

BYLAW 6432

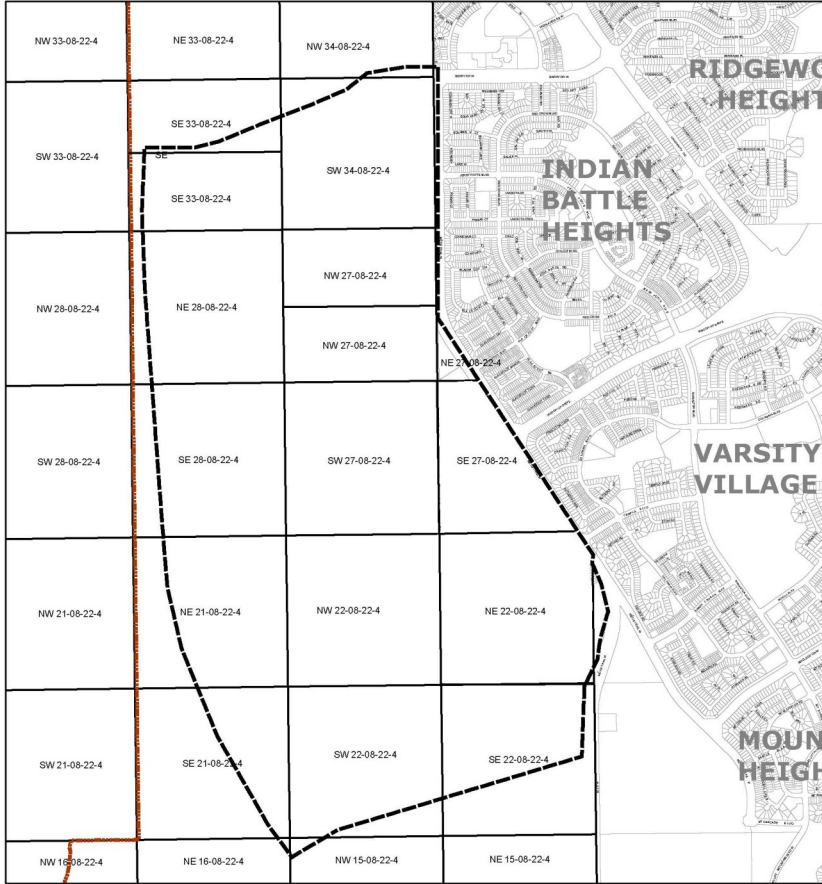
Proposed Amendment to the West Lethbridge Phase II Area Structure Plan

Proposal

- Amendment to the West Lethbridge Phase II Area Structure Plan to add an additional school site and allow for other housekeeping items within the ASP document.

What Does This Mean?

- Proposed ASP amendment will remove the Public/Separate School designation of planned school sites shown in the ASP. It will also add an additional school site, which is not shown in the existing version of the ASP.
- Other changes are also proposed by this amendment so that the Land Use and Statistics and Student Generation tables are updated and the Land Use Concept is consistent with the current boundaries of the West Lethbridge Phase II ASP as it was amended in 2013.
- A concurrent Land Use Bylaw Amendment – Bylaw 6433, is also being brought to Council for consideration.



Relevant Planning Documents

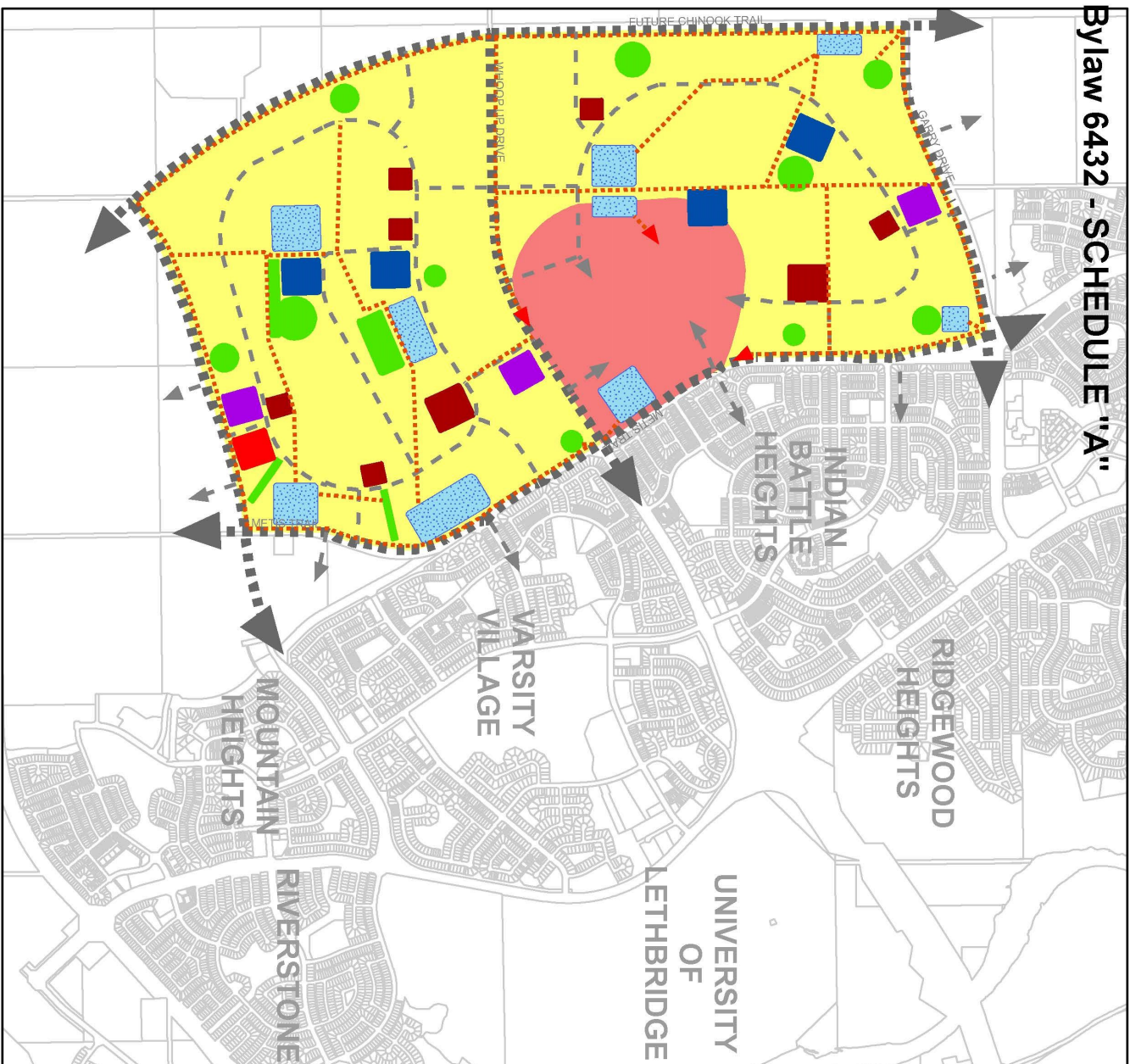
- [South Saskatchewan Regional Plan](#)
- [Municipal Development Plan](#)
- [West Lethbridge Phase II Area Structure Plan](#)
- [Country Meadows Area Structure Plan](#)
- [Waterbridge Area Structure Plan](#)
- [Benton Crossing Outline Plan](#)



Questions Regarding the Bylaw?

Contact: Tyson Boylan, Senior Community Planner
403-320-3928 or tyson.boylan@lethbridge.ca

Bylaw 6432 - SCHEDULE "A"



**West Lethbridge Phase II
Area Structure Plan**

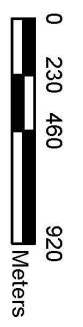
Legend

- Community Core
- Low Density Residential
- Multi-Unit Residential
- Commercial
- Religious Assembly / Institutional
- School Site
- Neighbourhood Parks
- Stormwater Management Facility
- Potential Pathways
- Future_Arterial
- Future Collector

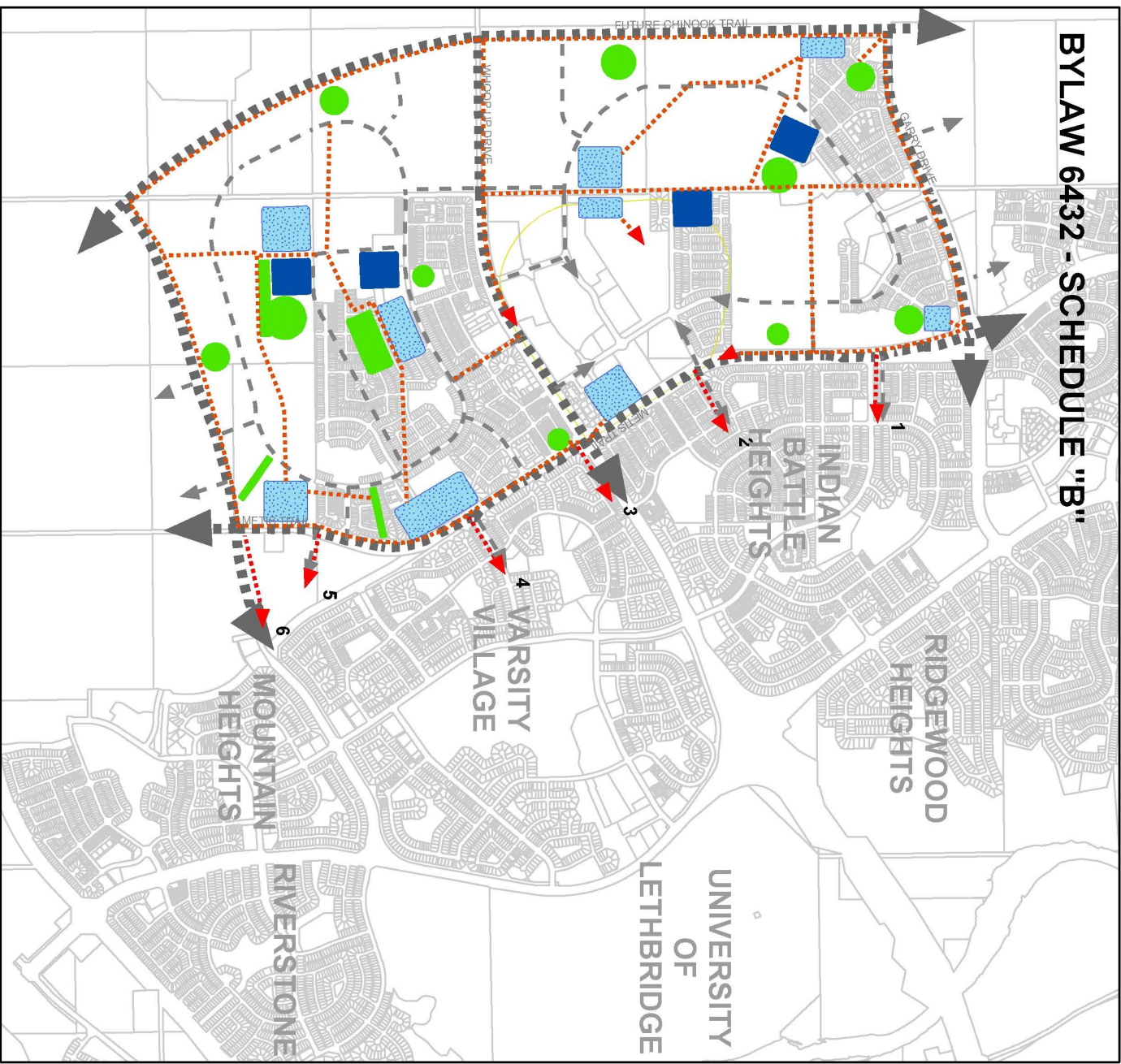
Map 4
Land Use
Concept



December 1, 2023



BYLAW 6432 - SCHEDULE "B"



West Lethbridge Phase II Area Structure Plan

Legend

- Neighbourhood Parks
- Potential Pathways
- Stormwater Management Facility
- School Site
- Future_Arterial
- Future Collector
- Community Core Boundary

Pathway Connections:

- ① to Willowbrook
- ② to Indian Battle Heights
- ③ to Coal Banks Trail
- ④ to Nicolas Sheran Recreational Area (and Coal Banks Trail)
- ⑤ to Nicolas Sheran
- ⑥ to University of Lethbridge (and Coal Banks Trail)

Map 5
Open Space System



December 1, 2023



BYLAW 6432 - SCHEDULE "C"

LAND USE AND POPULATION STATISTICS WEST LETHBRIDGE PHASE II AREA STRUCTURE PLAN DEVELOPMENT CONCEPT

December 1 2023

	North Village (ha)	South Village (ha)	Community Core (ha)	TOTAL	% of GDA
GROSS AREA	225.3	365	107.7	698.0	
Arterial Roadways	20.1	28.6	7.8	56.5	
GROSS DEVELOPABLE AREA	205.2	336.4	99.9	641.5	100.00%
Non-Residential Uses					
Circulation (22% GDA)	45.7	73.9	22.0	141.1	22.00%
Stormwater Management Facilities	12.7	24.1	9.6	46.4	7.23%
Park/School/Open Space					
Neighbourhood Parks	14.8	26.5	1.2		
School	8.0	8.0	22.5		
	<u>22.8</u>	<u>34.5</u>	<u>23.7</u>	81.0	12.63%
Recreation/Community Services	0.0	0.0	12.1		
Commercial	0.0	2.0	6.1	8.1	1.26%
Religious Assembly	2	6.4	2.0	10.4	1.62%
	<u>83.2</u>	<u>140.9</u>	<u>75.5</u>	287.0	44.74%
Residential Uses					
Low Density Residential	114.0	184.1	14.0	324.7	
Multi-Unit Residential	8.0	11.4	10.4	29.8	
	<u>122.0</u>	<u>195.5</u>	<u>24.4</u>	354.5	55.26%

RESIDENTIAL LAND USE ANALYSIS

NORTH VILLAGE

	Area (ha)	Density (units/ ha)	Units	Persons/Unit	Population
Low Density Residential	114.0	27.2	3101	2.8	8682
Multi-Unit Residential	8.0	75	600	1.9	1140
TOTAL	<u>122.0</u>		<u>3701</u>		<u>9822</u>

SOUTH VILLAGE

	Area (ha)	Density (units/ ha)	Units	Persons/Unit	Population
Low Density Residential	184.1	26.0	4796	2.8	13429
Multi-Unit Residential	11.4	75	855	1.9	1625
TOTAL	<u>195.5</u>		<u>5651</u>		<u>15053</u>

COMMUNITY CORE

	Area (ha)	Density (units/ ha)	Units	Persons/Unit	Population
Low Density Residential	14.0	29.5	414	2.8	1159
Multi-Unit Residential	10.4	75	780	1.9	1482
TOTAL	<u>24.4</u>		<u>1194</u>		<u>2641</u>

TOTAL POPULATION (AREA STRUCTURE PLAN)

27517

BYLAW 6432 - SCHEDULE "D"

School Generation					December 1, 2023
	Estimated No. Students Per Dwelling Unit				
		Community Core	North Village	South Village	Total Students by Grade and Type
Dwelling Units		1,194	3,701	5,651	10,546
Public Elementary (ECS to 5)	0.170	203	629	961	1,793
Public Middle (6 to 8)	0.085	101	315	480	896
Public Senior High (9 to 12)	0.113	135	418	639	1,192
Holy Spirit Elementary (K to 9)	0.125	149	463	706	1,318
Holy Spirit Senior High (10 to 12)	0.040	48	148	226	422
Total Students per Area		636	1,973	3,012	5,621