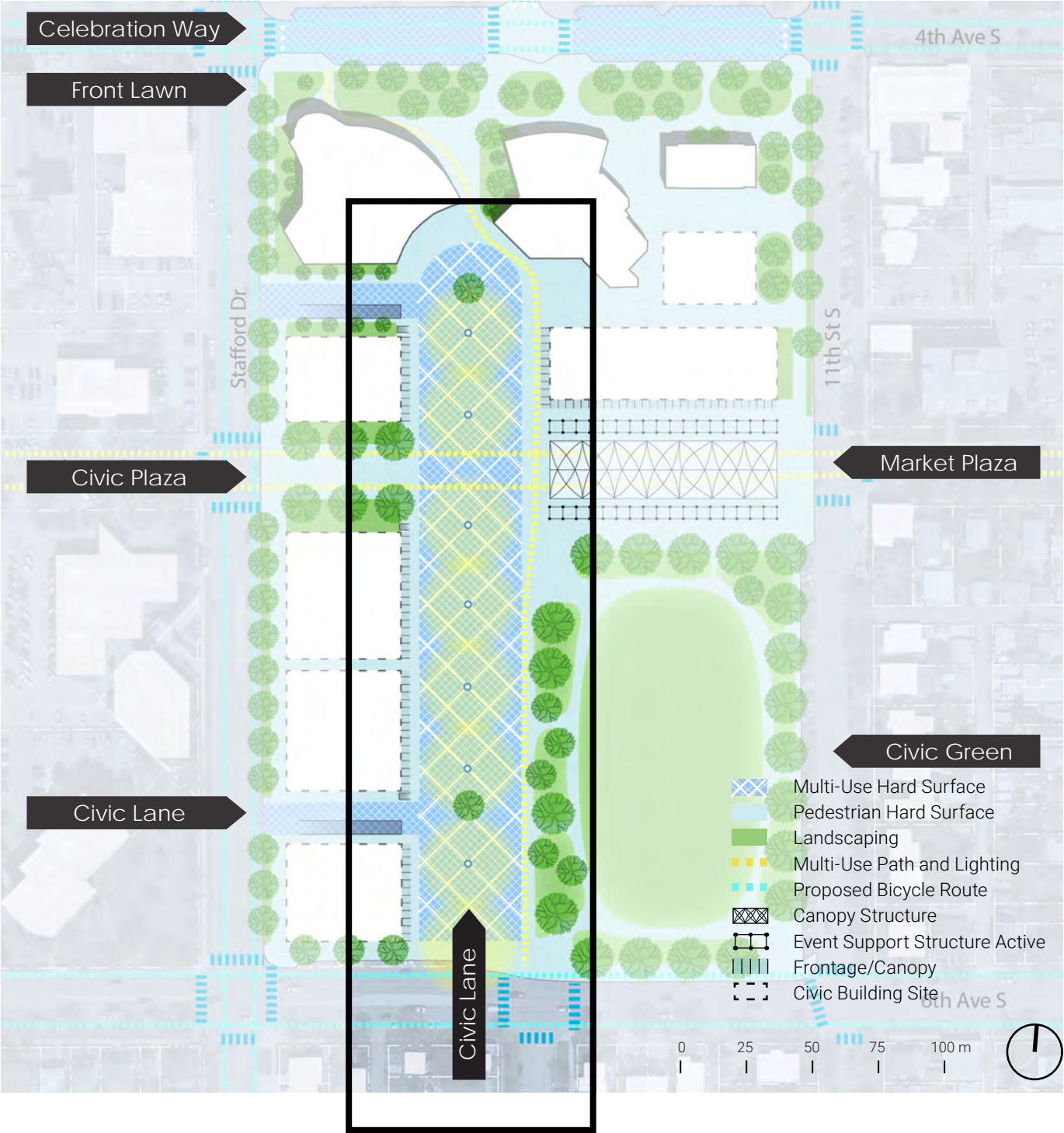
to the different spaces within the park and adjacent areas in the civic green. The corners of the park offer spaces of activation as people gather here to enter the park. The northwest corner is seen as an interactive work of art that engages and delights the young and the young at heart alike. Different spaces within the park support both recreation and relaxation.

**Reimagining the Civic Green as  
a place to gather.**



Lincoln Inn Fields  
London, UK





# PARKING CONCEPT

Our Civic Common Master Plan contemplates two parking concepts. The first is the most cost effective and best balanced in terms of moving towards healthy and active modes of transport.

The second requires a much larger budget and could not be designed until geotechnical and environmental assessments were completed. These tests would evaluate the extent of sand deposits and the height of the water table to determine whether it is even feasible to build any underground parking.

The first concept reconfigures the parking along the Civic Lane; it is simply a shared, well designed, paved surface for civic use that can accommodate between 250 and 300 parking spaces. The second concept is to add one level below grade offering an additional 300 to 350 spaces; the two combined offers approximately 600 spaces. Currently parking across the entire Civic Common sits at approximately 500 spaces.

Both parking concepts, below and above grade, rely on the Civic Lane as the organizing element.

Parking requirements for future buildings within the Civic Common will not be fully understood until those specific new facilities are identified and their use and size is known. Regardless of the amount, size, or type of facilities, parking needs to be considered.

The concept described within the Civic Lane may not be sufficient, although the added below grade option provides 100 more spaces than are currently spread across the entire site.

In the unanticipated case that more parking is required, a parking strategy should include the Civic Common as well as the larger Downtown area. Parking will need to be managed holistically and will need to be considered in balance with other Civic Common and Downtown goals and objectives. Opportunities to provide parking for

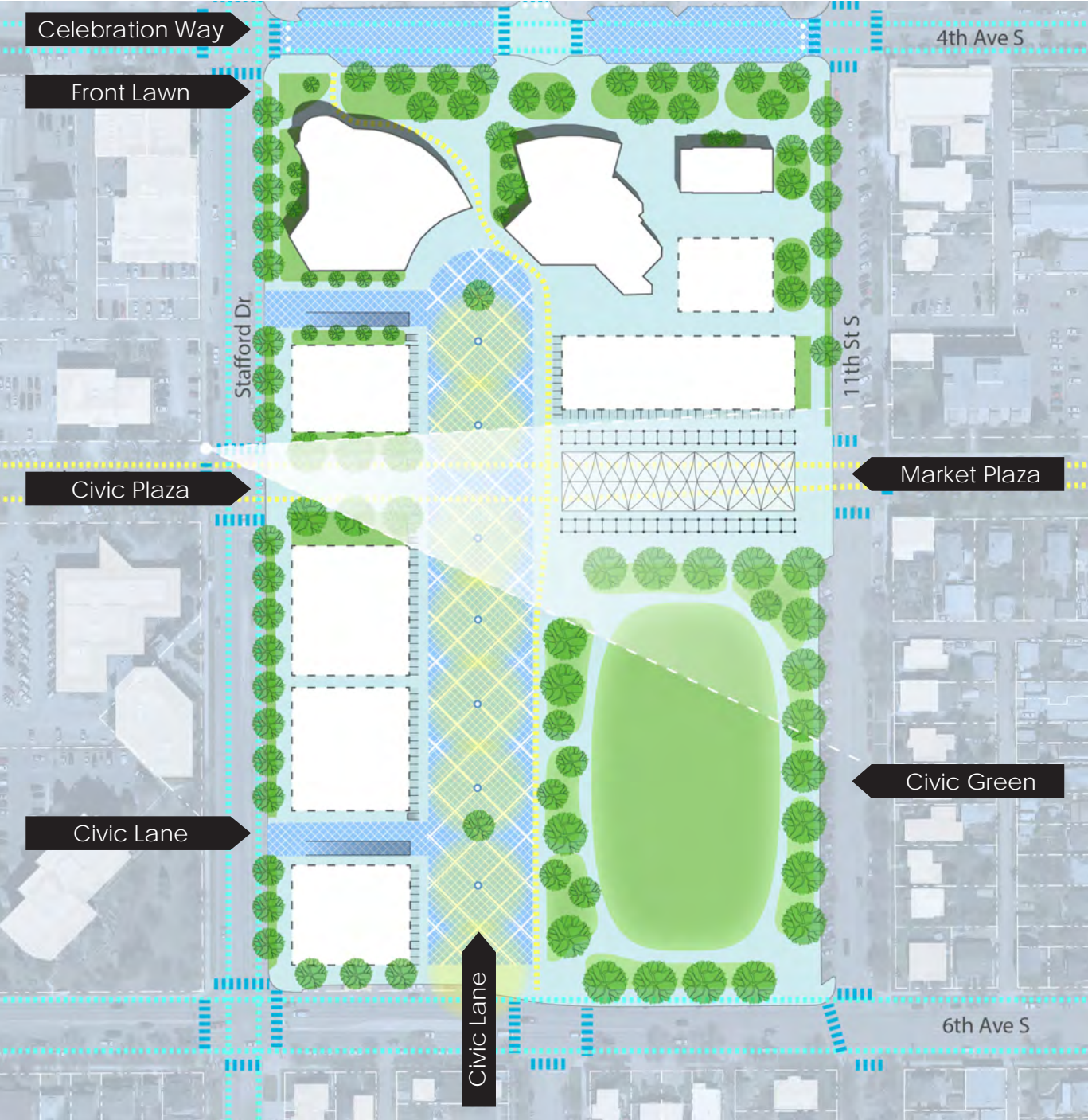
Civic Common facilities within close proximity should be explored.

When surface and below grade parking are considered within the Civic Common the following should be strongly considered:

- Parking should be carefully scaled and sited.
- Parking, whether surface or below grade, shall be carefully placed and designed. The Civic Common Master Plan clearly articulates the most suitable location for at grade and below grade parking.







## STRUCTURED PARKING

- We do not anticipate the need for structured parking and strongly suggest that if it is needed, it should be outside the limits of the Civic Common.
- Any structured parking that is anticipated should be shared and wrapped with attractive ground floor uses.
- Ground floor animation should be consistent along all street frontages including Stafford Drive, 4th Avenue, 11th Street and 6th Avenue.
- Stairways, elevators, and parking entries and exits should be treated like service entries and located in mid-block connections between the buildings.

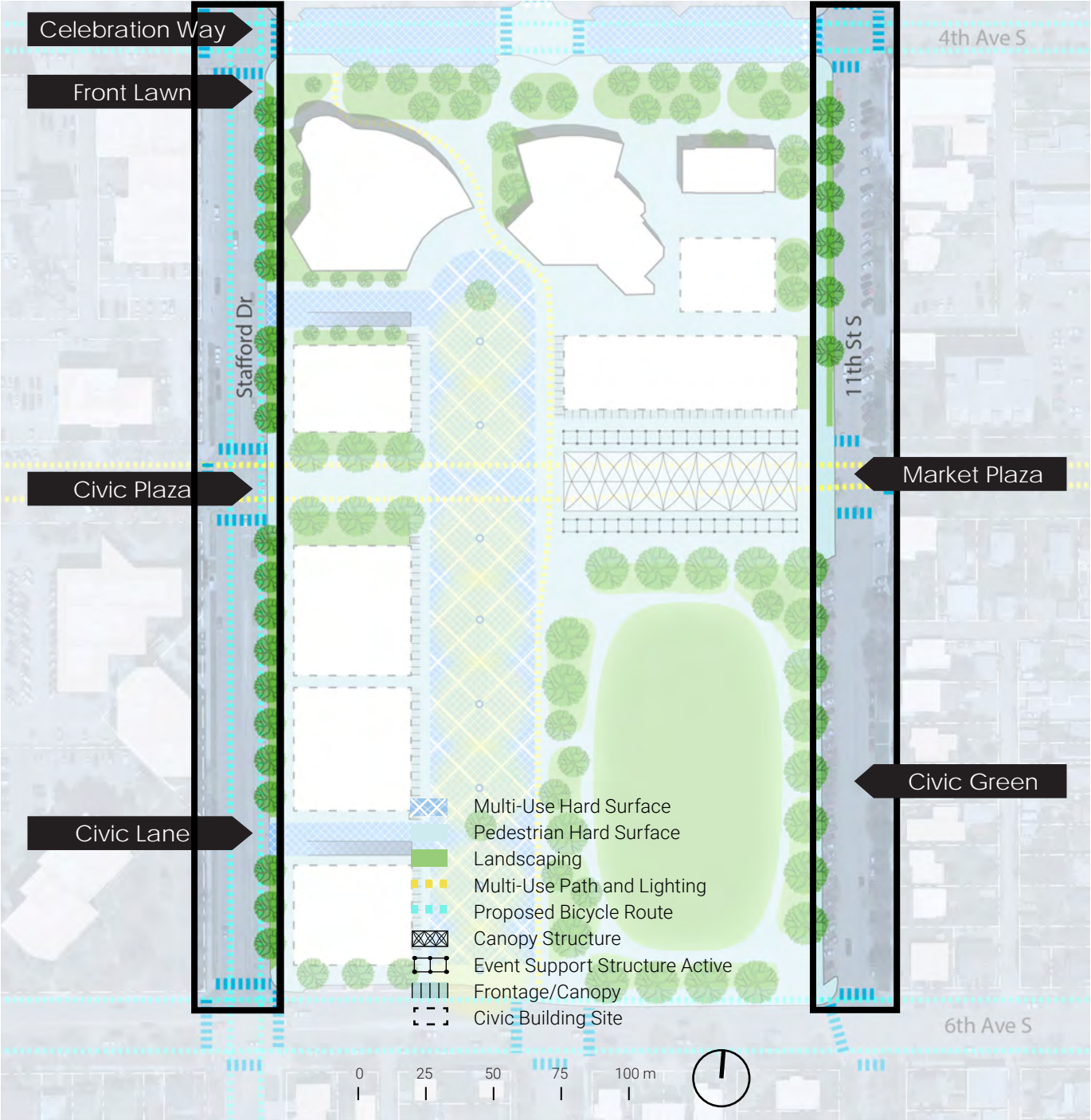
## SURFACE PARKING

The location of the surface parking is clearly outlined in the Civic Precinct Master Plan. The parking is designed as a pedestrian mall to the highest level of landscape design with best practices in lighting, signage, and street furniture.

**The 700-space parking garage is wrapped with retail and office uses.**







# BOUNDARY CONDITIONS

The boundary conditions for the Civic Common require special attention. The perimeter sidewalks should be generous and animated and shaded by a consistent tree canopy. The streetscape on all four sidewalks that surround the Civic Common should have a consistent material palette that integrates with the organizing elements.

## 11TH STREET

11th Street South is conceived as achieving the same level of design excellence as the 4th Avenue South Celebration Way. This street becomes an active, pedestrian focused, and connected place with room for cars as needed. An integrated design approach to this Complete Street creates a unified streetscape and a connection from the neighbourhood to the Civic Common. Pedestrian enhancements such as improved crossings

at intersections, and bulb-outs at crosswalks provide better connections to the Civic Common. Street trees, streetscape amenities, and consistent materiality creates a unique sense of place that enhances the neighbourhood and signals our arrival at the heart of Lethbridge: the Civic Common.

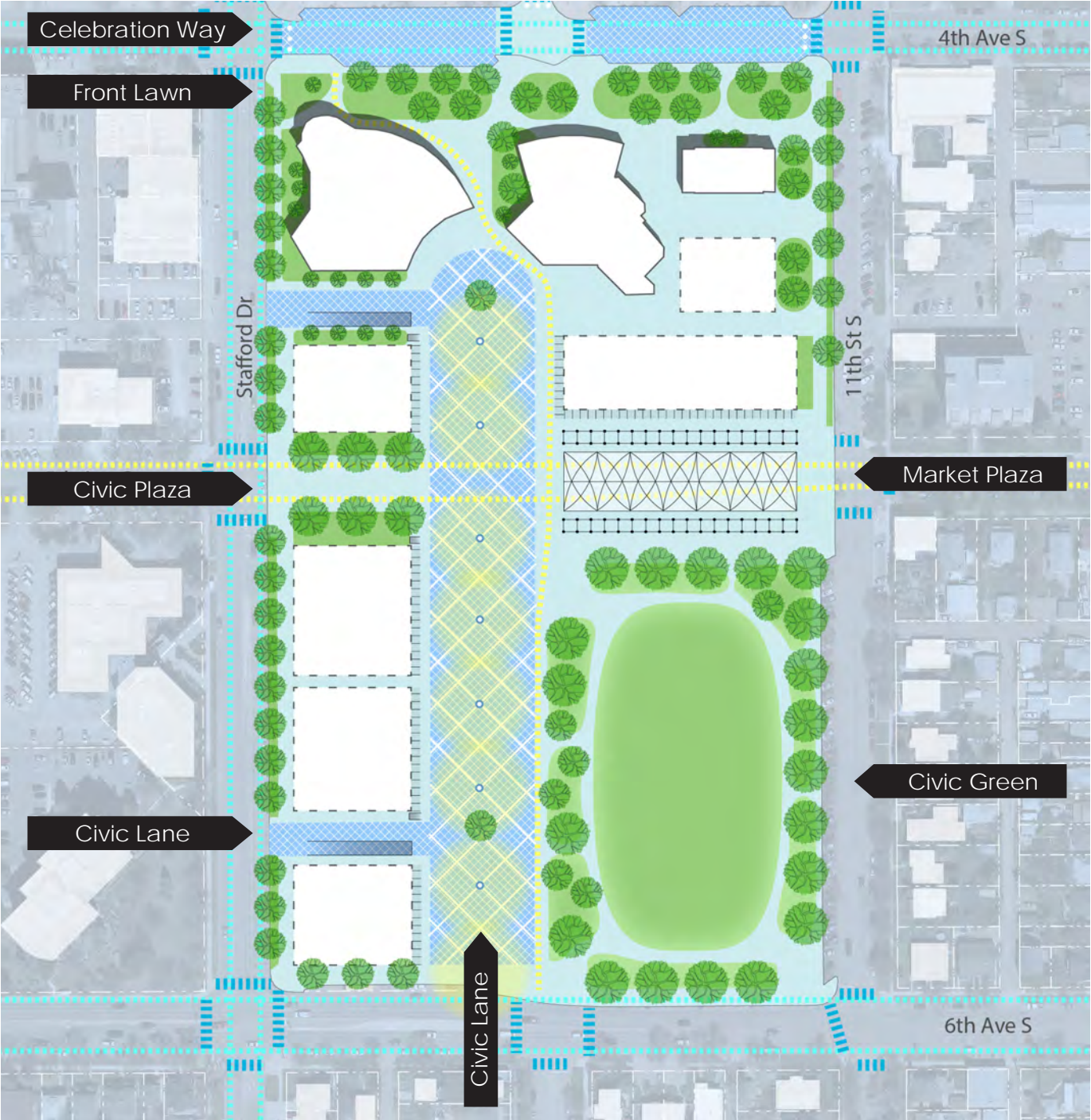
## STAFFORD DRIVE

The Vision for Stafford Drive is to widen the sidewalk and include a boulevard of street trees to provide a feeling of safety and comfort for the pedestrian. Currently the sidewalk is too close to Stafford Drive and gives a feeling of being unsafe. By keeping future buildings at least 6 m back from the curb we provide ample room for a boulevard of trees benches, lighting and other amenities to create the opportunity for a stroll along Stafford. As with all other edges of the site, material palette should remain consistent.



Tree Lined Street  
London, UK





# CATALYZING ELEMENTS

New civic buildings are welcomed as an opportunity to frame and activate the public spaces proposed. Developments are encouraged to bring 24/7 activity to the public spaces. Priority is given to buildings that activate both the surrounding street edges and avenues and invite through circulation to the central spine and parkland. Buildings should be designed to interact, connect, and transition with the public realm to create a connection and movement of people between indoor and outdoor spaces.

## INTERIM USES

Existing lands should be retained for the purposes outlined in the vision of the Civic Common Master Plan and should not be rushed or prematurely developed with anything other than appropriate interim development until such time that the property is ready for permanent development that fits the plan.

When existing buildings or public spaces are demolished or significantly changed in advance of planning and funding for new permanent development to take place, care and attention should be given to interim uses as not to jeopardize future large-scale plans or to allow 'temporary' development that does not fit the vision of the plan.

Interim land uses shall:

- Align with the vision of the Plan and contribute positively to Common.
- Be relatively easy to remove and must incorporate minimal improvements to the site avoiding permanent structures and minimal or no additional servicing.

## FUTURE USES

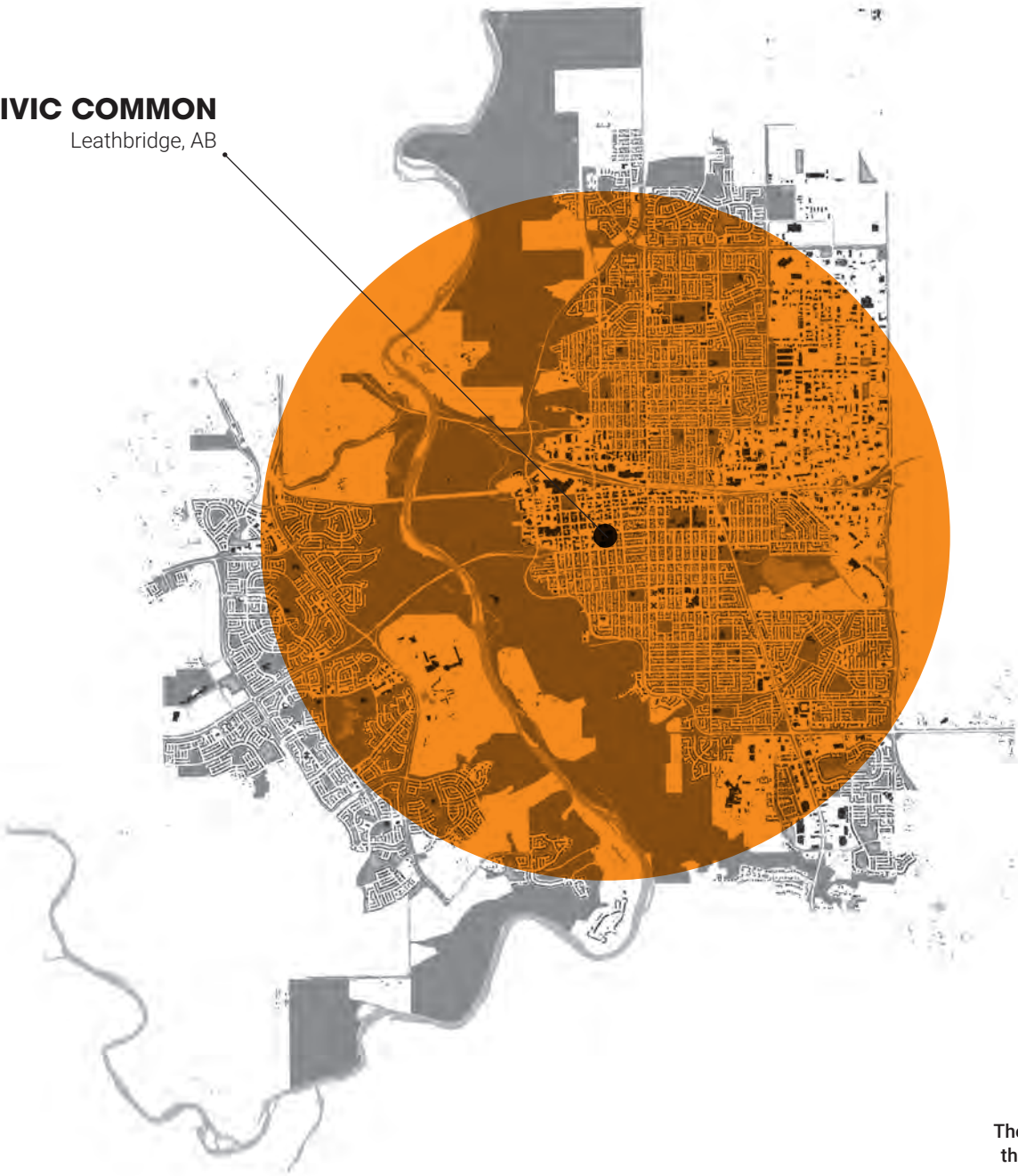
All new and existing buildings on the site will have a civic and community purpose. Land uses may include municipal offices, museums, community centres, libraries, public parks, recreational complexes, cultural centres, or other similar uses. When the Civic Common and potential alternative sites are contemplated for civic or cultural related uses, the following objectives should be achieved:

- Leverage its potential as a catalyst for local improvements.
- Site strategically to ensure visual and physical connectivity to the local context, Downtown and the City as a whole.
- Integrate with the aspirations of the Civic Common Master Plan into any new development and incorporate aspects that contribute to the public realm such as plazas, public art, and/or a parking facility.
- Improve and stimulate pedestrian circulation by including connectivity to, within, and through the site to local neighbourhoods.
- Design excellence and consistency in landscape architecture across the site.
- Ensure visibility of the centre of the Common from all sides.
- Ground floor animation for all buildings fronting onto the exterior road and onto the Civic Lane. All service access should be in midblock connections between the buildings.
- Make all buildings and sites within the Civic Common accessible.
- High quality architecture that respects adjacent neighbourhoods and their visions.



**CIVIC COMMON**

Leathbridge, AB



The Civic Common is  
the heart of our City.



### **PUTTING IT ALL TOGETHER**

A variety of public spaces and community activities complement one another and strengthen civic identity and community, thereby ensuring that the whole is greater than the sum of the parts. Together, these civic streets, plazas, parks, and civic buildings combine to support the authenticity of Lethbridge and encourage year-round participation in the civic life of the Common at the heart of our City.







# 3. PHASING STRATEGY



**PHASING 41**

**A COMMON UNDERSTANDING 42**

**ACTIVATION 44**

**INTEGRATION 46**

**DESIGN AND DEVELOPMENT 48**

## PHASING

The phasing of the Civic Common implementation is flexible and based on listening to the community and taking advantage of opportunities as they arise.

Phasing of the master plan takes place over four main phases: a common understanding, activation, integration, design, and develop. A common understanding focuses on future planning and programming. Activation focuses on public realm improvements. Integration is focused on coordinating buildings and public spaces. Design and development incorporates new civic and community buildings into the Civic Common.

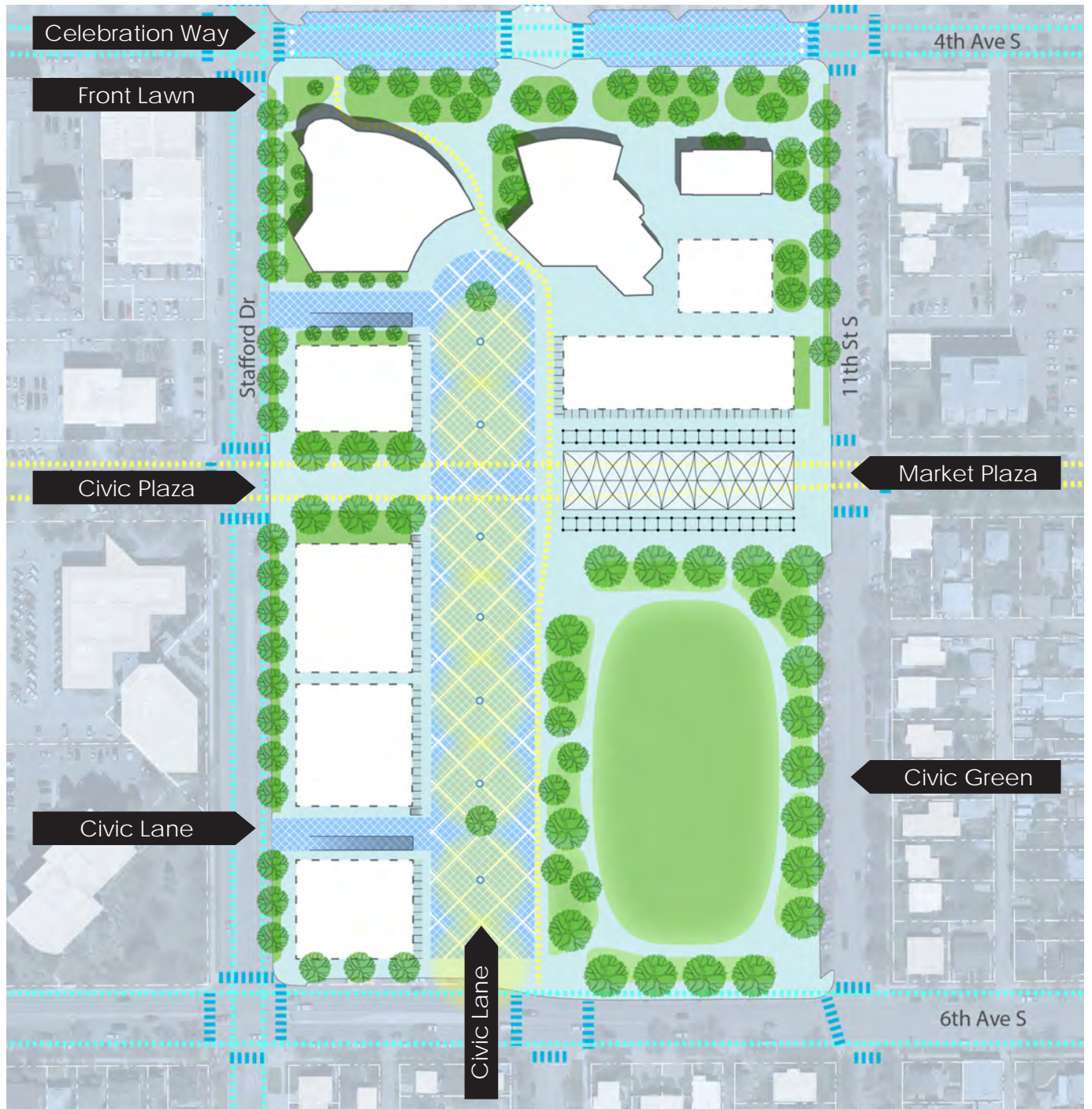


# A COMMON UNDERSTANDING

A common understanding focuses on the planning for future phases and actively programming existing spaces. Detailed studies will help inform future decisions and programming existing spaces can foster excitement for the future vision of the Civic Common.

- Prepare a strategy for programming the Civic Common and integrate with the Recreation and Culture Master Plan.
- Reanimate the civic green with recreation activities and cultural events and support impromptu family and friend gatherings with better lighting and seating.
- Create a public art strategy for the Civic Common and integrate with the City of Lethbridge Public Art Master Plan.
- Undertake a parking study for the site to strategize about parking consolidation.
- Prepare a traffic study for the conditions as exist and as proposed.
- Undertake an audit of the City Hall and the Old Courthouse to understand how the spaces are being used, how overlapping spaces be can consolidated and what the remaining space needs are.







# ACTIVATION

Activation focuses on the design of spaces in the public realm. Public realm transformations include the completion of the northern section of the civic lane and the civic green.

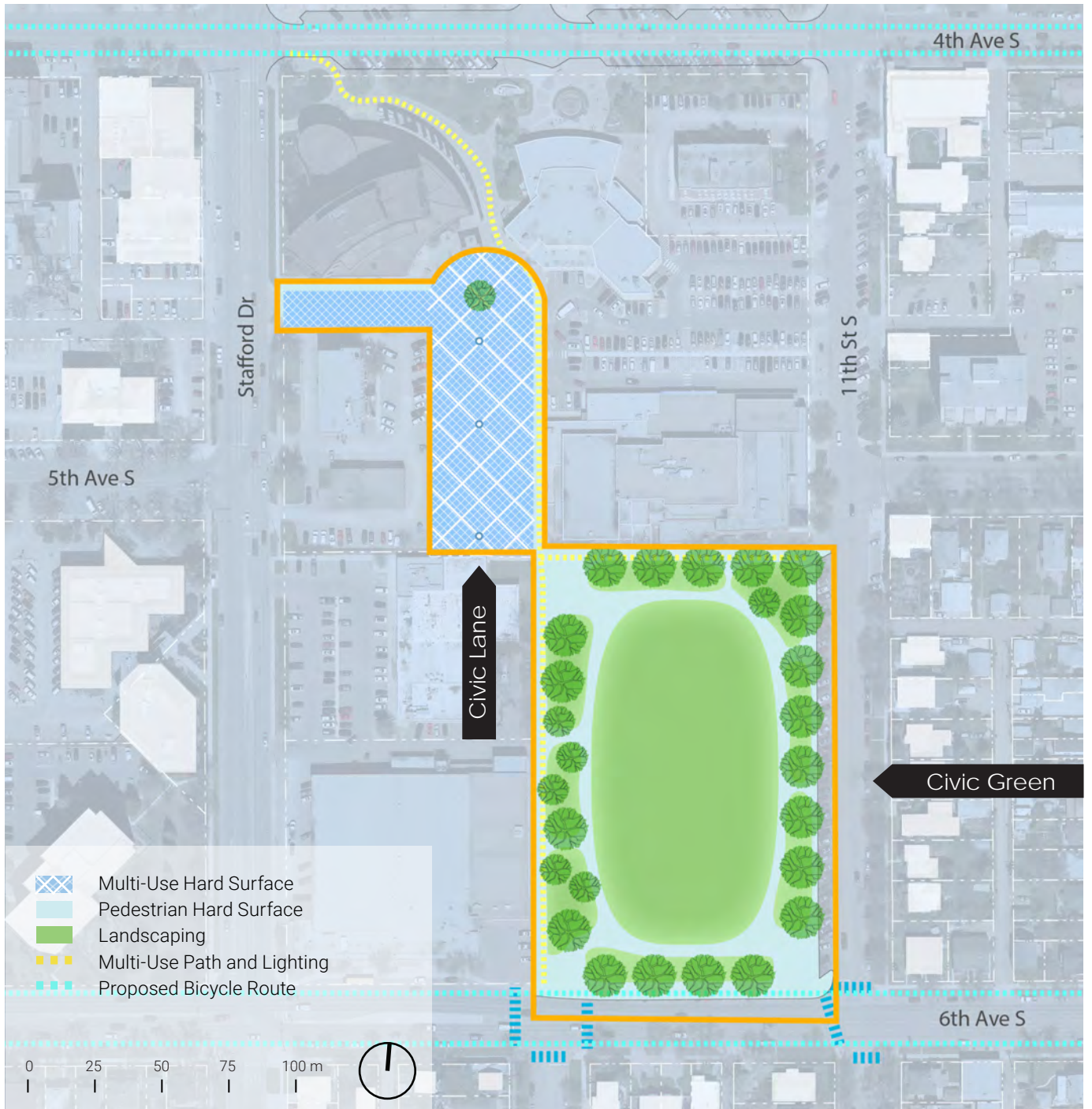
- Remove chain link fence on the north side of the civic green.
- Install a multi-use path from the north and south through the site and to the south of the Lethbridge Senior Citizens Organization.
- Install pedestrian scale lighting in public spaces.
- Remove unnecessary barriers such as steps and curbs where possible to improve accessibility.
- Develop the City Hall parking lot as the first section of the civic lane.

- Redesign the civic green for a variety of activities and spaces based on outcomes of the study to reanimate the civic green in the Planning, Programming and Public Realm Phase.
- Coordinate programming between the civic green and adjacent facilities.

**Informal activities in public spaces  
create a vibrant public realm.**



**Kit of Parks  
(Sasaki Associates)**







The Metropolitan Public Realm  
Boston, MA  
(Stantec)

# INTEGRATION

Integration focuses on connecting existing buildings and public spaces. The redesign of the front lawn connects the streetscape with the Civic Common and provides a welcoming entrance. Connecting existing and future buildings to the Civic Common ensures an active, connected, and safe public realm. Architectural elements should open to the park and the spaces between buildings and the park should be complementary.

- Design the front lawn as an integrated open green space that unifies the elements of the Civic Common.
- Creation of connections from existing and new buildings with an enhanced design to integrate the spaces and offer flow of people in and out of buildings and open space.

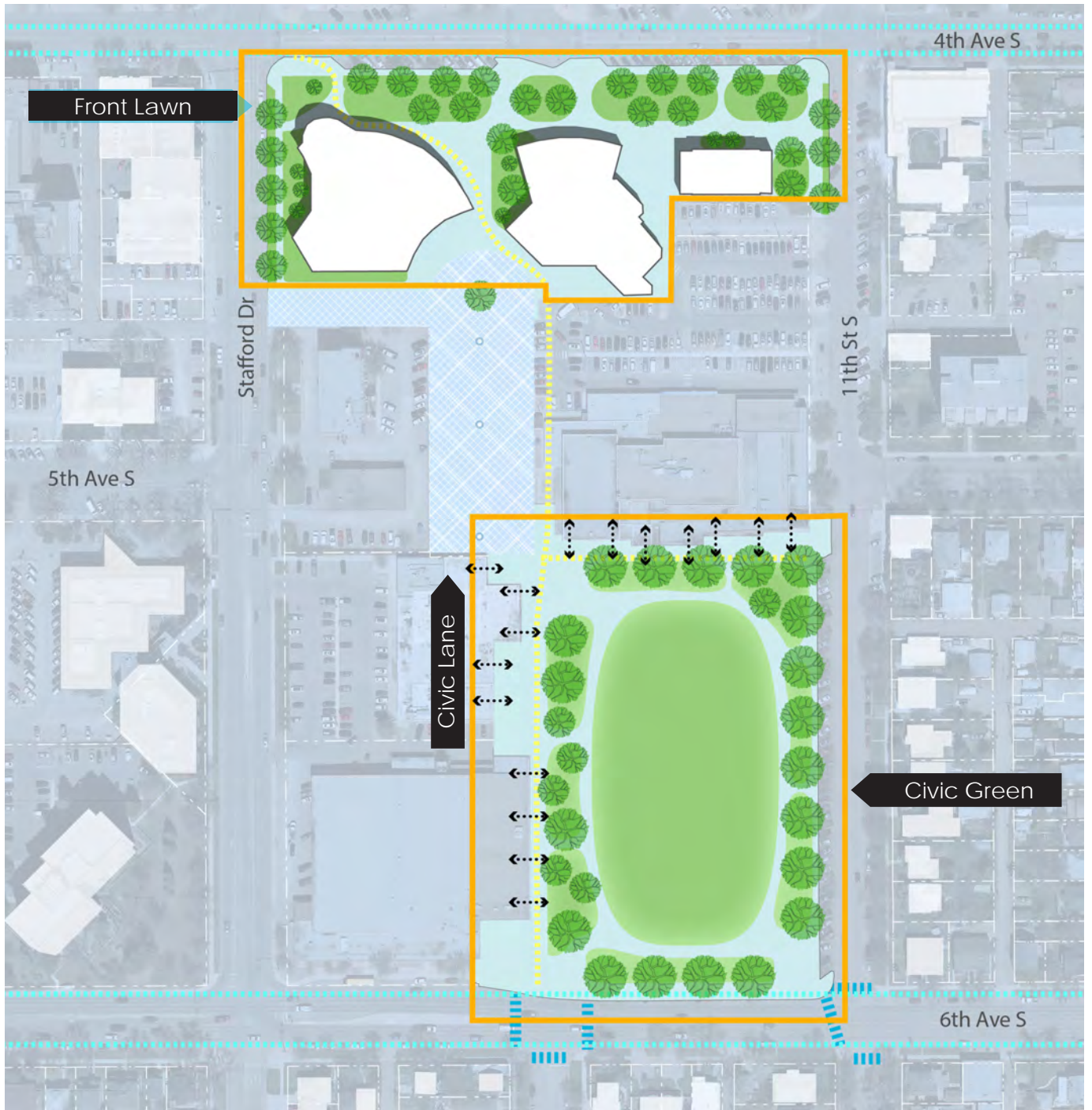
The planted landscape, hardscape surfaces, and architectural design creates a building that is integrated with public realm.

	Multi-Use Hard Surface
	Pedestrian Hard Surface
	Landscaping
	Multi-Use Path and Lighting
	Proposed Bicycle Route
	Canopy Structure
	Event Support Structure Active
	Frontage/Canopy
	Civic Building Site

0 25 50 75 100 m









# DESIGN AND DEVELOPMENT

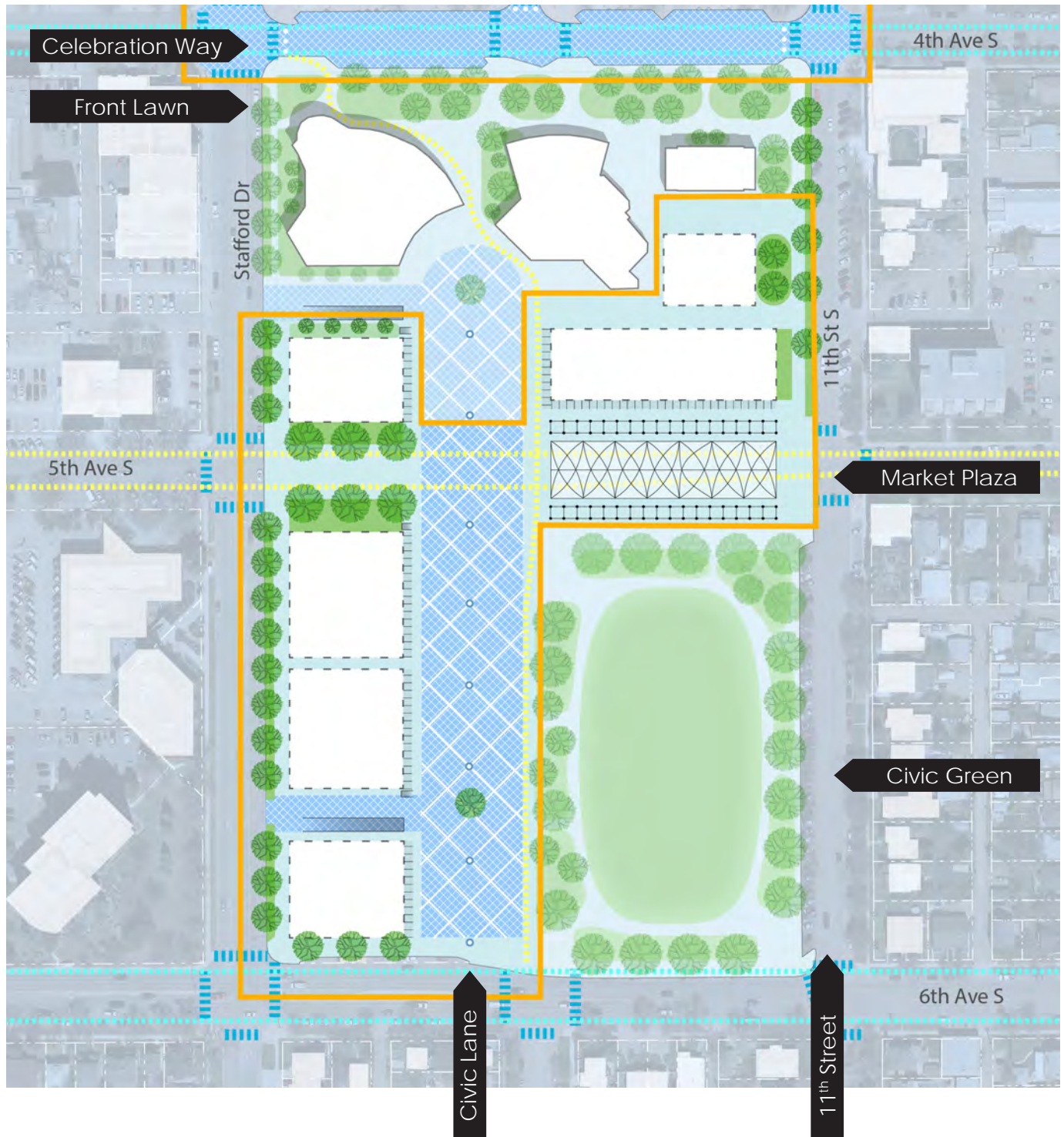
Design and development is the complete vision for the Civic Common with a variety of integrated public spaces and new civic buildings. All new and existing buildings on the site will have a civic and community purpose. Land uses may include municipal offices, museums, community centres, libraries, public parks, recreational complexes, cultural centres, or other similar uses. These new civic uses will animate the site and bring events to the multi-use Inclusive Spaces.

- Completion of the Civic Lane.
- Development of the Market Plaza with a covered canopy structure and event support structures.
- Create a pedestrian entrance into the Civic Common at the corner of Stafford Drive South and 5th Avenue South.
- Design and develop new civic and community buildings in a manner that aligns with the master plan.

**Exhibition Road as Shared Street  
precedent for Civic Lane**

Exhibition Road  
London, UK  
(Dixon and Jones)

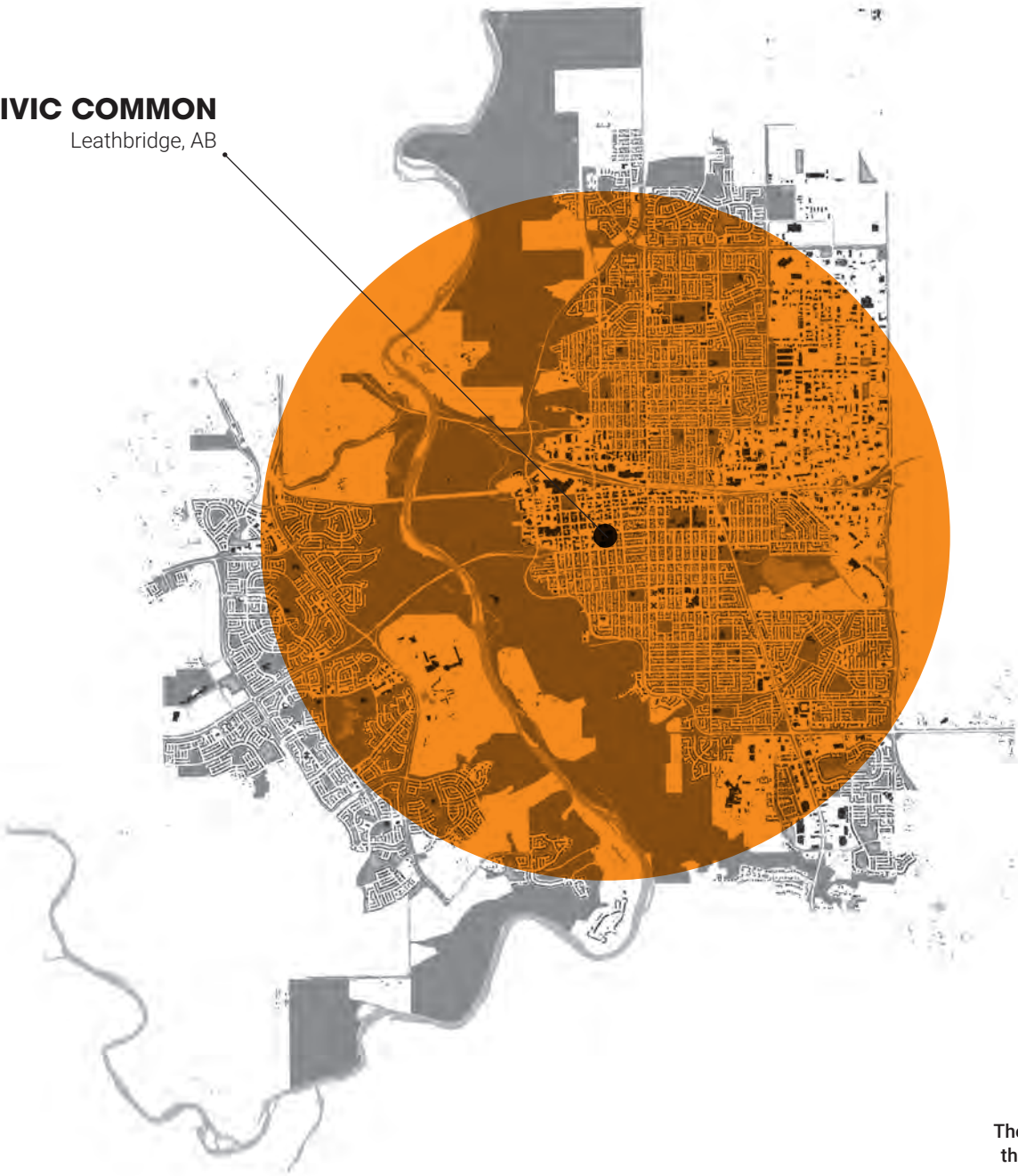






**CIVIC COMMON**

Leathbridge, AB



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# APPENDIX A

## Background Review

**TIMELINE 55**

**TOWN SQUARE CONCEPT 56**

**HEART OF OUR CITY MASTER PLAN 57**

**MUNICIPAL DEVELOPMENT PLAN/  
INTEGRATED COMMUNITY  
SUSTAINABILITY PLAN 58**

**PUBLIC REALM AND TRANSPORTATION  
STUDY 59**

**DOWNTOWN AREA REDEVELOPMENT  
PLAN 60**

**SOUTH SASKATCHEWAN REGIONAL  
PLAN 2014-2024: AN ALBERTA LAND-USE  
FRAMEWORK INTEGRATED PLAN 61**

**RECREATION AND CULTURE MASTER  
PLAN 62**


**6<sup>TH</sup> AVENUE SOUTH FUNCTIONAL  
PLANNING AND DESIGN 63**

**RECONCILIATION IMPLEMENTATION  
PLAN 64**

**CYCLING MASTER PLAN 65**

**LONDON ROAD AREA REDEVELOPMENT  
PLAN 66**

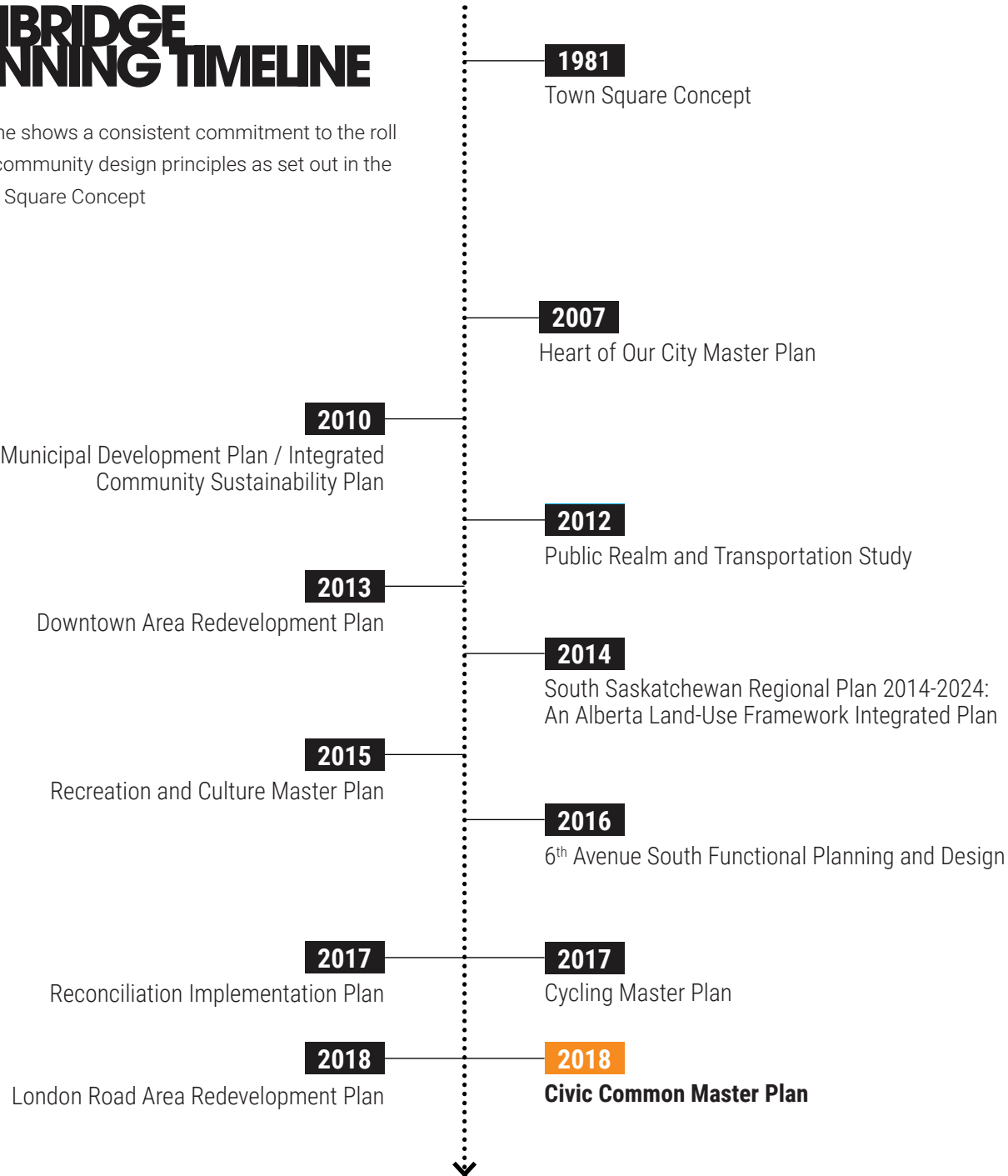




For the purpose of clarity, within this report we have consistently used the term **Civic Common** in lieu of such terms as Town Square, Civic District and Civic Precinct.

# LETHBRIDGE PLANNING TIMELINE

This timeline shows a consistent commitment to the roll out of the community design principles as set out in the 1981 Town Square Concept



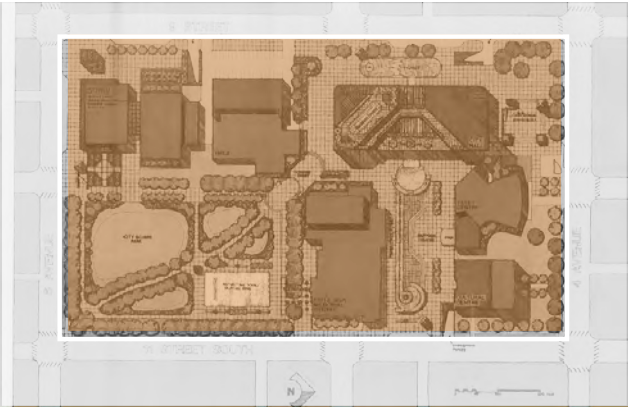
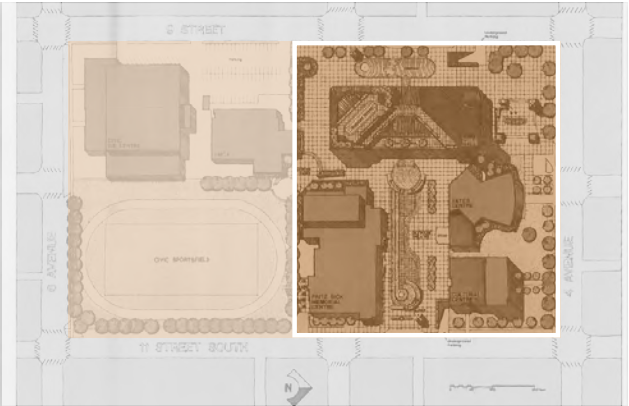


# TOWN SQUARE CONCEPT 1981

Many of the ideas from the Town Square Concept are still relevant today. The plan provides reasoning for siting the City Hall, recommendations for redeveloping the Civic Common and a phasing strategy.

Recommendations include:

- Revitalize the Civic Common building stock
- Integrate and coordinate the programming of local government
- Support and promote civic life
- Promote pedestrians by prohibiting through streets
- Maximize use of space throughout the day and evening
- Add life to the downtown core
- Create a pleasant and comfortable space for people
- Identify desirable programming for the Civic Common
- Assist major facility planning throughout the City
- Provide multi-use facilities
- Improve control over land use, building construction and parking
- More regard for neighbourhood development
- Relocate/replace the sports field and develop a more park-like space
- Expand and upgrade Yates



## HEART OF OUR CITY MASTER PLAN 2007

Heart of Our City Master Plan is a downtown plan to guide public improvements and private investment for the revitalization and growth of downtown. The plan creates a vision, guiding framework, design guidelines, and implementation strategy for the downtown. The Civic District is recognized as an important area because of the concentration of civic and community facilities. The Civic District is anchored by City Hall and is to be designed to maintain and reinforce the precinct as the City's primary civic centre and destination.

A public realm framework will include:

- Integration of the Civic Athletic Field as a community park framed by buildings with positive frontages
- A new plaza at the east terminus of the Civic Corridor (5th Ave.)
- Mid-block pedestrian connections
- Placement of new buildings that frame and orient to the streets
- Reinforce the visual termination of a number of streets
- Redevelopment of library site
- Gateway treatments
- Enhanced view corridors and streetscaping





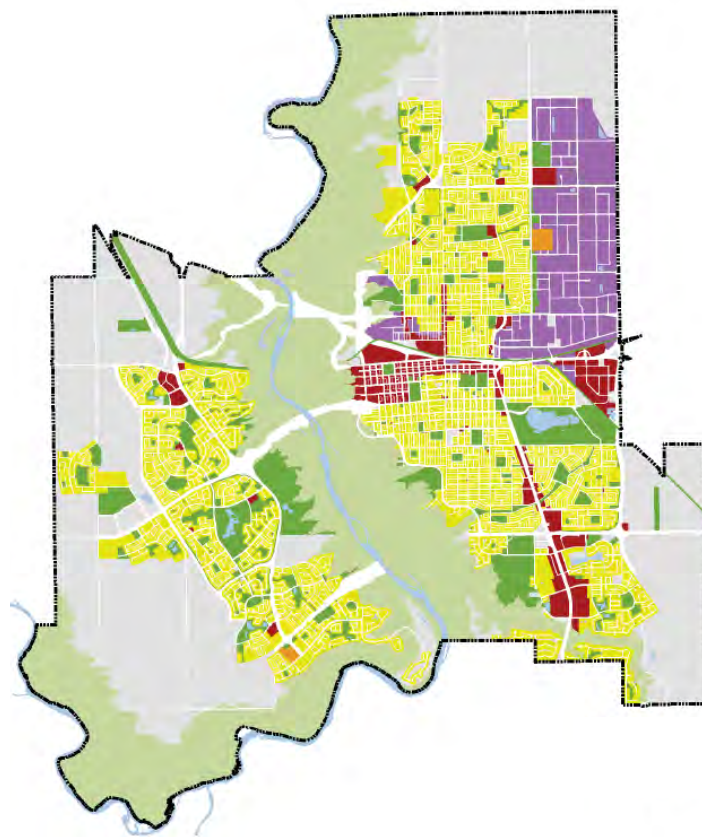
## MUNICIPAL DEVELOPMENT PLAN / INTEGRATED COMMUNITY SUSTAINABILITY PLAN 2010

### Principles

1. Inclusive & celebrate diversity
2. Balances cultural, social, economic, built, and natural environment dimensions of sustainability, - legacy to pass on to future generations
3. Resilient, successful due our foresight, adaptable, and responsive to change
4. Value open dialogue, encourage citizen engagement & grassroots leadership, celebrate volunteers
5. Value efforts of collective ancestors & strength of our history which has provided a solid foundation to learn, grow, and change

### Vision Statement

We will continue to work together to ensure that Lethbridge is a leader in environmental stewardship, innovation and active leadership. We are recognized as being safe, healthy, vibrant, prosperous, and economically viable and a place where all people can fully participate in community life.



### LEGEND

City of Lethbridge Boundary	Residential
Lake or River	River Valley
Commercial	Urban Innovation
Future Development	
Industrial	
Park & Public Service	

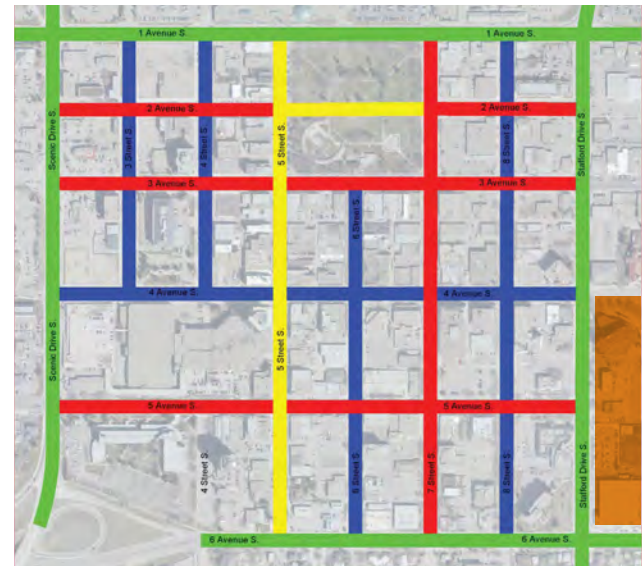
## PUBLIC REALM AND TRANSPORTATION STUDY 2012

The Public Realm and Transportation Study focuses on Downtown, building on the Heart of Our City Master Plan. The plan addresses infrastructure for active transportation, transit, freight, vehicles, parking, and public realm improvements. The plan represents a change in thinking about transportation planning which uses the approach of New Urbanism and sustainability to create a more balanced approach to the allocation of spaces for vehicles and public realm.

The plan recommends design elements regarding transportation and public realm that relate to the Civic Common Master Plan. Detailed designs were provided for 2nd Avenue South, 5th Street South, and 3rd Avenue South. Recommendations that relate directly to the Civic Common include dedicated bicycle lanes on Stafford Drive South and 6th Avenue South as well as a multi-modal path or shared roadway on 5th Avenue South connecting into the site.

Objectives of the study are to:

- Incorporate the direction from the Heart of Our City Master Plan as a guiding framework.
- Integrate transportation and urban design recommendations.
- Determine 20-year requirements for pedestrians, cyclists, moving traffic, and parking.
- Undertake a consultation and communication process to effectively engage the key stakeholders.
- Demonstrate the value of Form Base Codes through a relevant planning exercise.
- Produce public realm designs for the selected streets in the Downtown Area based on ideas generated through the consultation process.
- Define public art opportunities within the study area.



**Proposed Active Transportation Network**

**Legend:**

- Dedicated Bikelane
- Multi-Modal Path
- Multi-Modal Path or Shared Roadway
- Shared Roadway



# DOWNTOWN AREA REDEVELOPMENT PLAN 2013

The Downtown Area Redevelopment Plan provides a planning framework and policies to guide development in Downtown for a 10-year time frame.

The planning goal for the Downtown Area Redevelopment Plan is: in the next 10 years, Downtown Lethbridge will become more walkable, increase its vibrancy, and demonstrate sustainability through the adherence to the policies and the implementation strategies of the Plan.

While the Civic Common is not within the study area of the Downtown Area Redevelopment Plan, it is directly adjacent and policies and plans for downtown and adjacent neighbourhoods are within the area of influence of the Civic Common.

Planning principles to achieve the goals for downtown includes: integration, flexible and responsible, partnerships, and sustainable.

Core policy themes to guide development in the downtown follow 10 categories:

- 1. Land use
- 2. Urban design
- 3. Heritage resource preservation
- 4. Commercial and business development
- 5. Livability
- 6. Public realm
- 7. Circulation and mobility
- 8. Parking
- 9. Underground infrastructure
- 10. Sustainability



Street Network

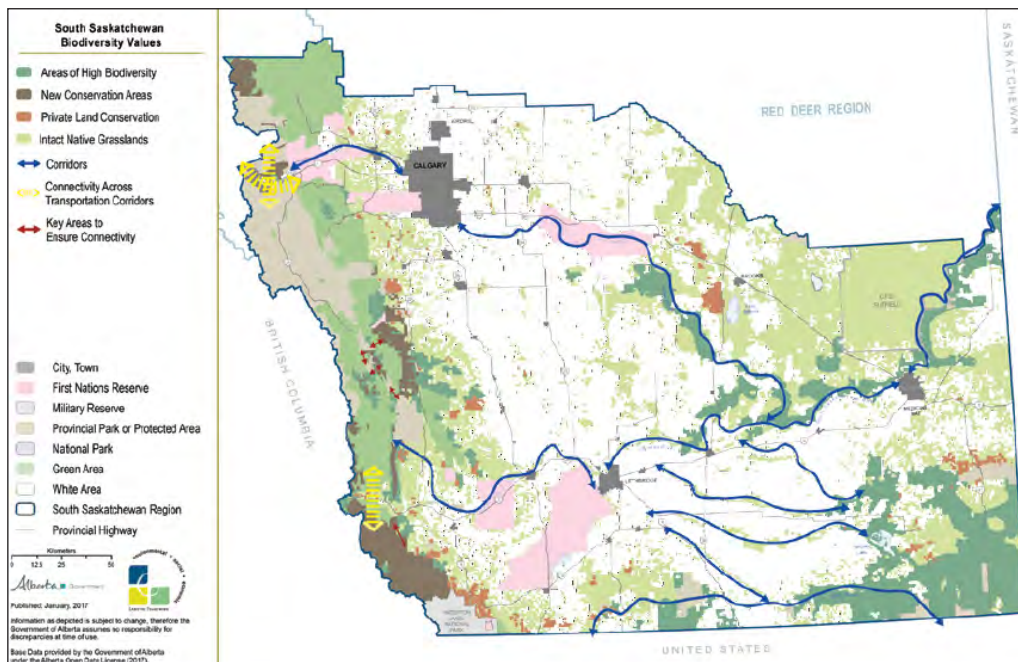
## SOUTH SASKATCHEWAN REGIONAL PLAN 2014-2024: AN ALBERTA LAND-USE FRAMEWORK INTEGRATED PLAN 2014

The South Saskatchewan Regional Plan sets out an approach to managing land and natural resources to achieve Alberta's long-term economic, environmental and social goals.

Outcomes of the plan include:

- The region's economy is growing and diversified.
- Air quality is managed to support healthy ecosystems and human needs through shared stewardship.
- Biodiversity and ecosystem function are sustained through shared stewardship.
- Watersheds are managed to support healthy ecosystems and human needs through shared stewardship.
- Land is used efficiently to reduce the amount of area that is taken up by permanent or long-term developments associated with the built environment.
- The quality of life of residents is enhanced through increased opportunities for outdoor recreation and the preservation and promotion of the region's unique cultural and natural heritage.
- Aboriginal peoples are included in land-use planning.
- Community development needs are anticipated and accommodated.

This Regional Plan provides broader strategies and goals to be incorporated into all planning and design for South Saskatchewan Region communities.



**Biodiversity of the South Saskatchewan Region**



# RECREATION & CULTURE MASTER PLAN 2015

The City of Lethbridge offers a wide range of recreation and culture facilities that improve quality of life for Lethbridge residents. The Recreation and Culture Master Plan provides an assessment of the future needs for recreation and cultural facilities and services. The plan outlines strategies and policies to meet those needs in a 10 year period.

## Mission Statement:

Facilitate and provide recreation and cultural opportunities that contribute to the personal well-being and quality of life for our community.

This plan highlights important considerations for the Civic Common and some of the existing culture and recreation facilities. Recommendations include:

- Reinvestment in the Yates Memorial Centre
- Replace or repurpose the Civic Ice Centre

Additionally, other city-wide priority facilities identified as future needs may be appropriately located in the Civic Common including:

- Multi-purpose leisure centre
- Adding new fitness spaces to existing recreation facilities
- New outdoor festival space
- New water spray park
- New skateboard park
- New sport field and associated amenities
- New picnic shelter

Siting of any new facilities will follow the guidelines as outlined in this plan which includes:

1. Accessibility to principal users
2. Adjacent complementary uses
3. Site services installed or planned
4. Site use matches area zoning
5. Site development suitability
6. Site ownership
7. Economic growth potential
8. Site visibility impact

## 6<sup>TH</sup> AVENUE SOUTH FUNCTIONAL PLANNING AND DESIGN 2016

6<sup>th</sup> Avenue South is an important street as it serves commuters and is a gateway into the Heart of Our City. 6<sup>th</sup> Avenue is used by personal and commercial vehicles, pedestrians, cyclists, and transit. The plan balances the need to create place and allowing efficient movement for commuters. As the City grows and travel demand increases there is a need to assess the function of important streets and consider planning and design improvements.

The Civic Common is bordered by 6<sup>th</sup> Avenue South on the southern end of the site. The Civic Common Master Plan incorporates the recommendations of the 6<sup>th</sup> Avenue South Functional Planning and Design study.

Recommendations include short-term recommendations within a 5-year time frame and long-range recommendations within 25-year time frame. Several of the recommendations relate directly to the section of the street adjacent to the Civic Common.

### Short-Term Recommendations:

1. Improve roadway signage, pavement markings, sightlines, and undertake a review of street lighting.

2. Improve the north-south pedestrian crossing at 10<sup>th</sup> Street S by constructing curb extensions, constructing median refuge, installing rapid rectangular flashing beacons beneath the pedestrian crossing signs, restricting left turns, and creating a right-in/right out condition.
3. Construct bulb-outs / curb extensions on 6<sup>th</sup> Avenue S from 10<sup>th</sup> Street to 12<sup>th</sup> Street S.
4. Introduce exclusive left turn lanes at 5<sup>th</sup> Street S and Stafford Drive S intersections.
5. Plant new trees in their ultimate location along 6<sup>th</sup> Avenue S as part of the ultimate cycling strategy.
6. Provide an interim cycling route, or bike boulevard on 7<sup>th</sup> Avenue S, as 6<sup>th</sup> Avenue S cannot accommodate cycling in the short-term due to site constraints.

### Long-Term Recommendations:

1. Review the 7<sup>th</sup> Avenue S bike boulevard and, if a cycling facility on 6<sup>th</sup> Avenue S is still deemed necessary, introduce two one-way protected bike lanes in the north and south boulevards of 6<sup>th</sup> Avenue S.





## RECONCILIATION IMPLEMENTATION PLAN 2017

The Reconciliation Implementation Plan established a vision and action items to create renewed relationships, mutual understanding, and respect between Indigenous and non-Indigenous peoples.

### Acknowledgment Statement

The City of Lethbridge acknowledges that we are gathered on the lands of the Blackfoot people of the Canadian Plains and pays respect to the Blackfoot people past, present, and future while recognizing and respecting their cultural heritage, beliefs and relationship to the land. The City of Lethbridge is also home to the Metis Nation of Alberta, Region III.

### Vision Statement

The City of Lethbridge values inclusion, equity, and diversity in our community and is committed to becoming a community of reconciliation with our Indigenous population on Blackfoot lands and working in partnership with the Lethbridge Indigenous Sharing Network, the Kainai Nation and the Piikani Nation.

The Vision of Reconciliation follows 5 guiding principles:

- Active Participation
- Communication & Public Awareness
- Service Provision
- Cultural Identity & Heritage
- Commemoration

The engagement strategy identified the Indigenous community as an important stakeholder and the Reconciliation Lethbridge Advisory Committee (RLAC) and Lethbridge Indigenous Sharing Network (LISN) were both utilized to provide the perspectives of the Indigenous community and reconciliation within the context of the Civic Common.



## CYCLING MASTER PLAN 2017

The Cycling Master Plan provides a vision, goals, objectives, existing conditions analysis, proposed bikeway network, and an implementation strategy to facilitate safe bicycle transportation throughout Lethbridge.

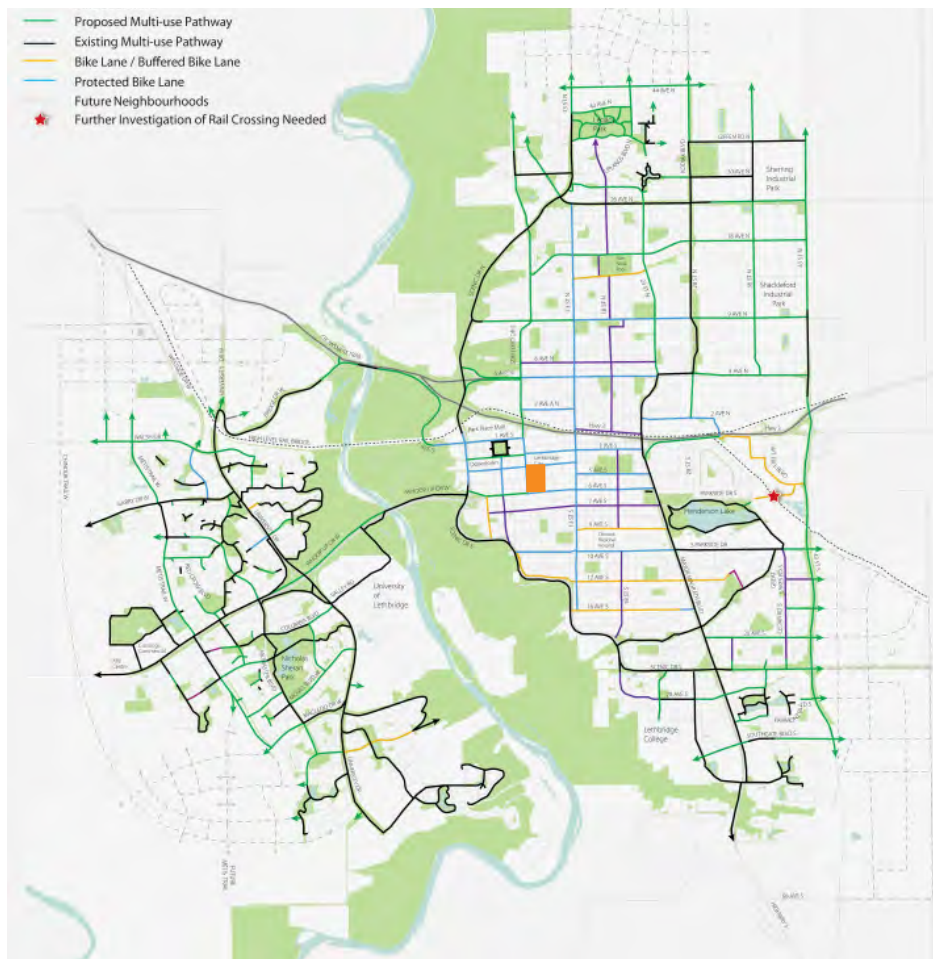
Planning and design for the Civic Common will incorporate recommendations from the Cycling Master Plan for streets adjacent to the Civic Common while considering connections to the site from other areas of the City. The plan recommends protected bicycle lanes on 6th Avenue South, Stafford Drive and 4th Avenue South.

## Vision

Lethbridge commits to make cycling a realistic transportation option for all ages and abilities, contributing to our sustainable future.

## Goals

- More people cycling
- Cycling is safe
- Cycling is desirable
- Cycling is connected
- Cycling is understood
- Cycling is implemented



Proposed Cycling Network and Infrastructure Types



# LONDON AREA ROAD REDEVELOPMENT PLAN 2018

London Road is one of Lethbridge’s oldest neighbourhoods. This is a centrally located neighbourhood that is adjacent to downtown. London Road is a walkable place with a grid street pattern, beautiful mature trees, and a mix of architectural styles. London Road is predominantly low-density residential with a small amount of mid and high-density residential, commercial, and institutional uses.

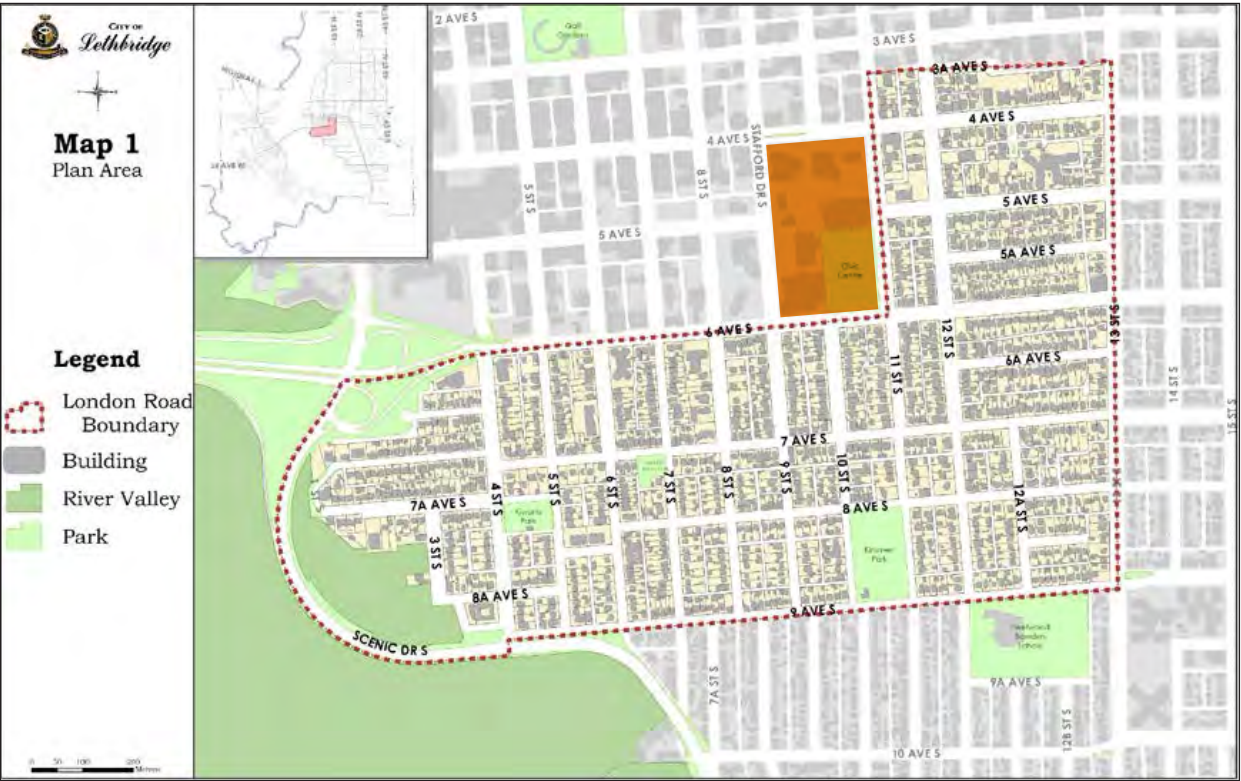
London Road is directly adjacent to the Civic Common sharing a border to the south and east at 6th Avenue South and 11th Street South. The London Road Area Redevelopment Plan specifically mentions maintaining open space at Civic Field for use by London Road residents

though it is not within the study area. The Civic Common Master Plan will consider the relation of the site to its surrounding neighbourhoods.

Character defining elements of the neighbourhood include:

- 1. Predominantly small-scale residential
- 2. Grid street network
- 3. Setbacks and green street edge
- 4. Street orientation
- 5. Harmonized massing and scale
- 6. Architectural diversity
- 7. Integration of parking and vehicle access

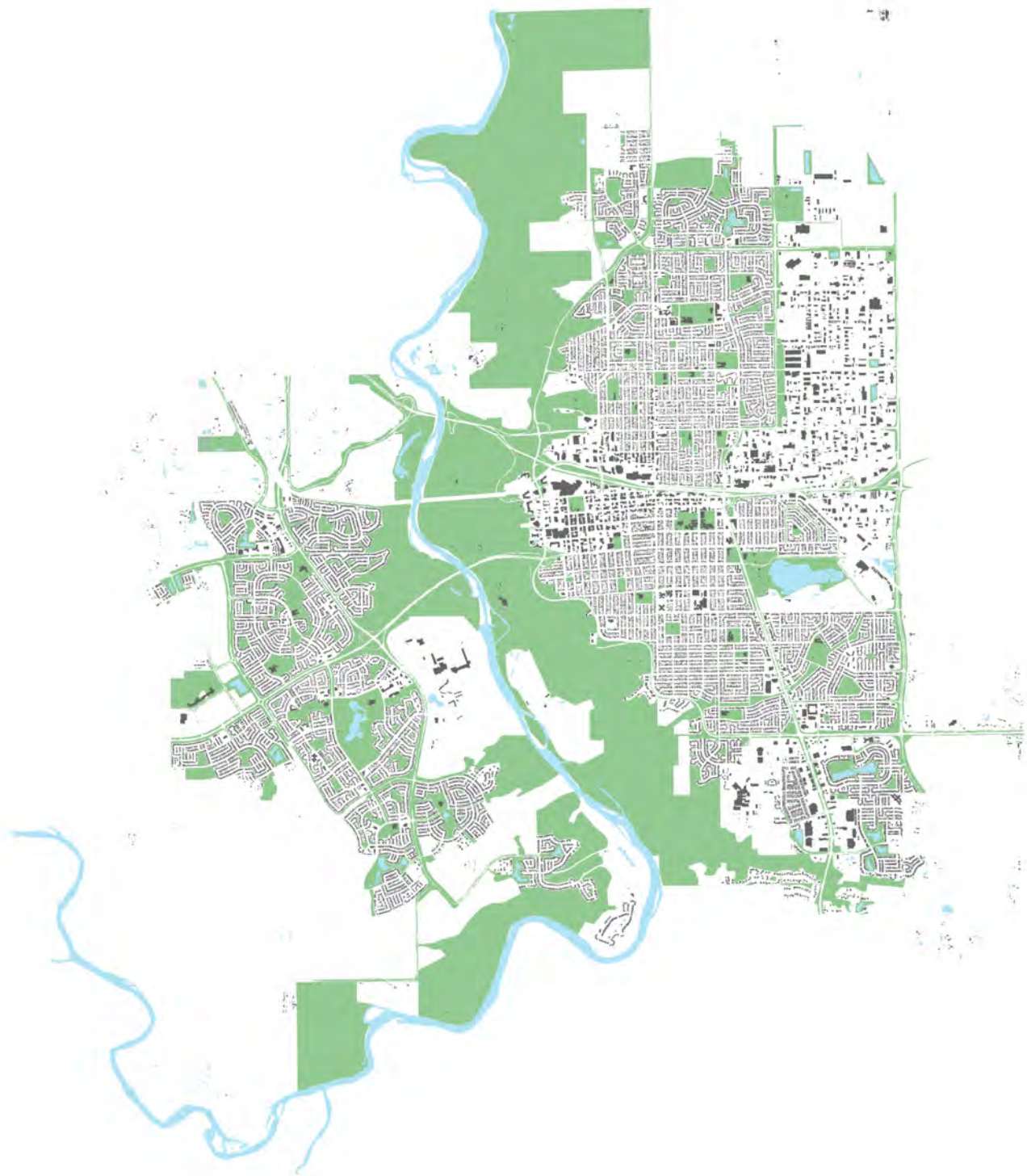
London Road Plan Area



# APPENDIX B

## Site Analysis





**AREA OF INFLUENCE 70**

**OPEN SPACE 72**

**TRANSPORTATION 74**

**LAND USE 76**

**EXISTING FACILITIES 78**



AREA OF INFLUENCE

A majority of the Civic Common is owned by the City of Lethbridge. The central siting of the Civic Common provides a hub for civic activities with easy access by bicycle from the 7th Avenue bike boulevard. The Civic Common is surrounded by key cultural facilities. Together, the Civic Common and its area provide a platform for building social and cultural common ground. Most of the facilities in the Civic Common are public, including City Hall, the Yates Theatre, the Lethbridge Senior Citizen's Organization, the Civic Ice Centre, and the Civic Centre Park.

The City of Lethbridge arts and culture are also supported by several key properties adjacent to and surrounding the Civic Common. Within immediate proximity of the site, these community hubs include the Lethbridge Public Library, the Bowman Arts Centre. A Regional Transit Facility is currently being constructed on the City-owned property on 5th Ave South between 7th and 8th Streets. These sites present an opportunity for strategic integration with the development of the Civic Common. Further from the site, the City of Lethbridge supports the Casa Community Arts Centre property and several public spaces including Galt Gardens, London Road Park and Kinsmen Park.









OPEN SPACE

There is a diverse parks and open space system serving the Civic Common and surrounding neighbourhoods. The existing open spaces provide for a range of active and passive recreation opportunities, programming and events, and opportunities for community gathering and social interaction.

The Civic Centre Park is located in the southeast corner of the Civic Common and currently hosts the Civic Field sports track and a large open space in the centre. While the Civic Field has been used for major track and field and sporting events in the past, the park is now used predominantly as green open space. Because of its central location, the Civic Centre Park acts as a primary open space for several of the surrounding communities, including the London Road Neighbourhood to the south. In the Heart of Our City Master Plan, suggested strategies for the Civic Common include the relocation of the sports track so that the Civic Centre Park can become a community park framed by active frontages on all sides to better serve the adjacent neighbourhoods.

Galt Gardens is a prominent open space in close proximity to the Civic Common that was designed as a traditional

public square. It is a central gathering spot in Downtown Lethbridge that is well connected to a number of key neighbourhoods and landmarks. Galt Gardens hosts many festivals and social events, and offers amenities such as a water feature, picnic tables, flower gardens, ampitheatres, and open space. It also incorporates the Rotary Centennial Plaza and Southern Alberta Art Gallery, as well as several pieces of public art near the SAAG and on the corner of 3rd Avenue and 7th Street, there are monuments located throughout the park. A Concept Master Plan was prepared for Galt Gardens in January 2017 in order to guide the evolution of the Park into a vibrant open space for all citizens of Lethbridge.

London Road Park is located southwest of the Civic Common and acts as a community gathering space for the London Road Neighbourhood and surrounding communities. It provides a peaceful atmosphere for residents and is intended to be used for passive recreation. The park features large mature trees, open space and a trail.

There are a variety of smaller open spaces that are also found within the wider area of the Civic Common, each supporting the neighbourhoods in which they are located.







TRANSPORTATION

The Civic Common is easily accessible as it is centrally located and connected to public transit. The street pattern in the area around the Civic Common provides a strong grid pattern. Laneways provide access for services and driveways. Utility poles are located in laneways relieving the street from the additional clutter of utility poles and wires.

6th Avenue South, on the southern edge of the site is a major arterial connecting through the City. The City has studied this street in detail and has planned street improvements.

Lethbridge Transit operates buses, Access-A-Ride, school buses, and bus charters for the City of Lethbridge. Public transit consists of 11 bus routes, 4 of which pass by the Civic Common.

Public transit accounts for 1.4% of trips everyday while single occupant vehicle is the dominant mode of transportation. The City has recognized that as the population grows there is greater need to provide more transit service, as outlined in the Transit Master Plan. Currently, Lethbridge Transit provides 1.2 million trips per year, with 42 buses operating on 11 routes and 4 bus terminals. Most routes operate at 30-minute intervals or less. The highest ridership is among students.

Most of the existing bicycling facilities in Lethbridge are trails for recreational purposes. A bicycle boulevard has recently been constructed on 7th Avenue South between 4th Street South and Mayor Magrath Drive. Several planning studies have recommended new bicycling routes that connect to the Civic Common. The Cycling Master Plan (2017) recommends protected bicycle lanes on 6th Ave South, Strafford Drive South, and 4th Ave South, bordering the Civic Common. Other plans have also recommended a bicycle route on 5th Ave South.

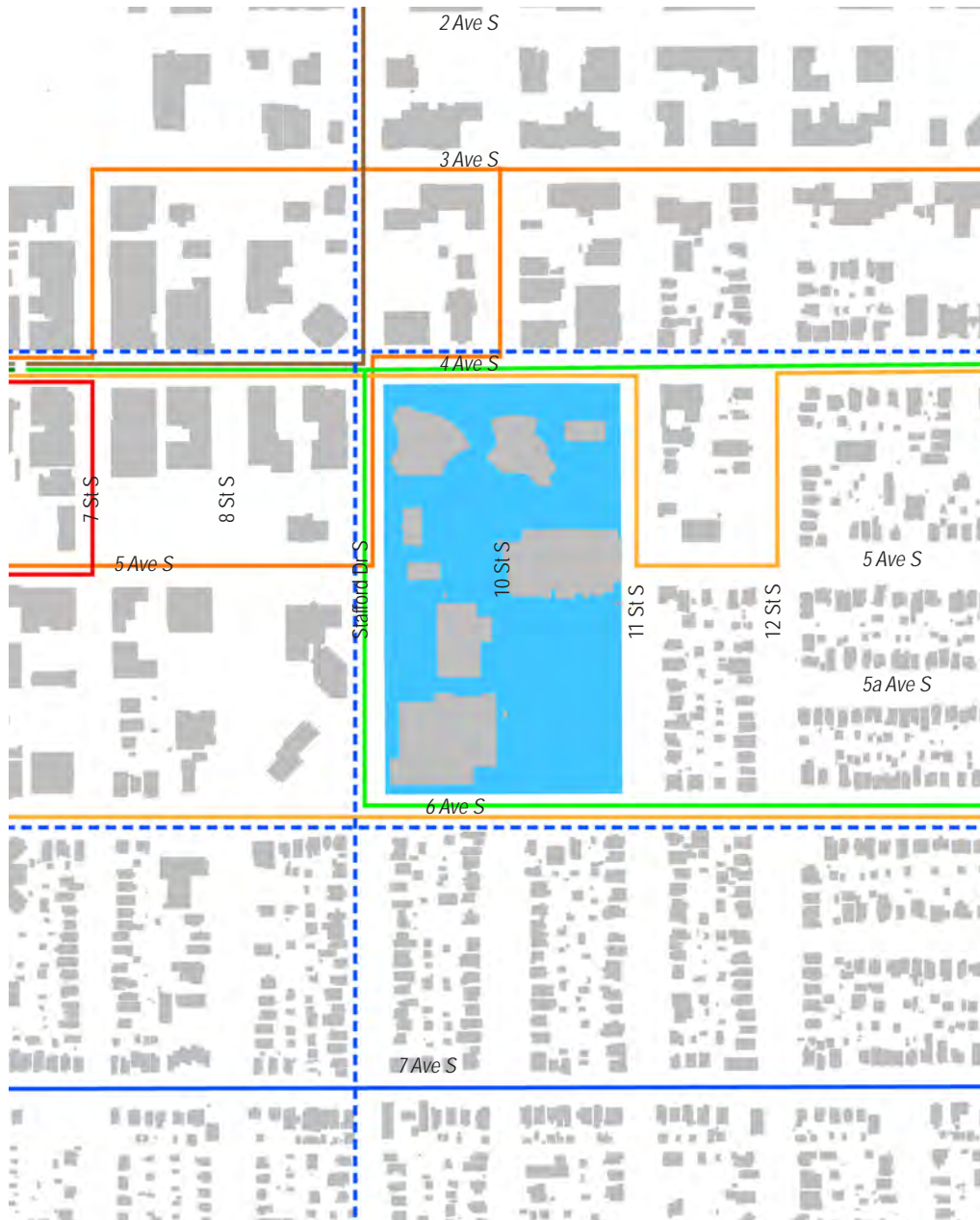
Improving transit helps to implement goals of the City to



Street Network

- Arterial
- Collector
- Local

create a more dense, connected, walkable City. The Civic Common Master Plan considers connections to the site by automobile, transit, active transportation. The plan will also consider the street configuration and how the street relates to the site as well as the design of transportation infrastructure.



### Transit

<span style="color: green;">—</span> 20 North	<span style="color: brown;">—</span> 22 North	<span style="color: blue;">—</span> Existing Bicycle Route
<span style="color: green;">—</span> 20 South	<span style="color: brown;">—</span> 22 South	<span style="color: blue;">- -</span> Proposed Bicycle Route
<span style="color: orange;">—</span> 21 North	<span style="color: red;">—</span> 23	
<span style="color: yellow;">—</span> 21 South		



## LAND USE

Lethbridge Downtown is the core of our Lethbridge community. As in other cities we believe that it is essential to maintain core facilities in the city centre to attract third place venues such as restaurants, cafes, and bars. Providing major event centres in the heart of our city creates synergies with these third place amenities.

The Civic Common is zoned by Land Use Bylaw 5700 as a “Public Building District”. The purpose of this provision is to allow primarily for the development of public sector activities and facilities, and community, civic, and cultural facilities. All of the uses within the Civic Common are civic, cultural or recreational in nature, including City Hall, the Old Court House, the Yates Theatre, the RCMP Detachment, the Lethbridge Senior Citizens Organization, the YMCA, and the Civic Ice Centre. It is this concentration of civic buildings and land uses that currently define the Civic Common.

There is also a broad range of land uses surrounding the Civic Common. The London Road Neighbourhood located to the south and east of the Civic Common is zoned as “Low Density Residential”, which primarily supports the development of single detached dwellings and compatible uses. The London Road Neighbourhood is well-established and is characterized by low-rise residential development of a mix of architectural styles, as well as some medium and high density development and supporting parks and open space. The portion of the London Road Neighbourhood

southwest of the Civic Common is zoned as “London Road Neighbourhood Higher Density”, which allows for higher density development than surrounding areas. This neighbourhood has been undergoing transition through infill development.

The areas north and west of the Civic Common form the heart of Downtown Lethbridge and are zoned “Downtown Commercial”. The purpose of this provision is to encourage a variety of commercial, residential, institutional, cultural, and recreational uses that incorporate the Heart of Our City Campaign Pillars of beauty, livability, sustainability, accessibility, vibrancy, and excitement in order to achieve the Vision of the Heart of Our City Master Plan. The northern portion of the Downtown Commercial District is comprised mainly of low-rise, fine grain commercial uses. Streets are framed by large mature trees and on-street parking on both sides. The southern portion integrates larger scale civic and cultural uses, such as the Lethbridge Public Library, the Bowman Arts Centre, and the historic post office.

The lands to the northeast of the Civic Common are zoned “General Commercial”. This provision supports a wide variety of commercial and related uses in areas along and peripheral to roadways which lead to the central area of the City. The area is defined by lower density commercial development.



### Land Use

- Public Building District
- Downtown Commercial District
- London Road Neighbourhood Higher Density
- High Density Residential District

- Parks and Recreation District
- Low Density Residential
- General Commercial
- Neighbourhood Commercial
- Direct Control District



## EXISTING FACILITIES

### City Hall

City Hall is the administrative centre for Lethbridge. City Hall houses many of the various departments of the City of Lethbridge. City Hall is a 6-storey building with an occupancy fluctuating around 250 people.

Office space for other departments and administrative support services are located in other buildings throughout the City including the Old Courthouse nearby. There is a desire to consolidate some of these departments to the Civic Common to facilitate communications and operations of City services. The City Hall building is unlikely to have an addition, though there may be a need for a new facility in the Civic Common to consolidate these operations and allow for future expansion.

City Hall is the face of the City offering municipal services to citizens and is open to the public Monday to Friday from 8 am to 4:30 pm. City Hall is available for use by the community for special events in the City Hall Foyer and the Culver City Community Room.

Built in 2000, the building was designed by FWBA Architects in partnership with Horton Ferrari Westwood Matthews Architects. The original City Hall building was built in 1940. The Town Square Concept (1981) addressed the need, siting and design of the new City Hall which is at the same location as the previous one.

### Old Courthouse

The Old Courthouse opened in 1952 as the Provincial Courthouse. The building ceased functioning as the Provincial Courthouse when the new Provincial Courthouse on 4th Street was built in 1983. The Old Courthouse is currently used as an annex building to City Hall. The 3-storey modernist brick structure was designed to complement the previous City Hall building from 1940 which was replaced by the current City Hall building (in 2000). The land is owned by the Province of Alberta and is on a long-term lease to 2032. The building has recently undergone extensive renovations to its architectural finishes and has had accessibility upgrades.

### Yates Memorial Centre

Yates Memorial Centre is a proscenium theatre seating 487 people which is owned by the City of Lethbridge and operated by the Recreation and Culture Department. The centre opened May 1, 1966 and is currently undergoing extensive renovations. The Sterndale Bennet Theatre was built as an addition to the Yates Memorial Centre and is a black box theatre seating 180 people. The facility is expected to continue being used for its current purposes for the foreseeable future.

### RCMP detachment

The RCMP Detachment is owned by the Federal Government of Canada and has two buildings in the Civic Common.

## **Lethbridge Senior Citizens Organization**

The Lethbridge Senior Citizen's Organization is a non-profit and is one of the largest senior's organizations in Canada. The facility was built in 1975 and is a 56,200 square foot multi-purpose senior centre. It is a community focal point where older people come together for services, activities and to socialize. The facility includes a fitness room, gymnasium, dining room, computer lab, woodworking shop, and a library. The facility is owned by the City of Lethbridge. The building has been well maintained though will require significant upgrades within the next 10 to 15 years. Current levels of use may require an expansion of this facility. There may also be potential to replace this facility with a more modern building within this timeframe.

## **FRITZ SICK POOL**

The Fritz Sick Pool is an adjoining amenity for the LSCO. The pool was first opened in the 1950's. It was built with support of the Sick family. It is a fully accessible 8-lane, 25m pool.

## **YMCA**

Known as the Stafford YMCA, the 40,000 square foot facility houses a 25-yard pool, gymnasium, squash courts, racquetball courts, fitness studios, and meeting rooms. The building is owned by the YMCA though the land is leased from the City.

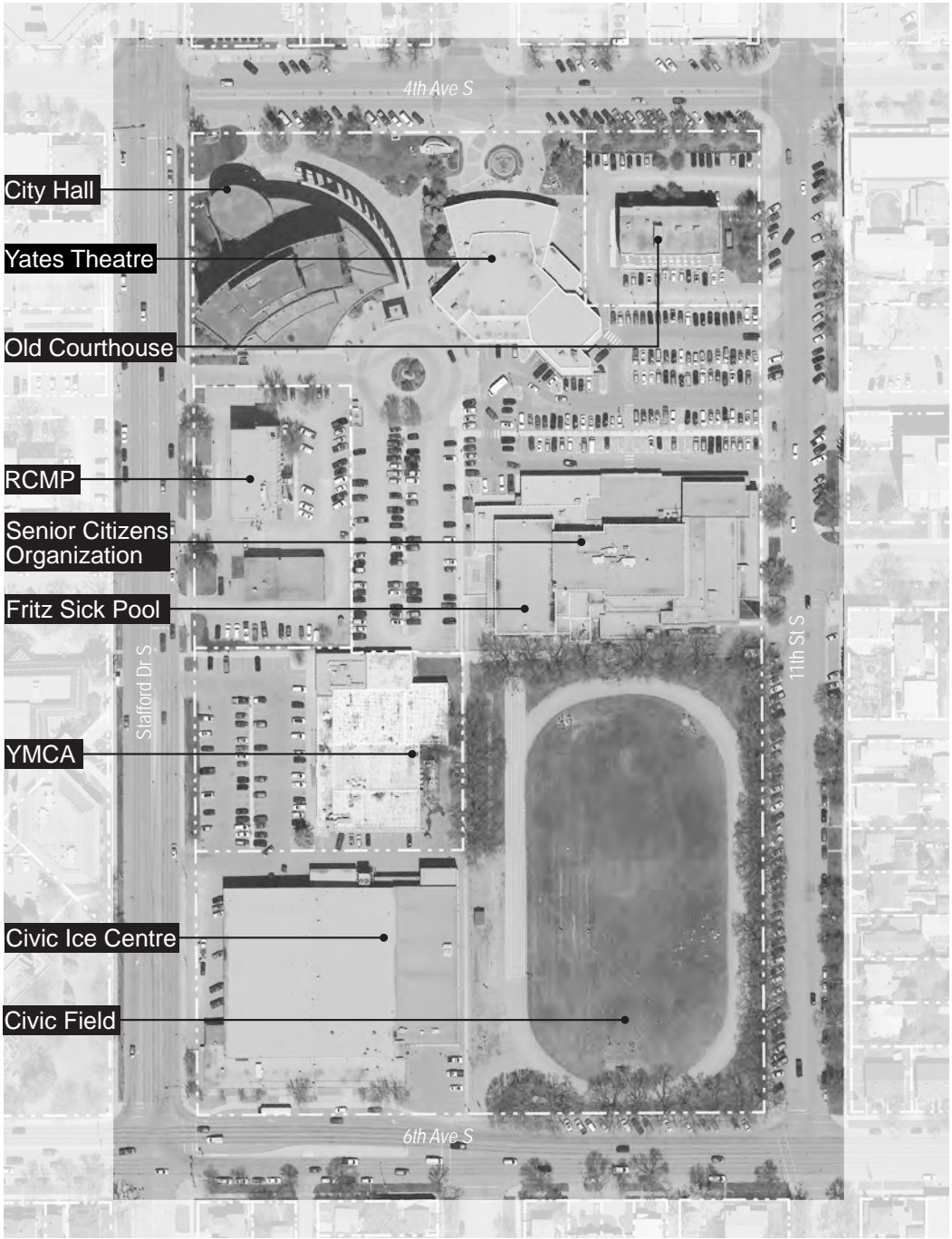
## **Civic Ice Centre**

The City of Lethbridge owns and operates the Civic Ice Centre which is open from September to April. The facility provides public skating and has 175-person seating capacity. The building was previously used by the Lethbridge Curling Club and had 10 curling sheets, though that section of the building has been closed and was replaced with the ATB Centre in West Lethbridge. The Civic Ice Centre was built in 1950 and is coming towards the end of its useful life. Facility conditions make it unsuitable for repurposing. A large investment would be required to renovate or repurpose this building. A proposed twin ice facility can replace the Civic Ice Centre and the site will become a major opportunity for redevelopment.

## **Civic Centre Park**

Civic Centre Park was initially designed to serve as a sports field and a track and field venue. The Civic Centre Park is now used primarily as open green space though there are occasional track and field events, and fitness programs. The field is also used from time to time for pick-up games of frisbee, soccer and football. People continue to use the shale track for exercise. The park was intended to be replaced and rebuilt after the completion of the Sherring Parks sports facility and the sports fields at the University of Lethbridge. The community desired to have the park remain as it is and it was left in its current configuration.





Civic Common Existing Facilities

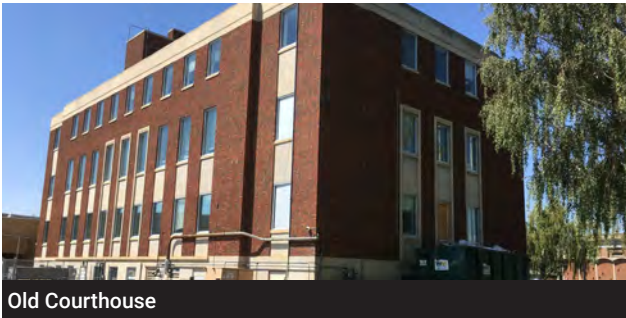




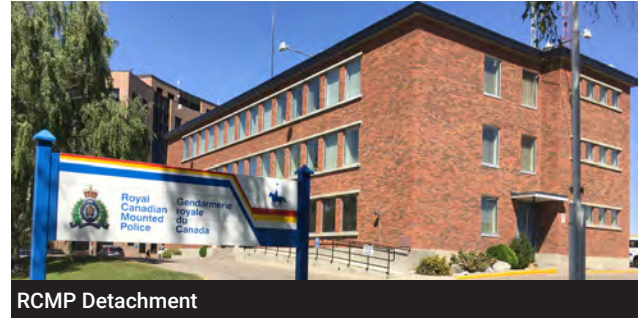
City Hall



Yates Memorial Centre



Old Courthouse



RCMP Detachment



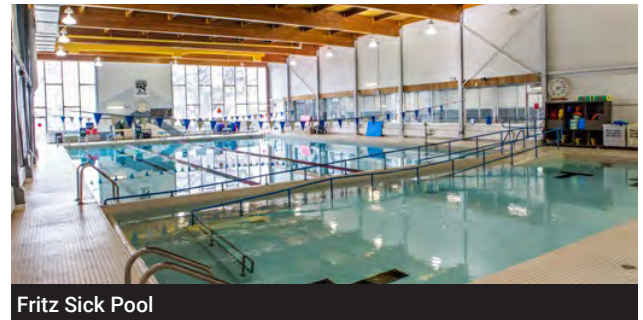
Lethbridge Senior Citizens Organization



YMCA



Civic Ice Rink



Fritz Sick Pool

# APPENDIX C

## Engagement



**WORDLE 84**

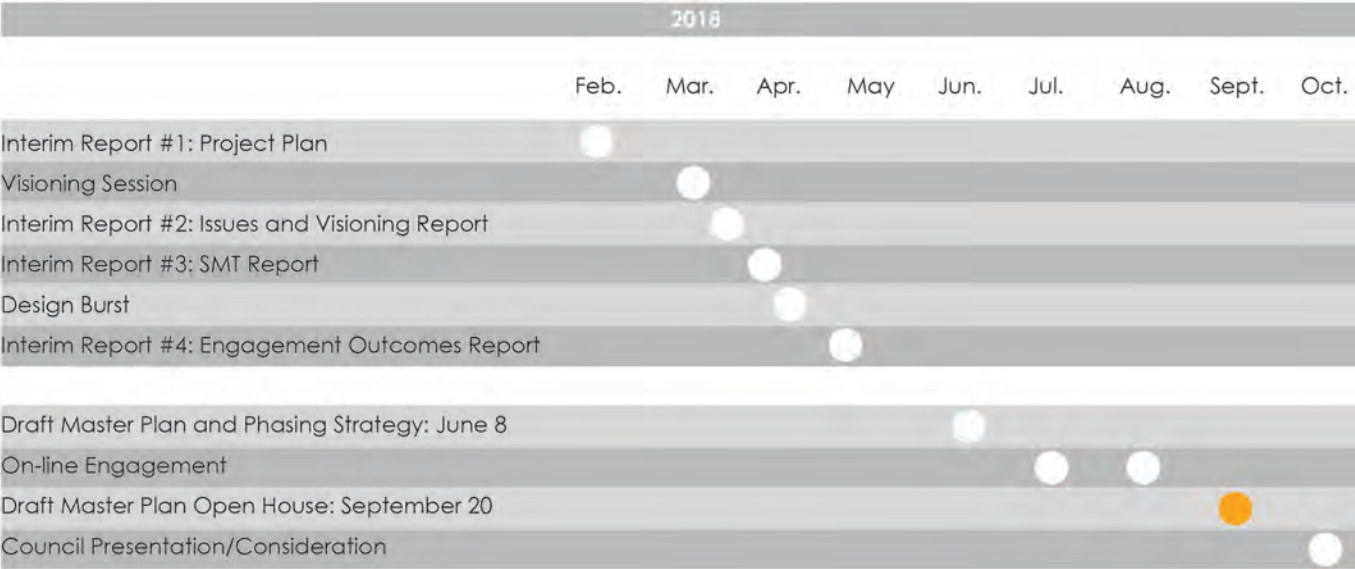
**OUTREACH ACTIVITIES 85**

**FIRST ONLINE SURVEY 87**

**PUBLIC OPEN HOUSE 88**

**DESIGN CHARRETTE 89**

**SECOND ONLINE SURVEY 93**



## OUTREACH ACTIVITIES

This master plan was developed in consultation with the study team, stakeholders, the public, and Lethbridge City Council, who worked to shape the vision for the Civic Common.

The public was first informed of the project and invited to participate with the launch of the website. The website provides background information on the project and a schedule of events. With the online launch of the project, the public and stakeholders were invited to participate in the online survey and provide their ideas and vision for the future of the Civic Common. The public and stakeholders were also invited to attend the public meetings.

Public meetings were organized as a 3-day intensive Design Burst that brings together stakeholders, decision makers, and the public to put their ideas on paper. Activities

included the self-guided information panels, a public open house and design charrettes. These activities were located in the City Hall and the Public Library.

Information panels were on display at the City Hall throughout the three-day event to provide information on the project, the site, the history of the Civic Common, and preliminary ideas for the future of the Civic Common.

The first design charrette was held on April 17th and concepts for the development of the site were drawn on trace paper. In the evening, a Public Open House was held to get public feedback on the project.

On April 18th, another design charrette was held to further refine the concepts from the previous day. The final design charrette was held on the following day.

<https://www.lethbridge.ca/CivicPlan>







## FIRST ONLINE SURVEY

An online launch of the project website kicked-off the public engagement for the Civic Common Master Plan. The City of Lethbridge project website provides information and background on the project, included a survey and invited the public to attend the engagement events. The online survey asked four questions to understand the perception of the Civic Common and its future.

What is the one word that describes the Civic Common as it is today?

Run Dull Ineffective Ugly Central Disconnected  
Rundown Core Historic Government  
Outdated Wasted Under-Utilized Civic  
Tired Desolate Potential Important Disjointed  
Underused Green Neglected

What is the one word that describes your future vision of the Civic Common?

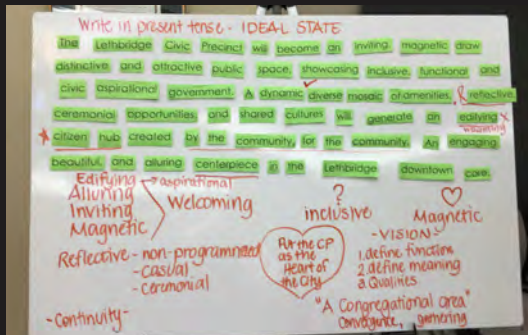
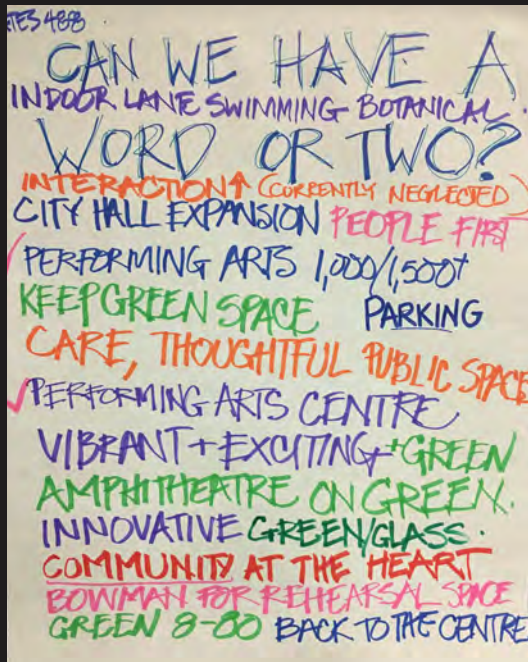
Gathering Usable Cohesive Thriving Hub Heart  
Recreation Civic Useful Safe  
Community Revitalized Vibrant Accessible  
Inclusive Engaging Active Oasis Green Welcoming  
Modern Innovative Family

What two words describe the strengths of the Civic Common area?

Recreation History Core Arts Hub Hall Trees Public  
Community Convenient Central YMCA  
Location Heart Accessible Cultural  
Green Space Land Downtown Civic Services  
Field

What two words describe the issues of the Civic Common area?

Underutilized Underused Run Revitalization Dark Homelessness  
Lacks Old Buildings Needles Funding Aging  
Unused Drugs Potential Parking Access  
Outdated Transient Safety Needs Renewal  
Unsafe Money Wasted Space Track Neglect Inclusive  
Utilized Vision



## PUBLIC OPEN HOUSE

The Design Burst included a public open house where the public was invited to view the display panels and have discussions with the project team on the issues and future vision for the Civic Common.

### What We Want More Of

- Family activities
- Culture
- Theatre and rehearsal space
- Places for makers, for young people and for the community
- Trees
- Safety

### What We Want Less Of

- Big box architecture
- Parking
- Drug paraphernalia

### Can We Have a Word or Two

- People first public realm
- Take care in designing thoughtful public spaces
- Community at the heart of the space (not parking)
- Back to the centre
- Interaction
- Keep the green space
- Innovative greening
- Greening for 8-80
- Performing arts
- Bowman Arts Centre as a rehearsal space
- City Hall expansion
- Transparent buildings
- Indoor lane swimming
- Botanical gardens
- Naming contest for the area – Civic Heart, Civic Park, Citizen's Hub



## DESIGN CHARRETTE

During the 3-day Design Burst, stakeholders, and the public contributed their ideas to the development of the Civic Common through a design charrette. In the charrette, participants made sketch drawings of what the site could look like in the future. Many great ideas and information were received through this process. This exercise contributed to the understanding of the site and the wants and needs of the public on the Civic Common. The sketches on this page and the next page are the results of the design charrette. The sketches highlight the need for new buildings, their proposed location and new public spaces.

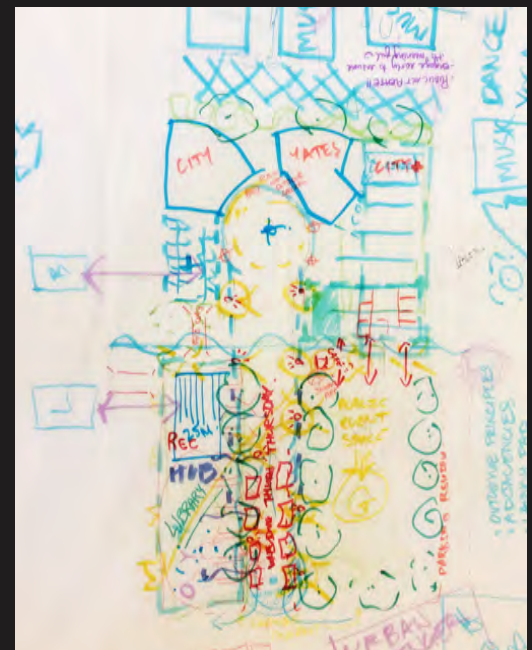
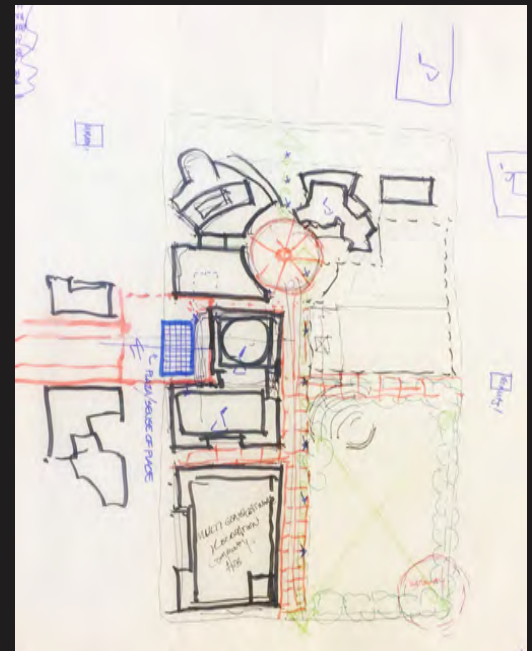
## Context

Ease of access for pedestrians to the Civic Common will create an active and welcoming place for the public. Pedestrian safety can be achieved through safer crossings and generous pedestrian infrastructure. Raised table top intersections on busy streets help to slow down traffic and makes walking easier and barrier-free for all users. Special paving and materials at certain crossing areas can be considered to visually mark key entrances from neighbouring areas to the Civic Common. Changes in material are a way to indicate to motorists that they should slow down because there may be greater pedestrian activity. Adjusting signaling timing can also help to make it easier for more people to cross the street. Once within the Civic Common, a network of walkways connects to the different buildings and open spaces.

## Civic Centre Park

Residents of Lethbridge and the London Road Neighbourhood in particular are very fond of Civic Centre Park and appreciate having the large green open space. There is resounding agreement that the Civic Centre Park should be retained as a large open greenspace.

The park is not currently well used, but with some upgrades



and programming the park can become an active place for recreation and activities throughout all four seasons.

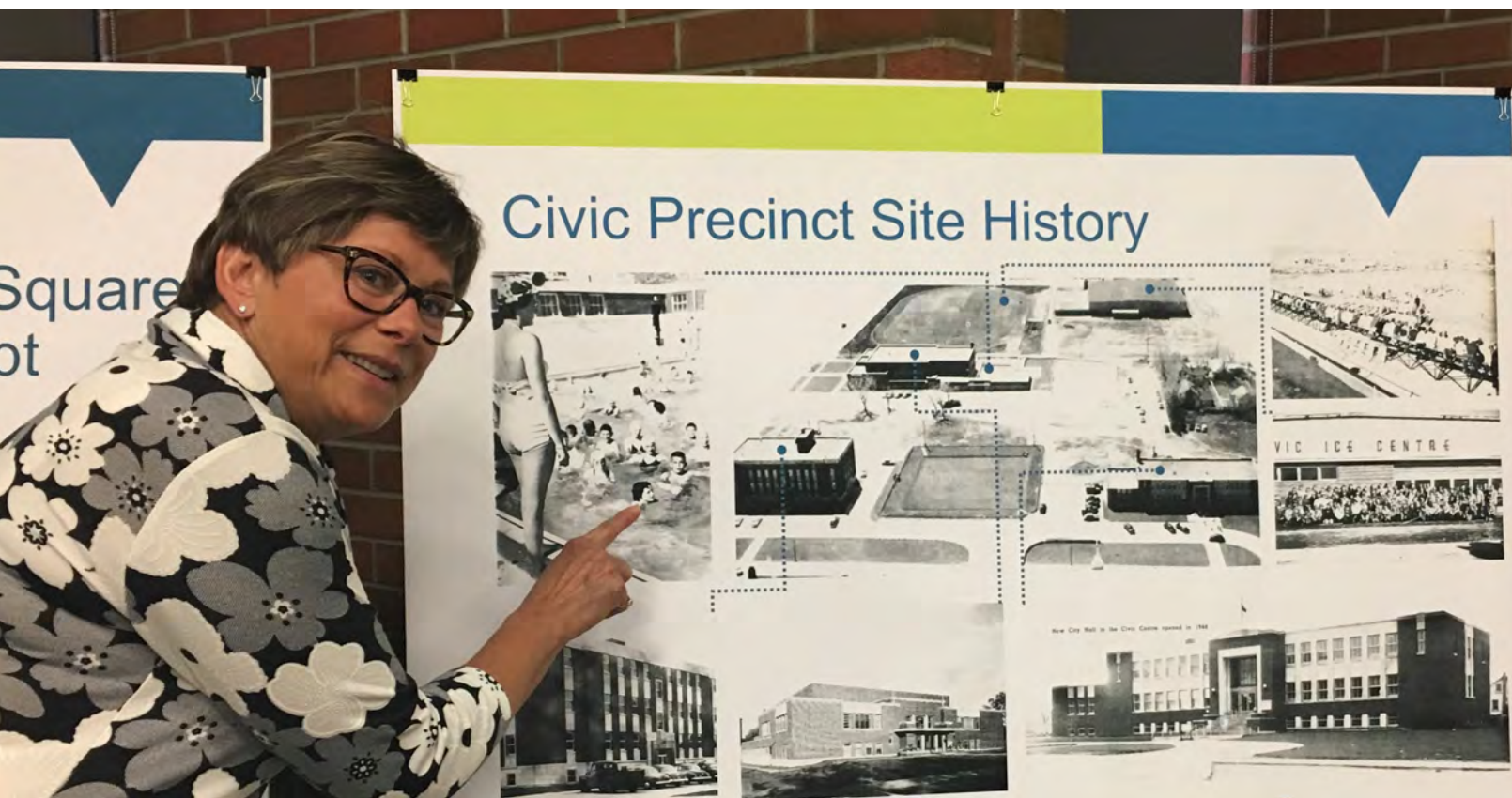
A multi-use field is more flexible in its use and will make the park a more active place. The park can host a variety of activities including football, soccer, yoga in the park, lawn bowling, bocce ball, a playground, and cultural events. Neighbours should feel that it is a community park that can host their day-to-day recreational activities. Creating a space that is attractive to the local community and a draw to the wider region will help make the park and the Civic Common a more memorable space.

The Civic Park has long been part of the history of the Civic Common and the community which should be recognized. Previous park uses and traditions can be revisited and established by the community.

## Lethbridge Senior Citizens Organization

The Seniors' Centre is a very well used place. As it continues to be used, upgrades can be made so that the building opens up visually to the Civic Green and creates a better relationship between the Seniors' Centre and the greenery to the south. Creating larger openings in the building and more entrances will help connect those two places and encourage people from the Seniors Centre to use the park. Larger openings and entryways on the south of the building will bring in more natural light to the building. A plaza space will create an attractive space to congregate outside of the Senior Centre and will benefit from being on the sunny side of the building.

In the long-term, the Senior Centre could be moved to the southwest corner of the Civic Common and integrated with future recreational facilities.







### **The YMCA**

The YMCA is a well-used facility, but it is not large enough and is currently over capacity.

The YMCA plans to close operations at this location with the opening of the ATB Centre-Phase 2 in West Lethbridge. Any facility on this site should open up onto Stafford Drive rather than having a parking lot in front. There is an opportunity to create a joint use seniors and recreation facility when the YMCA and Seniors Centre reach the end of their useful life.

### **Civic Ice Centre**

The Civic Ice Centre is getting toward the end of its life. As there is high demand for ice time in the City, the Civic Ice Centre will continue to function until it is replaced.

### **City Hall**

The City Hall building is well used and in great condition. Additional space for municipal activities is needed and can be located in the site with a new building or an addition to the south of the existing City Hall. This may free up the Old Courthouse building for another use as it is now being used as an annex for the City Hall.

### **RCMP Detachment**

There RCMP Detachment will likely be relocated at some point and will offer a site for redevelopment.





## SECOND ONLINE SURVEY

On July 11, 2018 an online questionnaire was launched to seek further feedback on the draft master plan. The questionnaire remained open until August 10, 2018.

The survey had 268 responses in total.

The following is a summary of the feedback that will be taken into consideration as a Final Draft for the Civic Common Master Plan is prepared.

**Question 1:** The Lethbridge Civic Common is a magnetic, inclusive public space that is beautiful, green and walkable. It is a welcoming place that invites social and civic engagement. It is an aspirational civic hub that can rise to the occasion of vibrant moments of celebration and can settle back into comfortable moments of contemplation. Our Civic Common is created by the community for the community. Select the top three (3) element(s) of the Vision that is most important to you.

- Walkable (46%)
- Social and Civic Engagement (45%)
- Green (43%)
- Welcoming (35%)
- Beautiful (34%)
- Inclusive (28%)
- By the Community for the Community (21%)
- Vibrant Moments of Celebration (21%)
- Aspirational Civic Hub (20%)
- Comfortable Moments of Contemplation (11%)

**Question 2:** Have you participated in the Civic Common Master Plan public engagement to date?

- Have not participated yet (81%)
- Previous online survey (10%)
- Open House (7%)
- Design Burst (2%)

**Question 3:** Where do you live?

- West (39%)
- South (28%)
- North (18%)
- Immediate Area/Downtown (15%)

**Question 4:** Who do you represent?

- Myself as a resident (95%)
- A specific organization (3%)
- A specific user group (2%)

**Question 5:** in the future, how would you see yourself accessing the Civic Common?

- Drive and park in a flexible parking area\* (41%)
- Drive and park in a dedicated parking area (26%)
- Walk (22%)
- Bike (9%)
- Transit (2%)

**Question 6:** How do you see yourself using the Civic Common? (Select all that apply)

- Farmers Markets (85%)
- Ceremonies and Celebrations (71%)
- Food Trucks (62%)
- Places to Eat Lunch (58%)
- Utilizing green space and track for unstructured activities (53%)
- Structured programming (49%)
- Art Displays (41%)
- Seating (28%)
- Fitness Equipment (27%)
- Civic Matters (25%)

**Question 7:** What types of uses would you like to see in the Civic Common? (Select all that apply)

- Unstructured recreation/open green space (76%)
- Arts: performing arts, theatre, museum (60%)
- Structured recreation: ice arena, gym, sports field (57%)
- Culture: indigenous, heritage, interpretive (54%)
- Government and administration (29%)

**Question 8:** Civic Lane – Select the top 3 element(s) that you would most want included

- Community Events, Festivals, and Markets (199 top 3 votes)
- Active Pedestrian Area (130)
- Civic Events (102)
- Flexible Parking with temporary bollards (78)
- Connections/Linkages to the Community (77)
- Public Art (76)
- Hard surfaces that provide seamless integration (61)
- Dedicated Parking (45)

**Question 9:** Celebration Way – Select the top 3 element(s) that you would most want included

- Gathering spaces (206 top 3 votes)
- Ceremonies (205)
- Active Pedestrian Areas (198)
- Temporary Barriers (71)
- Parades (61)

**Question 10:** Front Lawn – Select the top 3 element(s) that you would most want included

- Green and landscaped (210 top 3 votes)
- Gathering Spaces (144)
- Informal seating (135)

- Connection/linkages to the community (107)
- Public art (91)
- Hardscaped pedestrian areas (65)

**Question 11:** 11th Street – Select the top 3 element(s) that you would most want included

- Streetscaping and special paving materials (165 top 3 votes)
- Pedestrian focus (164)
- Enhanced intersections and crossings (156)
- Parking (132)
- Connections/linkages to community to east (126)

**Question 12:** Market Plaza – Select the top 3 element(s) that you would most want included

- All season use (180 top 3 votes)
- Electrical power (153)
- Temporary structures: market stalls, art displays (115)
- Canopy covered (109)
- Pedestrian connections (85)
- Informal seating (66)
- Connections/linkages to the community (53)

**Question 13:** Civic Green – Select the top 3 element(s) that you would most want included

- Community Activities and Events (169 top 3 votes)
- Spontaneous informal recreation (133)
- Informal gathering space (101)
- Safety (96)
- Accessibility (81)
- Interactive art features (63)
- Informal seating (63)
- Connections/linkages to the community (60)



**Question 14:** Please take this opportunity to share below anything else that should be taken into consideration?

102 unique responses were received. These comments have been paraphrased and combined into a summary of Key Themes. Attached at the end of this summary document is a copy of all the responses as they were received.

#### **Q.14 – Summary of Written Responses**

##### **General**

- Public would like to see results of survey for the community to be involved further.
- YMCA leaving will be tough hole for many residents
- Nothing should proceed until RCMP, YMCA, and Ice Centre are decommissioned.
- Central location for community is key – real or perceived people see facilities on outer extents as too far.
- Do not recreate what Galt Gardens already provides. There is the risk that pulling all activity from Galt Gardens will make it derelict. Need Balance.
- Waste prevention, reduction and disposal should be a priority
- Concerns over City overspending and impact on taxes. All future decisions should be fiscally responsible.

##### **Vision**

- Attractive urban place to be as a pedestrian that is appealing for young families to visit.
- Special and unique part of the city that is beautiful, fun, clean, and safe.
- Beautification, Integration, and Efficiency.
- This location could connect with existing facilities, providing spaces for varied uses for all ages throughout the day and evening.
- It could be VIBRANT, truly the Heart of the City.

- Inclusivity is important - culturally, sexually, ability, politically etc intolerant products, services, billboards, etc. should not be tolerated.

- Used by all groups
- Amazing gathering space for all too access and enjoy
- Casual gathering – family bbqs, reading under a tree, community garden

##### **Safety**

- 24 hour presence in the area
- Safety day and night cannot be overlooked
- Security for area needs to be priority
- Overall drug use and inappropriate behavior downtown is a risk.
- Include content on Crime Prevention Through Environmental Design – all development should be done with in mind. Include text on proper lighting, clear site lines, low-profile landscaping, etc.
- Currently people sleeping in this area
- Security cameras and motion activated lighting.

##### **‘Green’ Spaces and Landscaping**

- Retain green space and trees – more trees
- Leadership in landscaping – have the ‘green’ reflect the community.
  - o raised beds that act as seating and herbs, etc.
  - o drought tolerant and native plants, native prairie landscaping
  - o Botanical or Sensory garden
  - o Water feature – fountain or linear ponds
  - o Hanging baskets

##### **Amenities/Features**

- Improve running track and keep open and available to

public

- Year round farmers market/Multicultural Markets/ Handmade and artisan markets
- Retain opportunities for activities like drop in soccer
- Opportunities for an Indigenous space and activities (facility or outdoor space). Reconciliation and respect with Blackfoot and other Indigenous people as absolutely crucial. Indigenous culture incorporated - art, plants, park name.
- Organized recreation is important as well and historically the Civic Common has provided this but has recently been hollowed out.
- Unstructured recreation, meeting, giant chess boards and picnic tables with chess tops, etc
- Outdoor skating rink – paved for summer ball hockey.
- Recreation equipment that supports green space (like the swings shown).
- Festivals, open and airy,
- Basketball courts/Tennis Courts/Pickleball Courts
- All season playground with large canopy over entire playground.
- Abstract play structures - ex. Telus Spark outdoor equipment.

### **Built Design**

- No hostile architecture. Needs to be welcoming for all.
- Building designs should attempt to be flexible in design. They should be able to be repurposed into the future for more than their initial purpose.

### **Facilities**

- Closure of existing facilities risks decay of the area especially at a time when we are already dealing with a major crisis in our downtown.
- If no major facilities are to be planned in near term than

interim uses needs to be considered – community garden not parking as once you provide you cannot take away.

- Civic Common provides central location to the community and should be strongly considered for future Civic, Cultural, and Recreational facilities to buck the trend of pushing people to far reaches of City. Provide central location that ties to bringing people downtown. Uses that should be considered in the area include but may not be limited to:

- o Performing Arts Centre
- o Recreational Facility (swim, ice, gym, indoor track, courts)
- o LSCO replacement facility
- o Convention Centre
- o New Public Library
- o Indigenous Cultural Centre

- Retain existing civic buildings – City Hall, Yates, Courthouse

- Perception that Fritz Sick is being removed as well.

- Sufficient publicly accessible washroom facilities that are not conducive to drug use.

- Integrate whatever facilities are considered and do not make standalone buildings. City Hall, Yates, Performing Arts, Seniors Centre, Library, Recreation, Indigenous Centre – whatever the combination integrate to gain efficiency.

### **Parking**

- Important factor
- Do not pave paradise and put up all parking lot.
- Multilevel parkade would be more effective use of space than surface for the entire area. Could be filled during the day by City Staff and nights/weekends for events at surrounding civic buildings.
- Parking for facilities
- Like concept of the flexible parking but when it is being used for event there will be little space to park.

- Build community - rather than building car interaction build people interaction. Keep parking minimal and do not give up green space downtown.

### Access

- Pedestrian and public safety in terms of accessing the Civic Common needs to be emphasized.
- Accessibility with mobility issues.
- All spaces (interior and exterior) need to be accessible for all.
- Barrier free for those with mobility disabilities
- Bike lockups that are placed in accessible locations, preferably in area with parked cars for the protection of the equipment and rider.

## FINAL PUBLIC OPEN HOUSE

The Open House went well, approximately 50 attended. We prepared a questionnaire which was well received by all participants.

The participants referred to the display boards and engaged in lively discussion with the City of Lethbridge planners. They folded this information and their own visions into their responses to the questionnaire.

The overall the plan was well received and the attendants said they were looking forward to the plan being brought forward to Council on October 15th. Thank you to all those who attended and contributed to the Civic Common Master Plan.







CITY OF  
*Lethbridge*