

University of Lethbridge South Outline Plan

Part A - Land Use Concept



Land Acknowledgement

The South Campus is located on traditional Blackfoot Confederacy territory. We honour the Blackfoot people and their traditional ways of knowing in caring for this land, as well as all Aboriginal peoples who have helped shape and continue to strengthen our South Campus community.



TABLE OF CONTENTS

1.0 OVERVIEW	4
2.0 DEVELOPMENT CONCEPT	5
2.1 VISION FOR THE COMMUNITY	5
▸ VISION STATEMENT	5
2.2 KEY PLANNING AND DESIGN PRINCIPLES	6
3.0 LAND USE CONCEPT	8
3.1 LAND USE STATISTICS	10
3.2 LAND USE DESCRIPTIONS	11
▸ COMMERCIAL MIXED-USE	11
▸ MEDIUM DENSITY RESIDENTIAL	11
▸ MEDIUM / LOW DENSITY RESIDENTIAL	11
▸ PARK / OPEN SPACE	11
▸ SPECIAL STUDY AREA	12

FIGURES

FIGURE 1: LAND USE CONCEPT PLAN

TABLE

TABLE 1: LAND USE STATISTICS



1.0 OVERVIEW

The University of Lethbridge Business Corporation (ULBC) was established by the University of Lethbridge to independently manage at arm's length and oversee the development and management of university land projects. Operating with its own Board of Directors and executive administrative team, ULBC's revenues will support the University's ongoing academic operations and foster long-term financial sustainability.

ULBC will focus on developing land not required for the University of Lethbridge's core activities which include academic, student support, or research purposes; creating vibrant, mixed-use communities that integrate residential and commercial spaces. This development strategy will not only generate revenue for the University but also contribute significantly to the social, environmental, and economic well-being of the Lethbridge community.

Committed to high standards of excellence, ULBC is dedicated to creating, developing, and managing premier communities that exemplify sustainable and progressive urban design principles.



2.0 DEVELOPMENT CONCEPT

2.1 VISION FOR THE COMMUNITY

Development of the Vision and key Planning and Design Principles for the University of Lethbridge's South Campus was based on a review of similar neighbourhoods that represent sustainable, accessible, and complete communities. Important planning and design elements relevant to the South Campus development were applied based on local context. The following Vision and Planning and Design Principles are intended to guide the development of South Campus, by expressing the Vision and prominent features of the community as a vibrant, integrated neighbourhood that strengthens the area's educational and residential character upon completion.

VISION STATEMENT

The South Campus will be a thoughtfully designed urban, vibrant neighbourhood that will integrate a variety of residential, commercial, and recreational spaces to create a complete, accessible, and connected living experience. Anchored by a network of walkable streets and pathways, the neighbourhood will feature smaller blocks, thoughtfully integrated housing options, and a harmonious relationship with the river valley. By prioritizing diverse housing forms, high-quality public spaces, sensitive community connections, and commercial opportunities, the South Campus will foster a dynamic, inviting environment where people of all ages can live, work, gather, and thrive.



2.2 KEY PLANNING AND DESIGN PRINCIPLES

The following Planning and Design Principles are derived from the Vision for the University of Lethbridge South Campus. These principles reflect the core values of creating a connected, vibrant, and sustainable community where residents can live, work, and thrive. By aligning land use, transportation, and public space design with the Vision, these principles are aimed to harmoniously integrate diverse housing, commercial, and recreational spaces with the surrounding natural landscape. Together, they guide the development of a complete community that is accessible, inclusive, and responsive to the needs of its residents.

1. A Complete and Connected Neighbourhood

Rooted in the vision of a dynamic and integrated urban environment, the South Campus will offer multiple connections between residential, commercial, and recreational spaces. A network of streets, pathways, and green corridors will link all areas of the community.

2. A Mix of Uses and Thoughtful Density

The South Campus will feature a mix of residential, commercial mixed-use, and recreational spaces, encouraging a vibrant and active neighbourhood. Thoughtful density will create opportunities for integrated housing options while maintaining a comfortable and livable environment.

3. Diverse Housing Choices

The South Campus will offer a variety of housing options, including apartments, townhomes, semi-detached housing, and potentially single detached housing, to meet the needs of diverse households and lifestyles.

This variety will provide opportunities for individuals and families to grow, thrive, and establish roots within the community.

4. High-Quality Public Spaces

Public spaces will be designed as inviting hubs for gathering and recreation. The neighbourhood will prioritize the creation of high-quality parks, plazas, and pathways that encourage year-round activity, foster connections, and enhance the overall quality of life.

5. Sensitive Community Connections

The South Campus will be designed to respect and complement adjacent neighbourhoods. Transition areas, thoughtful interfaces, and integrated connections will ensure compatibility with the surrounding community fabric.

6. Green Spaces and Strong Connections with Nature

Parks, open spaces, and trail networks will celebrate the river valley and coulees, enhancing recreational opportunities and fostering a strong connection between urban life and the natural landscape.

7. Safe and Walkable Streetscapes

Streets and public spaces will be designed in consideration of pedestrians and cyclists through smaller blocks, clear sightlines, and human-scale development. Well-lit and active streetscapes will create an environment where people feel safe and confident navigating the community.



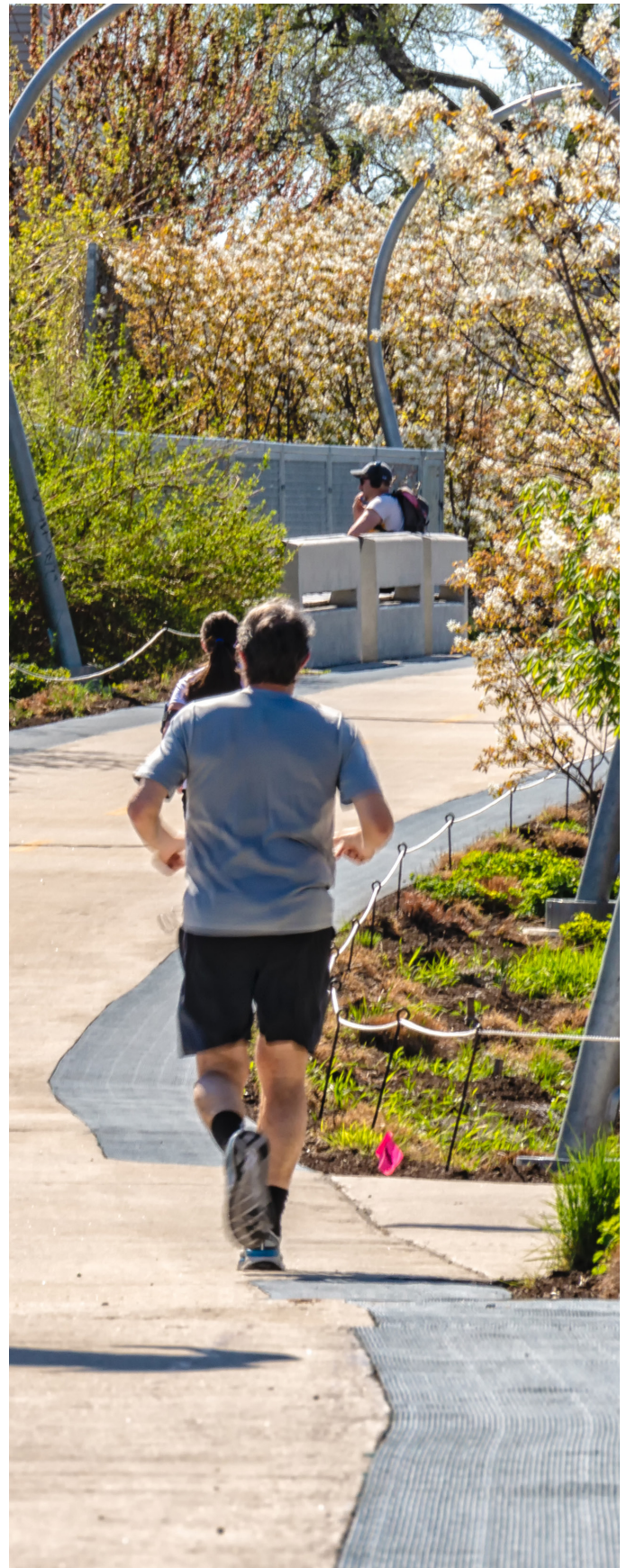
OUTLINE PLAN - LAND USE CONCEPT

8. Modern Architectural Design

Consistent and modern architectural design requirements throughout the South Campus is intended to support a visually cohesive and dynamic new addition to the city of Lethbridge. These requirements will be further developed as a set of Design Guidelines for the neighbourhood and will be commissioned by ULBC prior to development. These Design Guidelines may be enforced by the developer through individual sales agreements with future builders and commercial developers, and will not be enforced by the municipality, as they are extraneous to the Land Use Bylaw.

These Guidelines may include:

- ▶ Development of facades with diverse textures and materials (glass, steel, wood, and stone)
- ▶ Bold color schemes
- ▶ Energy-efficient designs
- ▶ Activated green spaces
- ▶ Provision of public art and architectural landmarks



3.0 LAND USE CONCEPT

Featuring a diverse mix of residential and commercial spaces, the concept is complemented by parks, open areas, and pedestrian pathways that seamlessly connect with the natural landscape and surrounding road network. The concept will create new opportunities in the area while enhancing the functions of the University of Lethbridge's main campus, offering additional community spaces that improve connectivity and align with the University's broader goals.

Green infrastructure involves using natural systems to manage rainwater, as opposed to relying solely on traditional methods like drains and pipes. It helps absorb, filter, and slow down water, reducing the risk of flooding and pollution. The existing stormwater management facility, adjacent to the plan area, can be leveraged as green infrastructure further enhancing environmental sustainability of the area. The street network prioritizes access and efficient traffic flow, with a mix of local and collector roads designed to limit local traffic and focus cross-neighbourhood movement

on arterial roads. See [Figure 1: Land Use Concept Plan](#).

The Technical Analysis supporting the development of the University of Lethbridge South Campus Land Use Concept are documented under a separate cover in the University of Lethbridge South Campus Land Use Concept Technical Elements report.





Legend

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

SOUTH CAMPUS LETHBRIDGE

Land Use Concept Plan



OUTLINE PLAN - LAND USE CONCEPT

3.1 LAND USE STATISTICS

A detailed breakdown of the land uses based on the Land Use Concept Plan is provided in Table 1.

Table 1: Land Use Statistics

	AREA (HA)	% of GDA				
GROSS AREA	38.76					
ENVIRONMENTAL RESERVE	3.33					
SPECIAL STUDY AREA (SSA) ¹	10.02					
GROSS DEVELOPABLE AREA	25.41					
MUNICIPAL RESERVE (MR)						
EXISTING BERM	2.25	9%				
POCKET PARK	0.25	1%				
TOP OF BANK MR	0.08	0.3%				
CIRCULATION						
COLLECTOR ROADWAY	2.17	9%				
LOCAL ROADWAY	2.46	10%				
LANE / WALKWAY / PUBLIC UTILITY LOTS (PUL)	0.18	1%				
NET DEVELOPABLE AREA	18.02	71%				
NON-RESIDENTIAL LAND USES						
COMMERCIAL MIXED-USE (NON-RESIDENTIAL 80%)	5.09					
RESIDENTIAL LAND USES	AREA (HA)	UNITS / HA	UNITS	PEOPLE / UNIT	POPULATION	% OF NRA
MEDIUM/LOW DENSITY RESIDENTIAL	7.48	50	374	2.8	1,047	57.8%
HIGH/MEDIUM DENSITY RESIDENTIAL	4.18	110	460	1.8	828	32.3%
COMMERCIAL MIXED-USE (RESIDENTIAL 20%)	1.27	200	254	1.5	381	9.8%
TOTAL	12.93		1,088		2,256	

¹ Special Study Area is not included in Residential and Non-Residential Land Uses. Its area has been deducted from the Gross Developable Area.



3.2 LAND USE DESCRIPTIONS

COMMERCIAL MIXED-USE

Commercial Mixed-Use designation will occupy approximately 6.36 ha within the plan area. It is intended to be a more intensive and pedestrian friendly form of development that will help create a vibrant district within the community. This area has been provided in the most visible portion of the plan area, and can be accessed from the arterial road, collector roads, and multiple pedestrian connections.

- ▶ This designation is intended for retail, commercial, entertainment, and office uses.
- ▶ Up to 1.27 ha (or 254 units) within this designation may be developed as residential use in the form of high / medium density apartment buildings.

HIGH / MEDIUM DENSITY RESIDENTIAL

High / Medium Density Residential comprises of approximately 4.18 ha of developable land and 460 units. This land use has been located in proximity to the Commercial Mixed-Use area, within the central portion of the neighbourhood. It will allow a mix of low- and mid-rise apartments and town housing. This density placement will support the commercial businesses and transit ridership along University Drive. This area is intended to be developed as a compact, walkable, and livable area that reduces vehicular dependency and promotes active modes of transportation.

MEDIUM / LOW DENSITY RESIDENTIAL

Medium / Low Density Residential comprises of approximately 7.48 ha of developable land and 374 units. This land use will include a mix of duplexes, townhomes, and a limited amount of low-rise apartment units. It may also include single detached housing. Due to its lower density, it is placed along the linear park (MR) adjacent to Riverstone Boulevard to act as a transitional land use. This designation offers a balance of housing choices within the community and will take advantage of local amenities offered by commercial and employment uses, the stormwater management facility, pedestrian connections, and the River Valley.

PARK / OPEN SPACE

The Land Use Concept Plan provides the following Municipal Reserve (MR) spaces:

- ▶ **Neighbourhood Plaza (Pocket Park):** A small Pocket Park approximately 0.25 ha in size has been provided within the Commercial Mixed-Use area. This Park will be developed as an urban, neighbourhood plaza to serve as a focal point within the Commercial Mixed-Use area. This plaza will include a mix of soft and hardscaped areas to provide opportunities for seating and passive recreation. Special consideration will be given such that the buildings and streets surrounding the park are designed in a seamless manner to allow for pedestrian movement and activities.
- ▶ **Municipal Reserve (MR) strip:** A narrow MR strip has been provided within the plan boundary.



OUTLINE PLAN - LAND USE CONCEPT

The strip is provided along the existing stormwater management facility (SWMF) to provide improved pedestrian access and to create a landscaped transition to the SWMF.

- ▶ **Linear Park (Existing Berm):** There is an existing berm approximately 2.25 ha in size along Riverstone Boulevard. This landscaped berm includes a trail complemented with mature trees and shrubs. It will serve as a buffer between the community of Riverstone and the new development within South Campus. Accordingly, this berm has been retained as a Linear Park within the land use concept. The land use concept takes logical advantage of this berm by providing several pedestrian connections to the berm to create a well connected network.

Opportunities for provision of public art and programming of the park spaces will be explored at the rezoning and subdivision stages of development.

SPECIAL STUDY AREA

A Special Study Area (SSA), comprising approximately 10.02 hectares, has been designated in the northeast portion of the plan area. This designation will allow for further analysis prior to confirming specific land uses.

The SSA designation is commonly applied in urban planning where additional technical, or policy considerations must be addressed. Incorporating the SSA within the plan boundary ensures that potential land uses and associated impacts, such as utility infrastructure requirements and roadway sizing, are properly evaluated as part of a comprehensive planning framework.

Excluding the SSA from the plan area would limit integration with the rest of the plan area and undermine its development potential. Potential future uses within the SSA may include Medium / Low Density Residential, Parks, and a Stormwater Management Facility. Prior to development, the following additional tasks must be completed:

- ▶ **Capacity analysis of off-site sanitary:** This analysis is used to assess if the existing sanitary system outside of the plan area has capacity to accommodate additional flows resulting from development of this area.
- ▶ **Feasibility review of a new on-site pump station:** The Special Study Area is located at a lower elevation. Accordingly, it will require an onsite pump station so its sanitary servicing can tie into the servicing network at higher elevation. As such, a feasibility analysis of the on-site pump station will be required.
- ▶ **Completion of a Historical Resources Impact Assessment (HRIA):** An HRIA is used to determine if there are any historic resources located within an area that may be impacted by new development.
- ▶ **Additional Biophysical Site Assessment:** This assessment is used to further evaluate the natural environment and mitigate any potential negative effects from new development.
- ▶ **Amendment to the Outline Plan:** If the Special Study Area is deemed feasible for development, an amendment to the Outline Plan will be required so this designation can be removed and replaced with appropriate land uses that integrate with the rest of the plan area.



OUTLINE PLAN - LAND USE CONCEPT

The amendment may include updates to the following supporting technical background documents that are documented under a separate cover in the South Campus Outline Plan Technical Elements report:

- Environmental Reports
- Historic Resource Impact Assessment
- Traditional Knowledge and Land Use Study
- Traffic Impact Assessment

- ▶ **Feasibility Review of a New Outfall Station:** The Special Study Area is located at a lower elevation. Accordingly, it will require a new storm pond and outfall to be built. As such, a feasibility analysis pond and outfall will be required.

Should the SSA not proceed with full residential development in the future, its use will be determined as per the University's core needs and requirements, in line with its activities on the remainder of the campus.

