

Staffordville Neighbourhood Area Redevelopment Plan

City of Lethbridge Planning & Development



July 8, 2013
Bylaw #5819



CITY OF
Lethbridge



BYLAW 5819

**A BYLAW OF THE CITY OF LETHBRIDGE TO ADOPT
AN AREA REDEVELOPMENT PLAN**

THE COUNCIL OF THE CITY OF LETHBRIDGE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED HEREBY ENACTS AS FOLLOWS:

WHEREAS Section 634 of The Municipal Government Act, Chapter M-26, R.S.A. 2000, provides as follows:

Section 634 A Council may:

(a) designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:

- I. Preserving or improving land and buildings in the area;
- II. Rehabilitating buildings in the area;
- III. Removing buildings from the area;
- IV. Constructing or replacing buildings in the area;
- V. Establishing, improving or relocating roads, public utilities or other services in the area,
- VI. Facilitating any other development in the area

(b) adopt, by bylaw, an area redevelopment plan, and

WHEREAS the Council of the City of Lethbridge wishes to adopt an Area Redevelopment Plan for that area of land in the City of Lethbridge generally described as:

Staffordville (see Schedule A attached)

NOW THEREFORE, THE COUNCIL OF THE CITY OF LETHBRIDGE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. The Plan which is attached hereto as Schedule B (attached) is hereby adopted,

and shall be known as the "Staffordville Area Redevelopment Plan".

2. This Bylaw shall come into force on the date of final passing thereof.

READ A FIRST TIME this 27 day of MAY, A.D. 2013

[Signature]
MAYOR

[Signature]
DEPUTY CITY CLERK

READ A SECOND TIME this 8 day of JULY, A.D. 2013

[Signature]
MAYOR

[Signature]
DEPUTY CITY CLERK

READ A THIRD TIME this 8 day of JULY, A.D. 2013

[Signature]
MAYOR

[Signature]
DEPUTY CITY CLERK

**STAFFORDVILLE NEIGHBOURHOOD
AREA REDVELOPMENT PLAN**

PREPARED BY:

**CITY OF LETHBRIDGE
PLANNING & DEVELOPMENT SERVICES
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LETHBRIDGE, ALBERTA
T1J 0P6**

Approved by Bylaw #5819 – July 8, 2013

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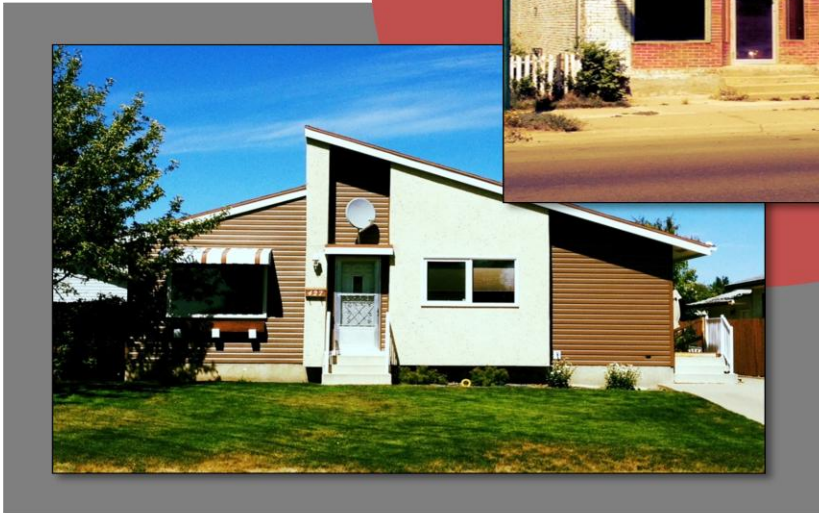
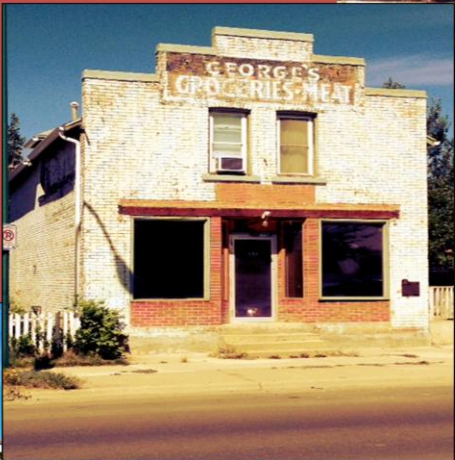
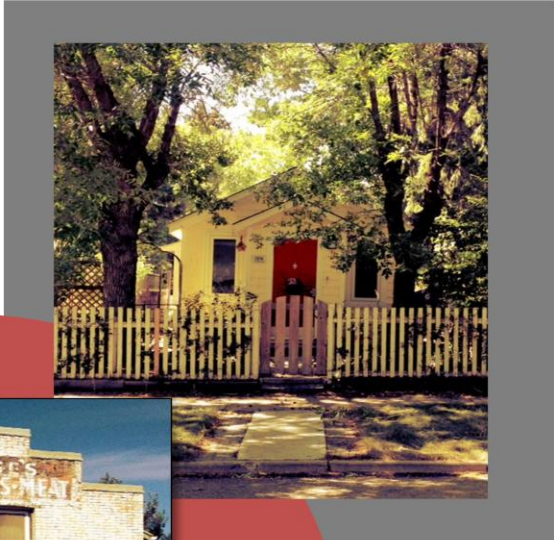
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Section 1: Introduction



INTRODUCTION

The Staffordville area is one of the oldest existing neighbourhoods within the City of Lethbridge. Its origins go back to the 1890's. This was a period of early coal mining where miners lived in close proximity to the mines where they worked. The mines were located in the adjoining Oldman River Valley and Coulees.

The area was named after William Stafford, who was the first mine manager of the No. 3 mine and his wife Jane Stafford, who was prominent in early Lethbridge and is often referred to as the "Mother of Lethbridge". The area was originally subdivided by James Pierce, and additional subdivisions were completed by Olaf Hammerburg and James Pierce. The people incorporated these areas as its own community in 1900 as the Village of Stafford. The Village was then annexed by the City of Lethbridge in 1913.

The coal mines have since closed in Lethbridge, and as Staffordville is characterized by a grid street pattern typical of the turn of the century, and some remaining small original vintage homes on small lots, the neighbourhood often fills the role of affordable starter homes for young people and retired folk. Many of the homes also have become part of the City's rental dwelling stock.

There has also been pressure for redevelopment as the land values in North Lethbridge tend to be less expensive than other parts of the City. In 1994 an attempt was made at drafting a neighbourhood plan to address these development pressures. This plan was prepared, but never was legally adopted as a planning policy document under the Municipal Government Act due to government cutbacks. It was however informally followed to give guidance to redevelopment in the neighbourhood.

In July 2010, City Council adopted a new long range plan, the Integrated Community Sustainability Plan/ Municipal Development Plan (ICSP/MDP) which sets out high level policies for the next 40 years of development within Lethbridge. One of its policies requires that Area Redevelopment Plans be adopted for the City's older neighbourhoods, including Staffordville. As result it is now timely to propose a new Staffordville Area Redevelopment Plan (ARP) having reviewed and updated the 1994 proposed plan.

Formal public engagement was conducted through the Central Neighbourhood Study, and public open house's in April 2012 and March 2013.

WHAT IS AN AREA REDEVELOPMENT PLAN?

Area Redevelopment Plan's (ARPs) are planning documents that set out comprehensive land use policies and other proposals to help guide the future of individual existing communities. Area Redevelopment Plans are specific to the particular community and must be considered in conjunction with other applicable statutory plans, bylaws, and policy documents.

This Area Redevelopment Plan outlines a policy direction relative to land use and physical planning matters as identified in Section 634 and 635 of the Municipal Government Act. The purpose of this ARP is to establish land use and development policies and provide guidance for City Administration in undertaking actions and programs.

The Municipal Government Act Revised Statutes of Alberta 2000 Chapter M-26 is the fundamental legal guide for planning in the province. Section 634 and 635 of the Act permits municipalities to designate areas for redevelopment, and adopt redevelopment plans for those areas, for any or all of the following purposes:

- I. preserving or improving land and buildings in the area;
- II. rehabilitating buildings in the area;
- III. removing buildings from the area;
- IV. constructing or replacing buildings in the area;
- V. establishing, improving or relocating roads, public utilities or other services in the area;
- VI. facilitating any other development in the area¹.

Further provisions of the Act require the Area Redevelopment Plan to conform to the Land Use Bylaw and any other Statutory Plan affecting the area. (i.e ICSP/MDP). The area redevelopment plan must describe:

- I. the objectives of the plan and how they are proposed to be achieved,
- II. the proposed land uses for the redevelopment area,
- III. if a redevelopment levy is to be imposed, the reasons for imposing it, and
- IV. any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities, or and other purposes the council considers necessary.

The Act also permits the imposition of a redevelopment levy, however no redevelopment levy is being proposed at this time for the Staffordville area.

¹ Section 635 (a) of the Municipal Government Act Revised Statutes of Alberta 2000 Chapter M-26

PLAN AREA BOUNDARIES

The plan area boundaries are shown on Figure 1 and are:

East – Stafford Drive N,
 South – 9th Avenue N,
 West – River Valley/Coulee Edge,
 North – Stafford Avenue N.

The total area is approximately 315,352m² (31.5ha). The area within these boundaries is where past redevelopment has occurred and where continued redevelopment pressure is to be expected. Within the designated plan boundaries, the City has further divided the area into two separate planning areas (A and B). This has been done because in the 1994 draft of the plan, the area west of 6th Street was not included. It has been included in the current plan as although Area B was developed during a later time period, it is a logical extension of the neighborhood as it shares a number of common characteristics including transportation connections, river valley access, and community services.

LOCATION AND EXTERNAL INFLUENCES

The Staffordville Neighbourhood is located in North Lethbridge. Some major influences on the Neighbourhood include:

- **Proximity to River Valley**, as Staffordville is bounded along its west, and northern edge by the River Valley. Although the River Valley is fragile, and requires special attention when developing adjacent to it, it provides the residents of Staffordville with great recreational opportunities.
- **Proximity and adjacency to major arterial roads**, such as Scenic Drive North, Stafford Drive, and 9th Avenue North, provides the Neighbourhood residents' convenient access to other parts of the City. Increased pressure on Stafford Drive and 9th Avenue North has been a growing problem, which resulted in commuters shortcutting through the Neighbourhood. This problem should be alleviated with the construction of Scenic Drive North.
- **Adjacency to the Lafarge Cement Plant**, has been associated with a number of neighbourhood concerns over 50 years at its 9th Avenue North location. Noise, dust and large truck traffic to name a few.
- **Proximity to recreation facilities**, such as Dave Elton Park which attracts a wide variety of users to its baseball diamonds, bmx bike track, and skateboard park. The Lethbridge Fish and Game Shooting Range is located nearby in Peenaquim Park in the river bottom.

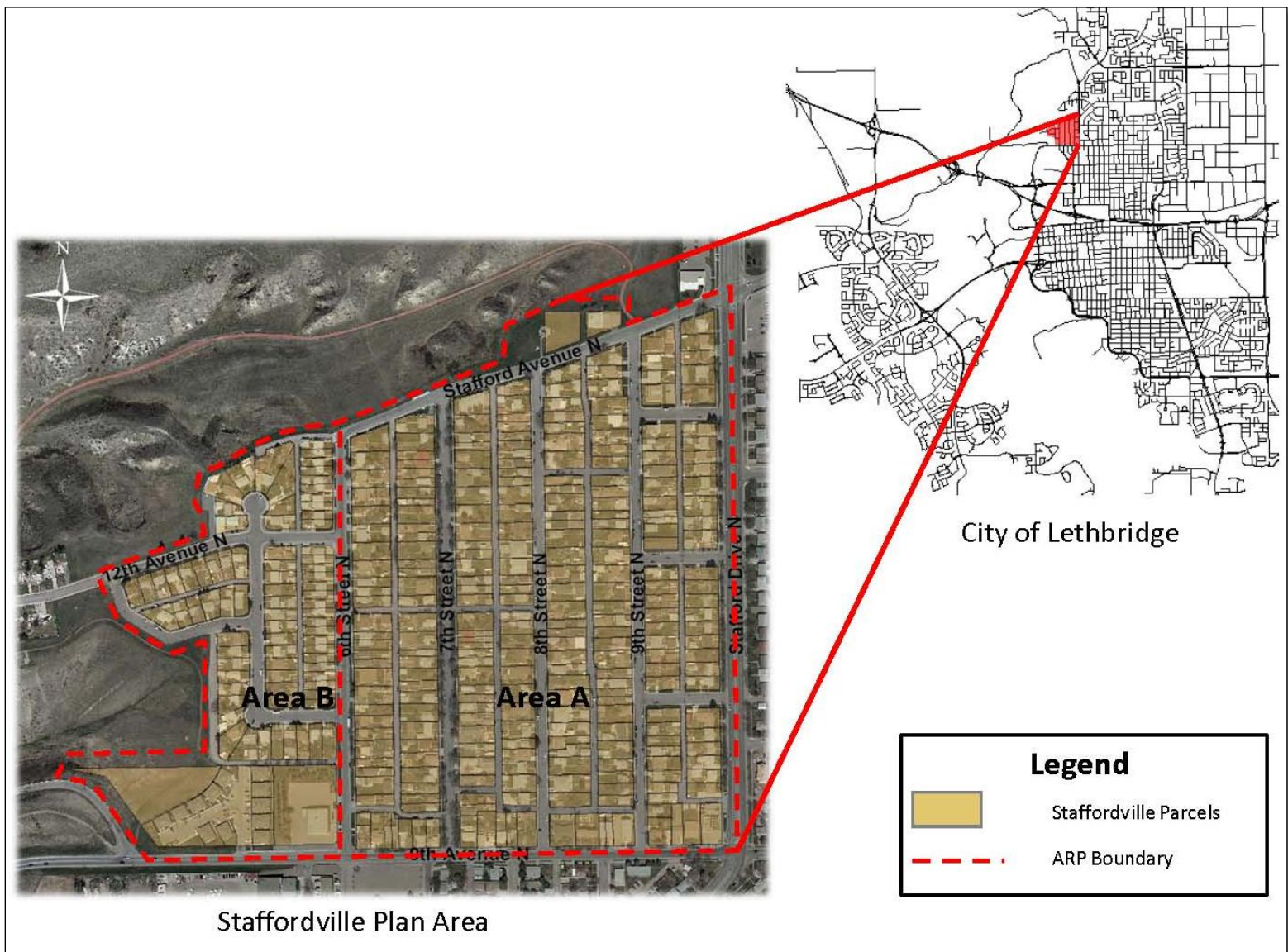


Figure 1: Staffordville ARP Plan Area

PLANNING RATIONALE

In 2005, the Central Neighbourhood Study was initiated as a result of ongoing redevelopment concerns expressed by residents within the northside communities of Staffordville, Senator Buchanan, and Westminister and the southside neighbourhoods of London Road, Hamilton, Fleetwood/St. Patrick's and the Hospital Area commonly known as Victoria Park. The use of the term "Central Neighbourhoods" to describe the neighbourhoods was due to their central location within the City. The "Central Neighbourhoods" were also the first residential areas developed in Lethbridge and as a result it was thought that they would have the potential to share common types of issues. However, the results of the Central Neighbourhood study suggest that each of the central neighbourhoods are unique; in that they have developed in a distinctive manner and therefore have their own opportunities and challenges that should be looked at independently.

In 2010, the results of The Central Neighbourhood study were confirmed when the City undertook an extensive public engagement process in the development of the City wide Integrated Community Sustainability Plan/ Municipal Development Plan (ICSP/MDP). This process included more than 2,000 residents. One of the policies developed in the ICSP/MDP would be that the City would prepare Area Redevelopment Plans for all of the "Central Neighbourhoods".

Additionally, City staff has reviewed the 1994 Draft Staffordville Neighbourhood plan to determine which issues are still relevant today in the neighbourhood. Effected City business units were consulted. A detailed housing condition inventory was undertaken in May/June 2011. The City of Lethbridge commissioned the "Walkability Roadshow" to examine both the culture of walking, and state of walking infrastructure within the City. Its findings have contributed to policies within the Staffordville Plan.

WHY STAFFORDVILLE?

Each of the seven "Central Neighbourhoods" that were identified in the Central Neighbourhood Study have developed in their own distinctive manner and therefore have their own opportunities and challenges.

In Lethbridge, a neighbourhood like London Road is characterized by distinct features that set it apart from other surrounding neighbourhoods. This is not the case in Staffordville, which features a very diverse built environment that has no common architectural theme. What is defining about Staffordville is its traditional grid pattern street layout and a distinct demographic that calls it home for economic and cultural reasons. It also has deep roots in the coal mining industry.

Staffordville is a neighbourhood which provides excellent affordable housing stock.

Additionally it has been identified through public engagement that there needs to be a boost to help "build community". There is a lack of community space within the neighbourhood.

NEIGHBOURHOOD ENGAGEMENT

Much like the majority of neighbourhoods in Lethbridge, Staffordville does not currently have the benefit of an organized community group. Therefore the public engagement process has occurred in a few different formats including individual during the formation of the 1994 draft ARP, the extensive 2010 ICSP/MDP process, survey's completed during the Central Neighbourhood Study, a community open house meeting held April 2012 in conjunction with Scenic Drive North expansion project, and an open house held March 2013.



Identification of Community Issues

In 1994 the neighbourhood was consulted through a questionnaire and a public information meeting. This process concluded that “Staffordville faces many of the issues in common to older neighbourhoods within Lethbridge”. The development of the City’s ICSP/MDP in 2009/2010 also identified/confirmed many inner city issues through extensive public engagement. These issues include:

- 1) The sense of community in the area should be improved.
- 2) Multi-unit development should be limited and be designed to be sensitive to the exiting older neighbourhoods.
- 3) Rehabilitation of the existing single detached homes should be encouraged.
- 4) Personal safety and neighbourhood security needs to be improved.
- 5) The number of outdoor parks/playgrounds needs to be increased.
- 6) Access to leisure and recreational facilities needs to be improved.
- 7) Residents/property owners need to be more engaged in the planning & management of their neighbourhood.
- 8) Municipal services need to be improved.
- 9) The pedestrian safety and condition of the streets & lanes needs to be improved.

CONFORMITY WITH INTEGRATED COMMUNITY SUSTAINABILITY PLAN/MUNICIPAL DEVELOPMENT PLAN

The current City of Lethbridge Integrated Community Sustainability Plan/ Municipal Development Plan (ICSP/MDP) is a statutory plan that provides a framework for Council and the community to address changes that occur within our City.

The ICSP/MDP identifies a series of policies to achieve a long-term vision and address the challenges that come with growth and change. There are numerous policies in the ICSP/MDP that are relevant to the preparation of the Staffordville Area Redevelopment Plan, including:

Policy 6.2.1 – Lethbridge Has a Range of Housing that Meets Everyone’s Needs

- Integrate a range of housing types throughout the City
- Encourage and facilitate the adequate supply of housing for all income groups

Policy 6.2.2 – Lethbridge is a Welcoming and Diverse City

- Encourage, facilitate and accommodate activities organized by residents as a means to foster belonging to the community and support diversity

Policy 6.2.4 – Lethbridge is a Safe City

- Encourage urban design that promotes public safety and reduces opportunities for crime in parks, roadways, and other public spaces.

Policy 6.3.1 – Lethbridge Respects and Celebrates its History

- Collaborate with private owners to conserve and maintain historical resources throughout the City
- Support the adaptive reuse of historic resources
- Strive to preserve and share Lethbridge’s collected stories

Policy 6.3.3 – Lethbridge Supports Active Learning

- Provide opportunities for passive recreation such as walking, biking, hiking, and gardening

Policy 6.4.1 - Lethbridge is a Compact City

- Increase residential densities in existing areas in a manner that respects built form and character by:
 - Preparing Area Redevelopment Plans

- Encouraging increased densities in areas where ancillary neighbourhood facilities are currently available or can be efficiently provided (e.g. employment, schools, parks, transit routes)

Policy 6.4.3 – Lethbridge is a Walkable, Bicycle Friendly City

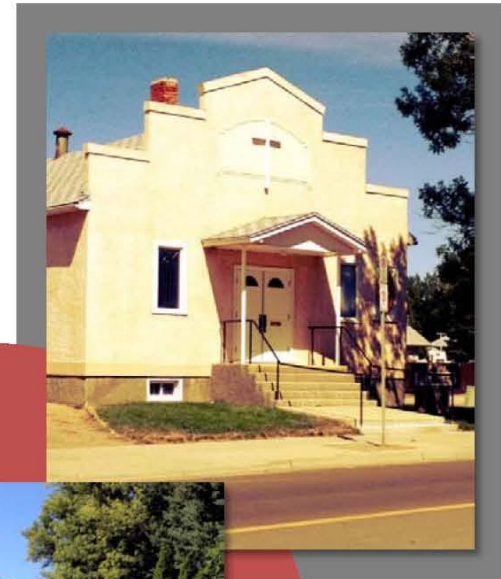
- Retrofit existing neighbourhoods, to improve pedestrian and cyclist access to destinations within and outside of neighbourhoods.

Policy 6.4.5 – Lethbridge is a Planned City that Exhibits Quality Urban Design

- Encourage and promote the design of live, work, shop and play land uses in proximity to on another
- Maintain and expand the urban forest
- Encourage and promote the design of the built environment to encourage walkability
- Develop neighbourhood plans for existing areas to establish long-term vision
- Encourage good quality architecture and streetscaping throughout the city



Section 2: Objectives & Policies



STAFFORDVILLE ARP OBJECTIVES

The following section identifies the overall objectives of the Staffordville Area Redevelopment Plan. Staffordville continues to be a predominately low-density residential community characterized by a traditional grid street pattern and its proximity to the river valley. The following five objectives will aim to guide policies that will protect the integrity of the community as it deals with pressures for change and redevelopment.

- 1) Strengthen the sense of community in the neighbourhood.
- 2) Enhance the stability of the neighbourhood.
- 3) Build on quality of life in the neighbourhood.
- 4) Encourage the use of alternative transportation modes to the single occupancy automobile.
- 5) Maintain the low density land use and historic character of Staffordville, while promoting low-profile medium density development where appropriate.



STAFFORDVILLE ARP POLICIES

1) **STRENGTHEN THE SENSE OF COMMUNITY**

- 1.1 The Staffordville neighbourhood residents are encouraged to form a Neighbourhood Association.
- 1.2 Identify locations on City owned lands for the installation of future neighbourhood entry signs – Home of the Galt No. 3 Miners and Families.
- 1.3 Promote neighbourhood identity by exploring opportunities to design and install unique street signage and street furniture for the Staffordville Neighbourhood.
- 1.4 Discourage rezoning of existing public building (P-B) land uses as they act as community centers that encourage and promote community gathering.



2) **ENHANCE STABILITY OF THE NEIGHBOURHOOD**

- 2.1 Multi-Unit developments (greater than 2 units excluding secondary suites) only be permitted in compliance with/on sites designated in the Future Land Use Map of the Staffordville ARP. Proper public engagement is required.
- 2.2 No multi-dwelling units are allowed in Staffordville that are greater than 3 stories in height in keeping with the neighbourhood's low-rise profile.
- 2.3 Secondary suites are allowed in single-detached homes provided that they meet current building, land use bylaw, and fire code standards. Secondary suites are required to be above grade in consideration of surface drainage issues.
- 2.4 New infill residences including single detached dwellings on 6th Street and 7th Street are required to have garage and parking pad access to the existing lanes. Front driveway access is not permitted as sidewalks are reserved for pedestrians.
- 2.5 The conversion of a centrally located home site to a neighbourhood park, community garden or community house should be supported



3) **BUILD ON QUALITY OF LIFE**

3.1 Staffordville residents are directed to follow Bylaw 5630 or its successor in the enforcement of landlords or other landowners/residents for neglected properties including structures, landscaping, and abandoned vehicles.

3.2 On 6th Street and 7th Street every effort will be made to promote landscaping and street trees on public property to a high standard by not allowing for front driveways. This may include the replacement of street trees.

3.3 When evaluating discretionary uses on neglected or run-down lots and/or structures including homes, projects that include renovations and upgrades will be looked upon more favorably.

3.4 The building of decks/porches, and verandas that face the street especially on corner lots are eligible for waivers as they support “eyes on the street”. Garages are to be built fronting onto the lanes.

3.5 Landowners who wish to designate/renovate homes of local historic value especially the early coal miner’s homes will be supported by City staff. This is to include historical mining cottages that are no longer used as houses but which have been repurposed into sheds, garages, etc.

3.6 Servicing feasibility studies may be required to confirm water, storm and sanitary sewer capacity prior to the approval of plans of subdivision, larger scale developments, or changes or relaxations to the City of Lethbridge Land Use Bylaw.



4) **ENCOURAGE ALTERNATIVE TRANSPORTATION**

4.1 Staffordville sidewalks/pathways are repaired and maintained on a regular basis as per City of Lethbridge sidewalk renewal program.

4.2 Staffordville sidewalks/pathways link to the wider pedestrian/cycling network as per City of Lethbridge Bikeways and Pathways Master Plan.

4.3 City is encouraged to investigate possibility of on-street bike lanes and that on road bicycle routes to be given signage with directional arrows.

4.4 When sidewalks and curb cuts are replaced they should be constructed to existing City standards, and not direct people into dangerous areas.



5) **MAINTAIN LOW DENSITY CHARACTER**

The ARP will aim to maintain the low density land use and historic character of Staffordville. However, it encourages and supports a sensitive increase in residential density in the form of low-profile, medium density development in the “Medium Density Area” shown in the Future Land Use Plan. This area is considered an appropriate location as it will not jeopardize the existing character of the neighbourhood. Higher densities along arterial roads such as 9th Avenue North, Stafford Drive North, and Stafford Avenue North provide a number of benefits, such as:



- Creates a variety of housing opportunities and choices for a range of ages, household types, and incomes;
- More efficient use of existing infrastructure;
- Provide a variety of transportation options including reduced automobile travel and more opportunities for public transport, walking, and cycling;

5.1 Low density residential development is encouraged in the areas indicated on the Future Land Use Plan. In this area Low Density Residential (R-L) and Small Parcel Low Density Residential (R-SL) are permitted as per Land Use Bylaw 5700 regulations.

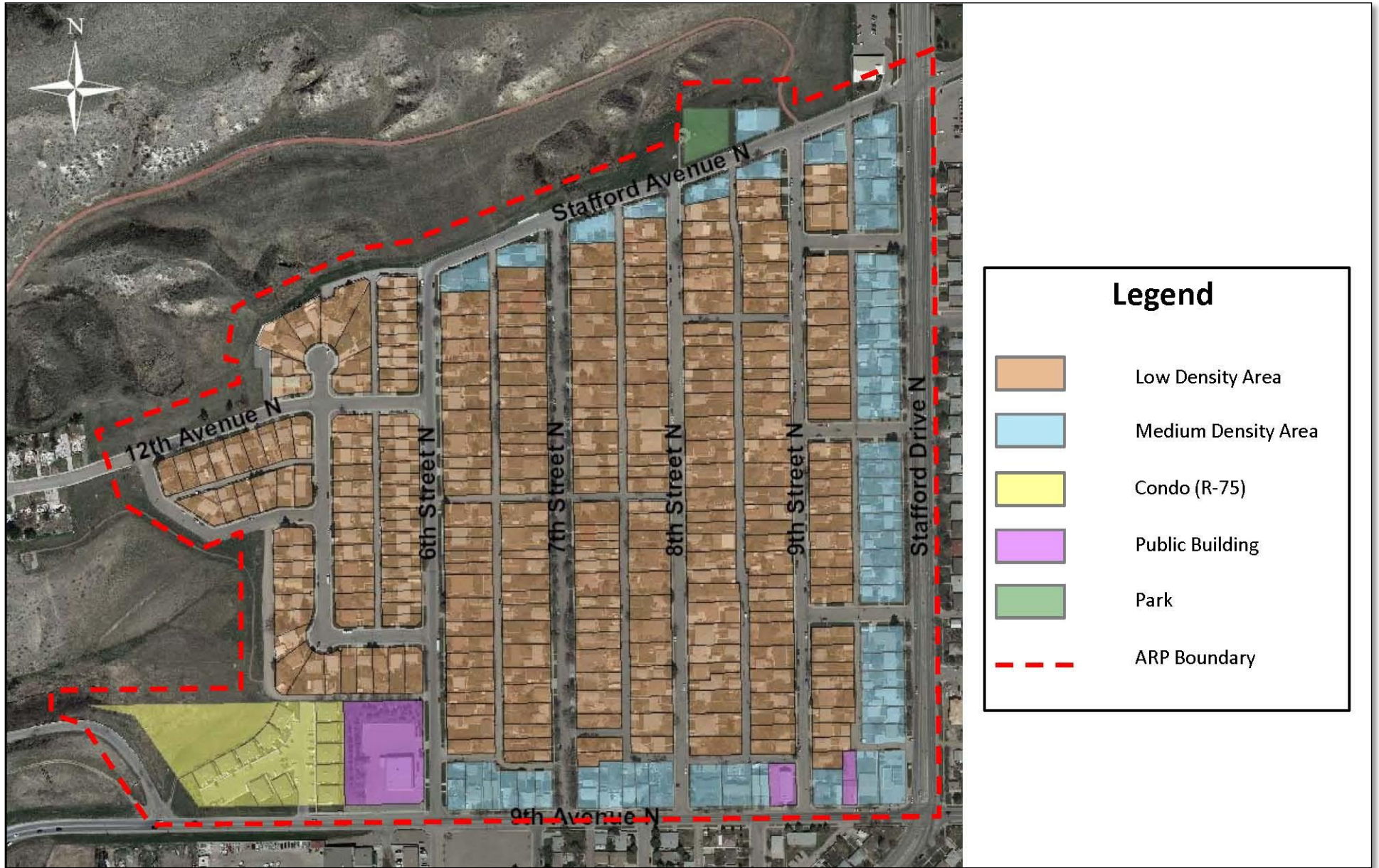
5.2 Re-designation of low-density residential land to medium density is supported in the areas indicated on the Future Land Use Plan. In these locations Medium Density Residential R-37, R-50, and R-60 will be permitted as per Land Use Bylaw 5700 regulations.

5.3 Any re-designation of low density residential land use to medium density outside the permitted locations indicated in the Future Land Use Plan require an amendment to the Staffordville ARP.

Future Land Use Plan – Low Density and Medium Density Areas

The Low Density Area is for the development of primarily low density residential dwellings and compatible uses. Therefore permitted land use districts will include both Low Density Residential (R-L) and Small Parcel Low Density Residential (R-SL)

Within the Medium Density Redevelopment Area there will be a variety of permitted land use districts, including Medium Density Residential R-37, R-50, and R-60. Although R-75 is classified within the Land Use Bylaw as Medium Density Residential will not be permitted within the Staffordville Medium Density Redevelopment Area.



IMPLEMENTATION

Improvements proposed in this Area Redevelopment Plan are subject to the City's capital budget priorities and approval process. Programs recommended in this plan will be evaluated in relation to the needs of the other neighbourhoods and city wide spending priorities.

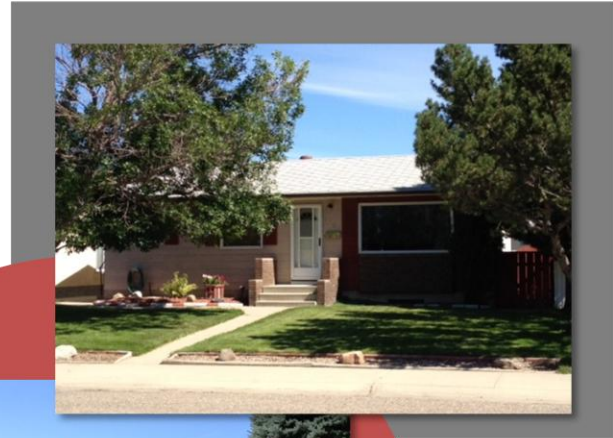
- 1) All development, subdivision, and applications for waivers shall generally comply with the policies of the Staffordville Area Redevelopment Plan
- 2) This plan shall be reviewed by the Neighbourhood Landowners/Residents and City Council within 5 years of its adoption, and be revised and updated as necessary.
- 3) Land Use Bylaw 5700 as amended will be reviewed for lands within Staffordville to ensure that it is compatible with the policies of this plan.

ICSP/MDP Policy	Staffordville ARP Policy
6.2.1 – Lethbridge Has a Range of Housing that Meets Everyone's Needs	2.1 – Multi-unit development is suitable in designated areas 2.3 – Secondary suites where appropriate be allowed 5.0 – Sensitive increases in density is supported
6.2.2 – Lethbridge is a Welcoming and Diverse City	1.1 – The formation of a neighbourhood association by the community is encouraged 1.4 – Discourage rezoning of public building (P-B) uses 2.5 – Potential neighbourhood park conversion 3.5 – Support historical designation
6.2.4 – Lethbridge is a Safe City	2.4 – Infill development to have garage and parking off of existing lanes 2.5 – Potential neighbourhood park conversion 3.4 – Support "Eyes on the Street" 4.1 – Sidewalk renewal program 4.3 – Investigate on-street bike lanes 4.4 – Sidewalk and curb cuts
6.3.1 – Lethbridge Respects and Celebrates its History	1.2 – Staffordville neighbourhood entrance sign 3.2 – Public property maintenance 3.5 – Support historical designation
6.3.3 – Lethbridge Supports Active Living	2.4 – Infill development to have garage and parking off of existing lanes 2.5 – Potential neighbourhood park conversion 3.2 – Public property maintenance 4.1 – Sidewalk renewal program 4.2 – Sidewalk and pathway linkages and connections

6.4.1 – Lethbridge is a Compact City	<p>2.1 – Multi-unit development is suitable in designated areas</p> <p>2.4 – Secondary suites where appropriate are allowed</p> <p>5.0 – Sensitive increases in density is supported</p>
6.4.3 – Lethbridge is a Walkable, Bicycle Friendly City	<p>2.4 – Infill development to have garage and parking off of existing lanes</p> <p>4.2 – Sidewalk and pathway linkages and connections</p> <p>4.3 – Investigate on-street bike lanes</p>
6.4.5 – Lethbridge is a Planned City that Exhibits Quality Urban Design	<p>1.3 – Unique street furniture</p> <p>2.2 – Building height restrictions</p> <p>2.4 – Infill development to have garage and parking off of existing lanes</p> <p>2.5 – Potential neighbourhood park conversion</p> <p>3.2 – Maintain street trees</p> <p>3.2 – Protect urban forest and streetscapes</p>



Section 3: Background Information



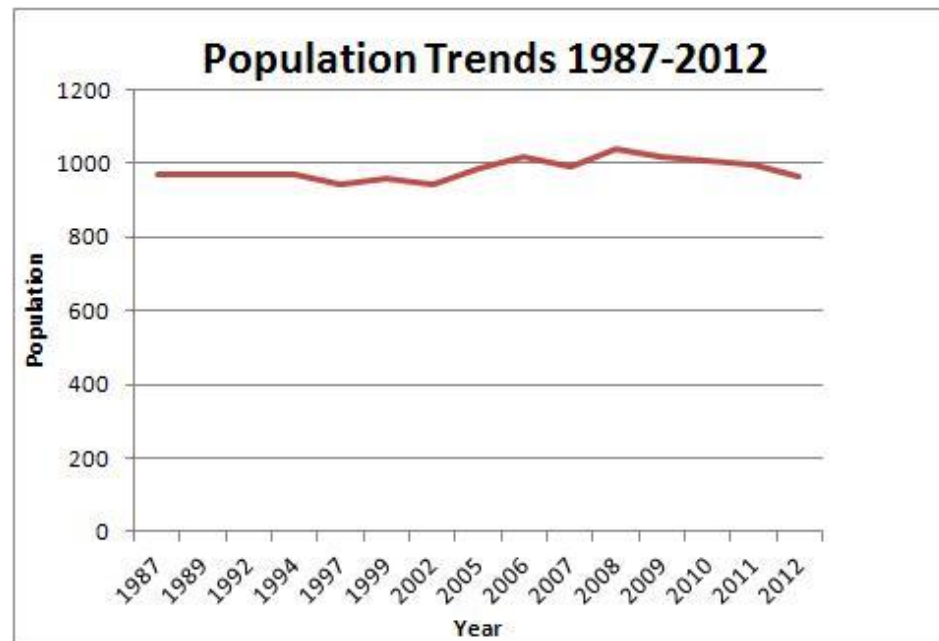
NEIGHBORHOOD DEMOGRAPHICS

The Staffordville neighbourhood is home to approximately 967 people, and contains 450 dwellings. The area's ethnic makeup is made up of a variety of origins, including: 42% European, 31% British Isles, 10% American, 9% Aboriginal, and the final 8% a mix of Asian and South American. The average family size in Staffordville is 2.25 and the average number of children at home is 0.80. The median after-tax household income in Lethbridge is \$46,116, whereas in Staffordville it is \$40,110.

Source: Data from 2012 City of Lethbridge Census and 2006 Census of Canada.

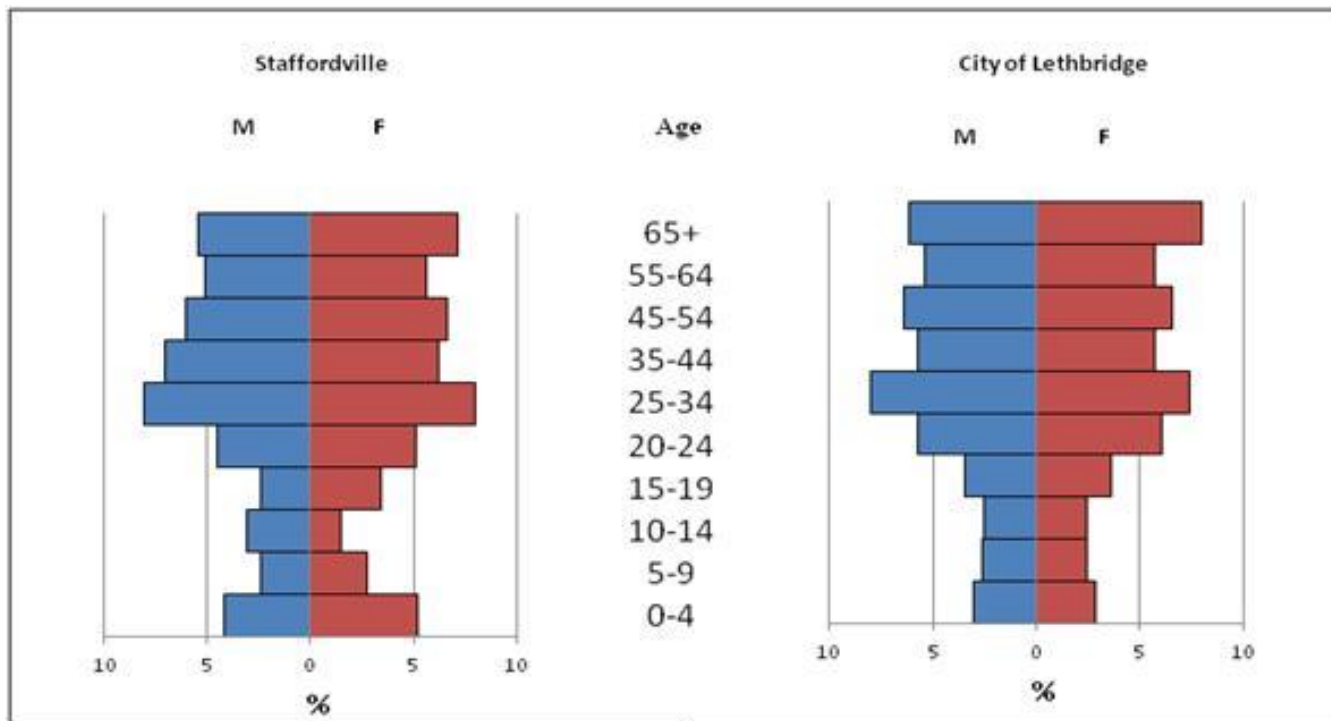
POPULATION GROWTH

The neighborhood population has been very stable over the last 25 years, with slight fluctuations and an overall minor decrease of 2 residents from 1987 to 2012 (969, 967 respectively).



POPULATION STRUCTURE

The 2012 age/sex distribution indicated in Figure 11, shows Staffordville in comparison to the City as a whole. The age/sex population distribution in Staffordville is very similar to that of the City. Some of the noticeable variances include the City's higher percentage of students and seniors, which is not surprising as the two campuses are not in close proximity and the area does not have any seniors housing complexes.



INFILL DEVELOPMENT

The development of vacant land or existing developed sites within an established area. Infill development promotes better use of sites through reuse of obsolete or underutilized land and buildings. Infill development is key to community revitalization as it optimizes the efficient use of serviced lands adjacent to existing infrastructure and transportation modes.

DENSITY

Perceptions of what constitutes low, medium, and high densities are often dependent on the size of the neighbourhood and municipality. In order to provide a Lethbridge-based context of densities, please see the following:

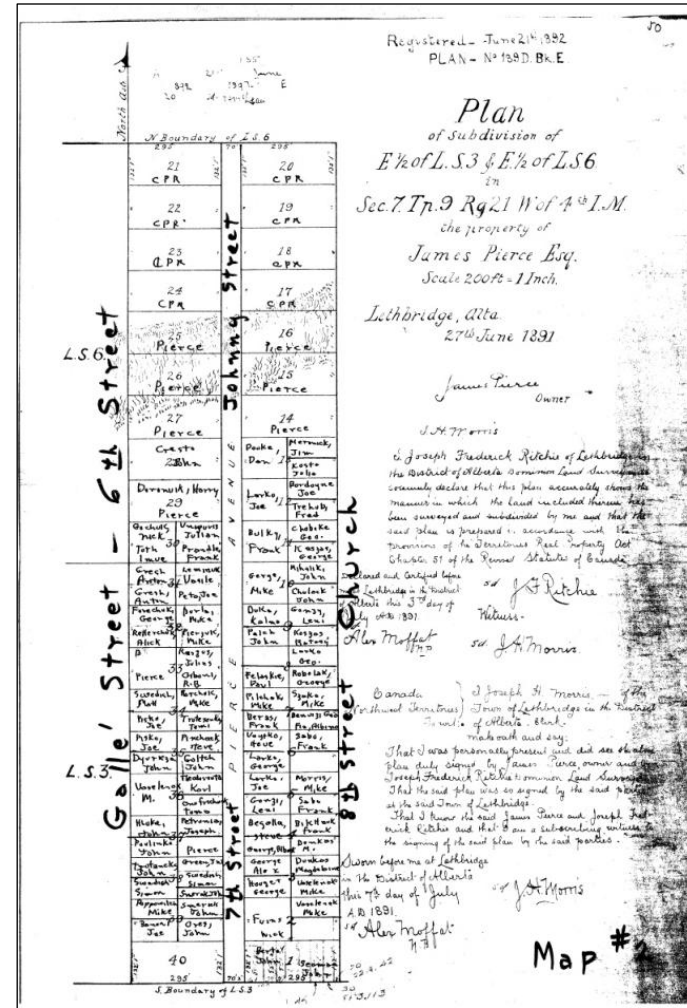
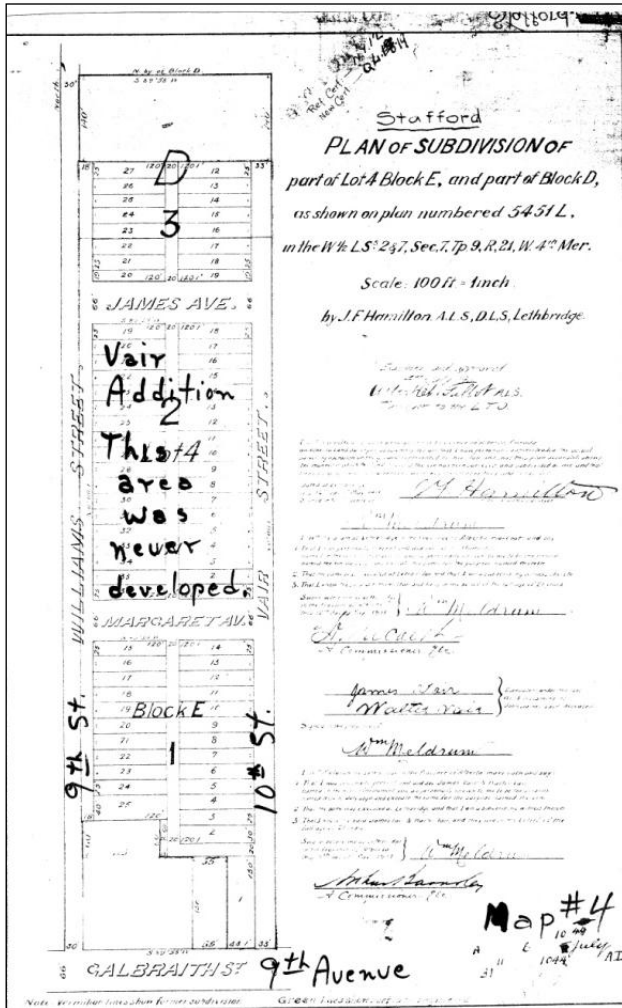
Low Density	Medium Density	High Density
		

Staffordville is predominantly a low-density residential community and is characterized by a traditional grid street pattern and well defined boundaries which contribute to its small town character and are reflective of its historic development as a separate municipality.

Density is generally defined as the amount of residential development permitted on a given parcel of land. In Staffordville the gross density is 6.09 units/acre and the net density (excludes roads and other uses) is 8.91 units/acre.

EXISTING LAND USE

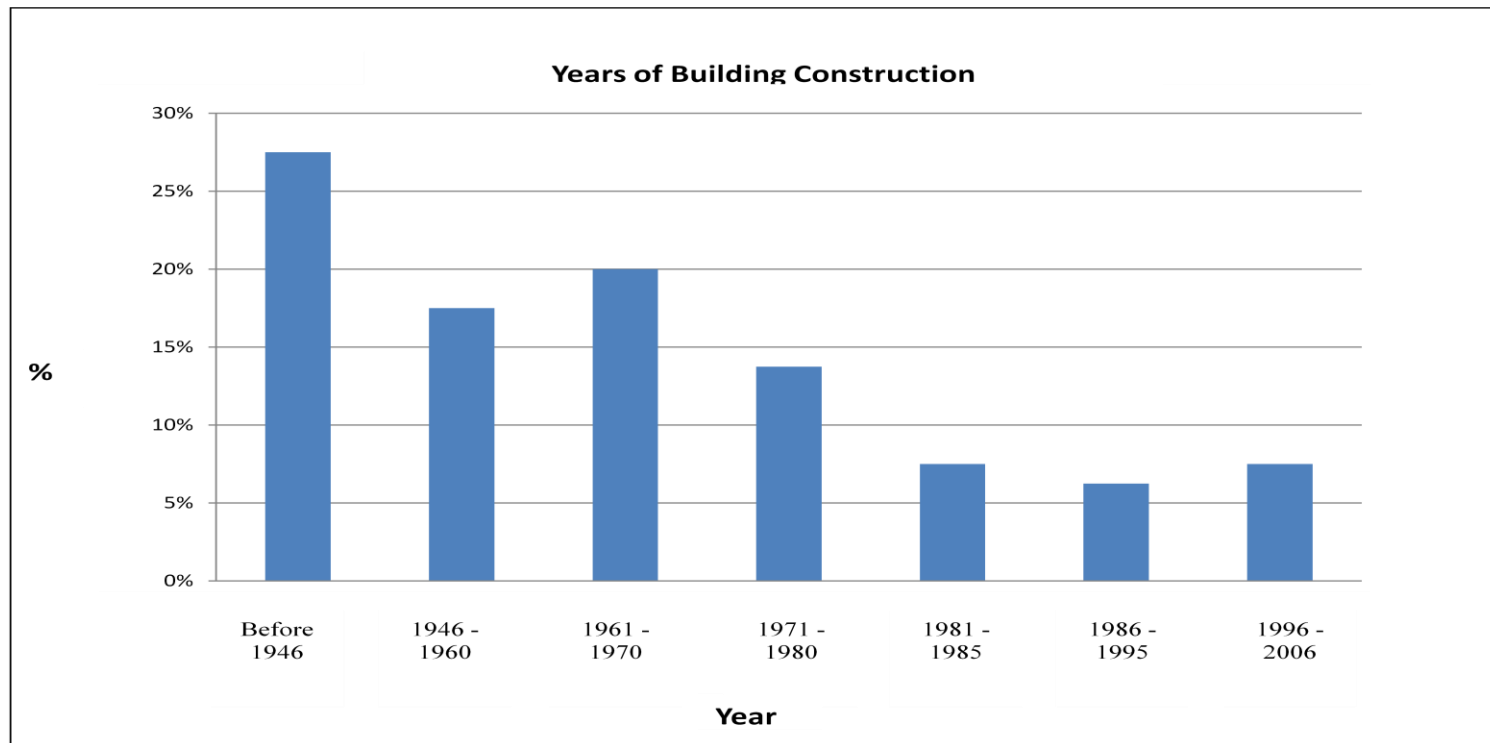
The majority of the Staffordville Neighborhood was originally the Village of Stafford, prior to its annexation in 1913. A large portion of the neighborhood was originally developed prior to 1913 as subdivision records dating back to 1891 show the division of lands in the area between 6th Street and 10th Street (majority of Area A).



Background Information

Staffordville Area Redevelopment Plan

This area has experienced redevelopment since then, but the majority of the homes still exist from the early 1900's. In Area B we see the second wave of development in the area, which was built up during the 1960's-70's. Since this time very little housing development has occurred; that which has occurred has been primarily additions/infill and some multi-family units.



The predominant land use is Low Density Residential (R-L) with the majority being single family residential. There are several other land uses throughout the neighborhood including:

- Direct Control (DC) – ESSO gas station
- Medium Density Residential (R-50, R-60, R-75) – 12 parcels and condominium site
- Public Building (P-B) – 3 sites
 - o German Canadian Club of Lethbridge
 - o Southern Alberta Japanese United Church
 - o Orthodox Church of Lethbridge

Within the residential properties, 143 dwellings (34%) are used as rental properties, which is a very high percentage of the total housing stock in comparison to the City as a whole. Furthermore, of these rental properties, 21 dwellings (15%) are community housing.¹

Type of Building	Percentage
Single Family	77.8
Two Family (Duplex and Semi Detached)	13.4
Three-plex	1.4
Four-plex	1.9
Six-plex	0.28
Other Uses (Public Building, and Commercial)	1.1
Total	100

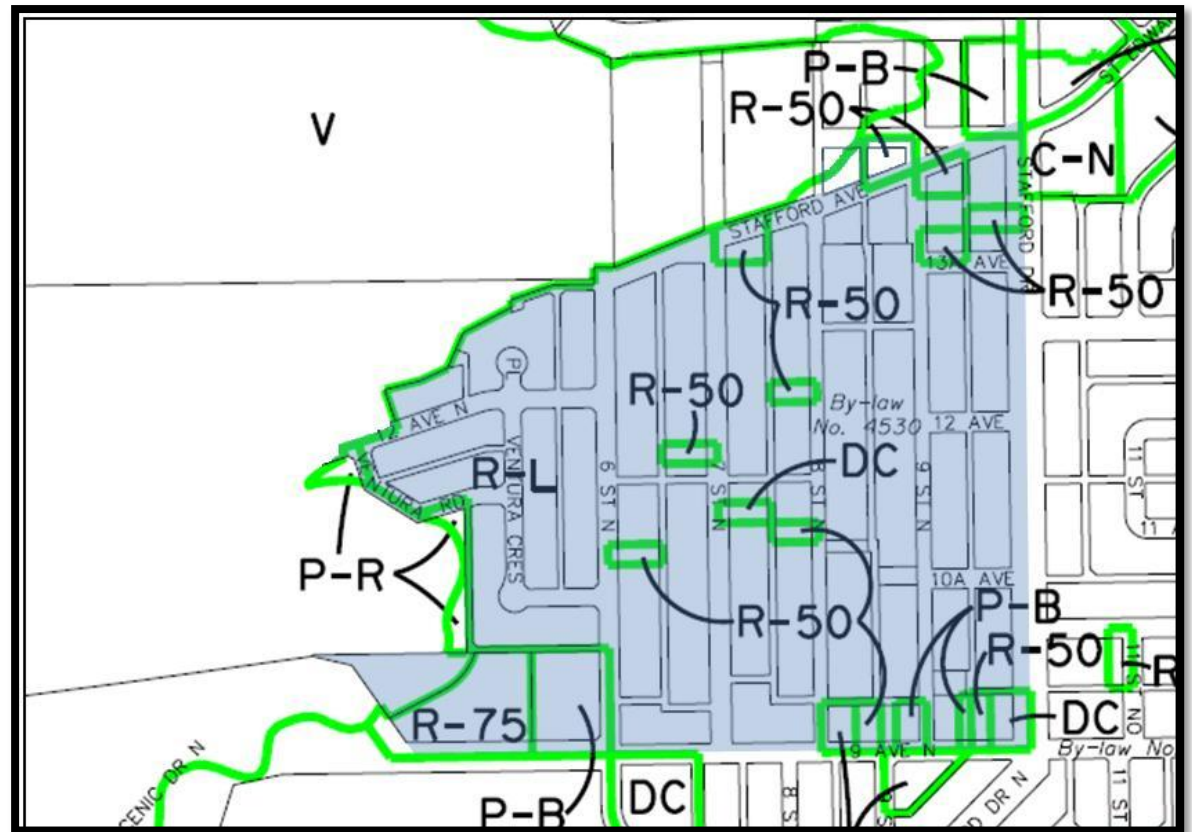
¹ **Community Housing** – housing that adequately suits the needs of low and moderate income households at costs below market. It may take a number of forms including various rental options through to entry-level home ownership.



ZONING

Zoning is a device of land use planning used by local government for the purpose of designating permitted uses of land that are based on mapped zones. Zones have been created for a wide range of residential, commercial, industrial, and public sector land uses. Within the Staffordville ARP plan area the following zones can be found:

- Low Density Residential (R-L)
- Medium Density Residential (R-50)
- Medium Density Residential (R-75)
- Public Building (P-B)
- Direct Control (DC)
- Park and Recreation (P-R)
- Valley (V)



BUILDING CONDITION INDEX

The purpose of the building condition index (BCI) is to create a baseline of understanding of the neighborhoods existing conditions. Vacant and underutilized lots should be identified as locations that are most likely to experience pressures for changes in land use of density, and areas needing renewal, rehabilitation or replacement of housing. See appendix 1 for housing condition criteria. The BCI was completed in 2011.



TRANSPORTATION

Major Roadways

Major roads (arterials, and collectors) in and around the Staffordville Neighbourhood include: Scenic Drive North (Arterial), Stafford Drive North (Arterial), 9th Avenue North (Collector), Stafford Avenue (Collector)

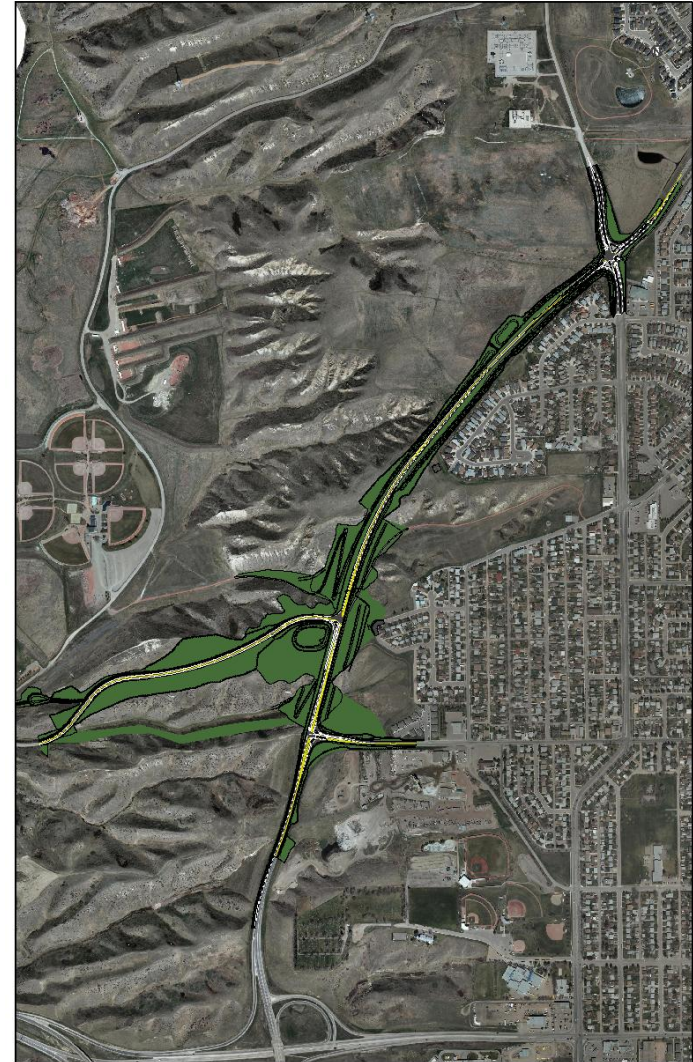
Scenic Drive North

This roadway project is anticipated to reduce traffic along Stafford Drive North and 9th Avenue and offer a better and safer access to handle the traffic generated by existing and continuing growth in recent developments north of 26 Avenue North such as the Legacy Ridge, the Uplands, Sherring Industrial and Business park and future potential developments north of Hardieville to the City Limits.

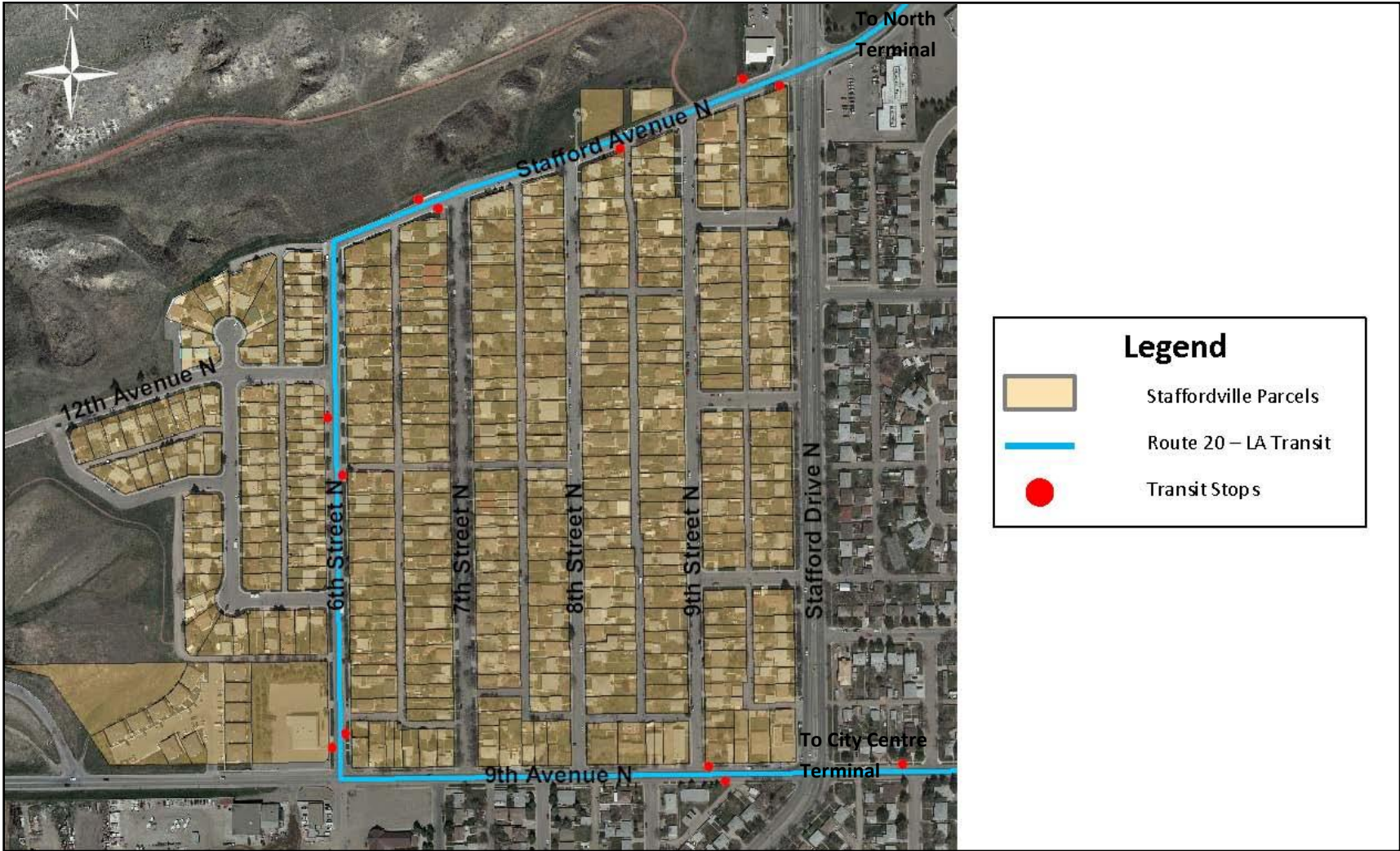
With a total of 1.7 km of new roadway, the project will complete the missing links between the south and north portions of the Scenic Drive between 9 Avenue North and Stafford Drive North. This will also provide for improving access to Lethbridge Wastewater Treatment Plant.

Key considerations that have been considered in this project include:

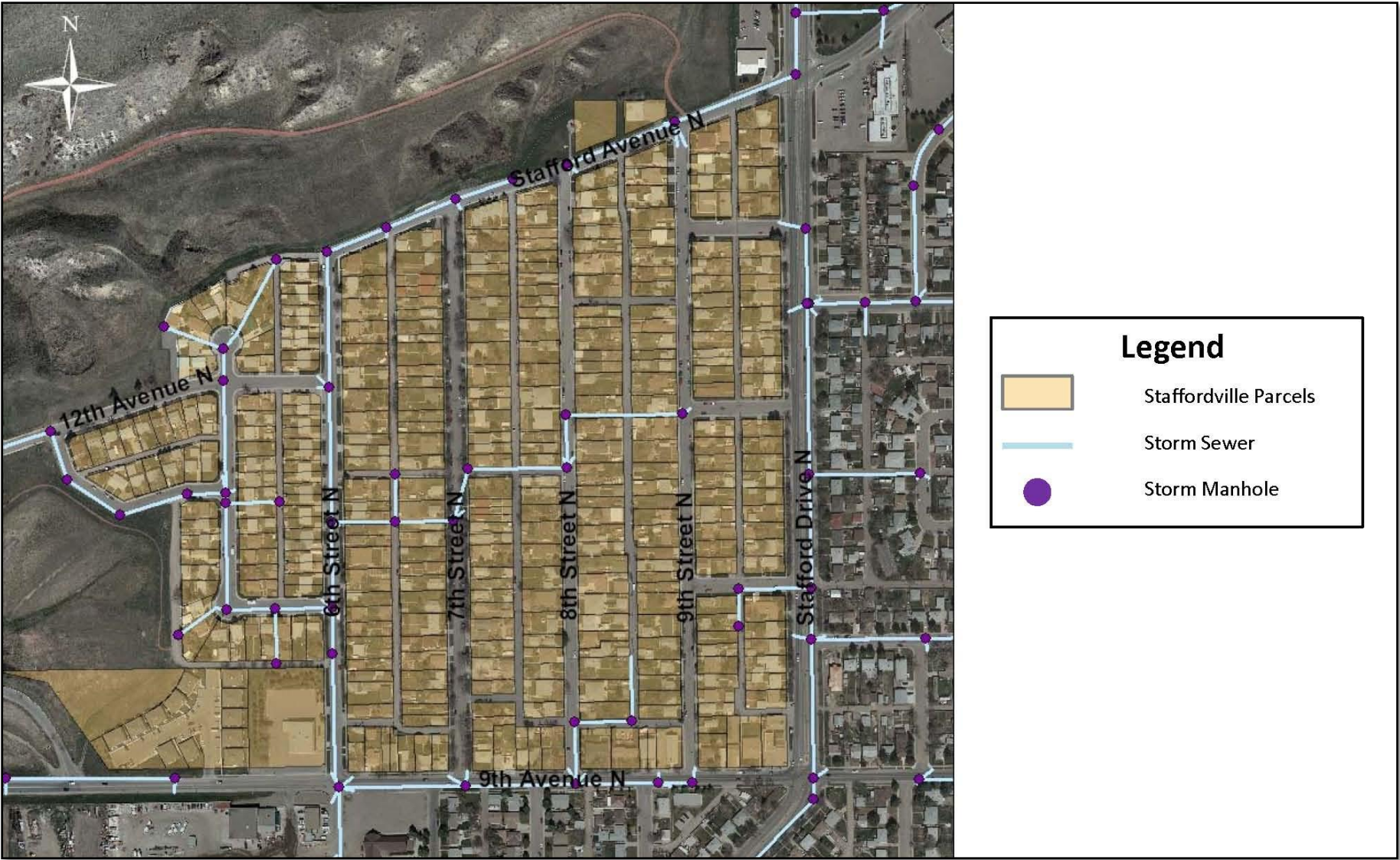
- Minimize environmental impact
- Accommodate future traffic growth
- Maintain recreational access and opportunities
- Provide pedestrian pathways that interconnect with existing pathway system
- Complete the north/south corridor
- Reduce traffic along Stafford Drive and 9 Avenue N
- Maintain access to the Wastewater Treatment Plant & River Valley



ADDITIONAL MAPS



Staffordville – LA Transit (Route 20)



Staffordville Storm Water Utilities



Staffordville Sanitary Utilities



Staffordville Private Utilities



Staffordville Street Trees (Public)

Section 4:

Staffordville Pattern Book

INTRODUCTION

The Staffordville Neighbourhood Pattern Book is a working tool to help offer direction to people who are proposing change and also help those evaluating proposals through the development review process to assess, promote, and achieve appropriate redevelopment in the Staffordville Neighbourhood.

Well-designed residential redevelopment projects can integrate harmoniously into a local landscape, improving and enriching a neighbourhood. The keys to good redevelopment are recognizing the scale and visual lot pattern of the neighbourhood, and not allowing the automobile to dominate the public realm. Designing for the needs of pedestrians and cyclist, and integrating the automobile appropriately into a planned urban environment, improves the quality of life of the neighbourhood streetscape.

A livable, vibrant community consists of a balanced environment where pedestrians, cyclists and automobiles exist supportively together to create a sense of place and local identity.

The Staffordville Pattern Book places a strong emphasis on encouraging development to respect and enhance the overall quality and character of the neighbourhood. New development should be designed in a manner which is responsive to the local historic context of Staffordville. Context refers to the relationship of a new development to its surroundings; that is, to neighbouring housing, the natural characteristics of the site, and the surrounding streetscape and community.

APPLICATION OF GUIDELINES

The City of Lethbridge relies on Land Use Bylaw 5700, the Alberta Building Code, and a variety of statutory plans and non statutory policies approved by City Council to review and regulate developments in the City.

Conformity with these policies alone does not ensure compatibility with the individual neighbourhood's character and context. Therefore, the Staffordville Pattern Book is to be used in an advisory capacity to supplement the Land Use Bylaw and the Staffordville Area Redevelopment Plan when reviewing all development permit applications for new development within the Staffordville ARP plan boundaries.

It is not the intent to restrict design flexibility, or creativity; rather, to provide design principles that help ensure contextually sensitive development and help avoid problems that are commonly associated with developing in established neighbourhood's

PURPOSE AND OBJECTIVES

The purpose of the Staffordville Pattern Book is:

- i) To establish general design patterns, which emphasizes respect for community context and the streetscape;
- ii) To achieve a sense of design compatibility the Staffordville Neighbourhood;
- iii) To provide an evaluation tool for The City in its discretionary approval process.

The objectives Staffordville Pattern Book is to help:

- Enhance streetscapes
- Achieve a good fit into an existing neighbourhood, honoring its character, architectural and landscape heritage
- Provide designs that offer variety, quality and sense of identity
- Emphasize front doors rather than garages
- Include more soft landscaping and less asphalt/concrete in front yards

LOW DENSITY AREA GUIDELINES

Guideline 1 – New development or renovations/additions should demonstrate attention to detail and a high standard of façade treatment and landscaping.

Guideline 2- Provide a streetscape that is inviting, safe, and accessible, emphasizing “eyes on the street” through principal entries, windows, porches, balconies facing the street.

Guideline 3 – It is recognized that single story and small footprint bungalows exemplify much of the original and existing housing stock in Staffordville. A range of architectural styles from traditional to modern, are considered appropriate provided the development demonstrates attention to detail and is high quality.

Guideline 4 – Two storey developments should demonstrate sensitivity to the existing character of the community for example by:

- (i) Softening the contrast between the existing and new development by using similar eavelines and single story elements

- (ii) Using contemporary design solutions that demonstrate high quality design and attention to detail
- (iii) Reducing the perception of second story wall heights through good site and building design, including consideration of roof massing and eaves. Trees may soften the image of two storey structures in the long term.

Guideline 5 – Design variations in single detached dwellings are encouraged along the same street as opposed to repeating the same design within the same block length. Mirror image infill is not acceptable.

Guideline 6 – Façade variations in the roofline form, window form, porch details, door placement, building materials and color are encouraged.

Guideline 7 – Semi-detached developments should respond to the development pattern on the street by:

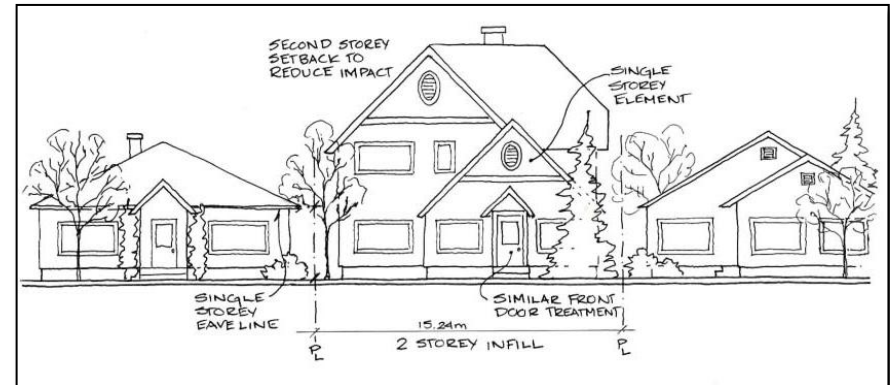
- (i) Breaking the building massing to make it more responsive to smaller scaled adjacent buildings;
- (ii) Avoid large scale unified forms spanning the entire building

Guideline 8 – Corner site development should reflect its dual frontage by presenting an attractive façade to both the frontage and flanking roads

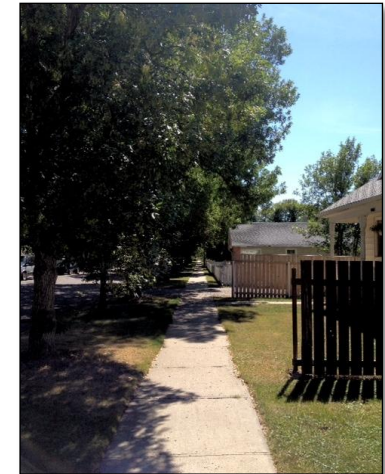
Guideline 9 – Trees are an important component and make a vital contribution to the streetscape. Where possible, retain all existing healthy trees. Design buildings around established trees. Replace trees with new if removal is justifiable.

Guideline 10 – Staffordville is characterized by city blocks that have rear lanes, where front driveways and garages do not predominate. Front driveways and front garages should not be permitted where lane access is available for the following reasons:

- i) Front driveways can detract from the visual character of the street:
 - The front elevations of homes in Staffordville are predominantly characterized by porches, feature windows, and bay windows. These features help create an interesting,

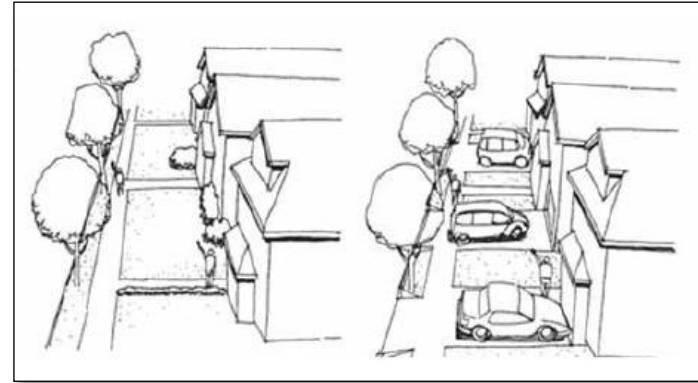


Two story developments should demonstrate sensitivity to the existing community.
Source: City of Calgary - Montgomery Area Redevelopment Plan



pedestrian-friendly appearance to front facades. Garage doors on a front faced can create a wall-like effect and discourage interaction.

- Front driveways may result in front yards that are visually characterized by parked cars and do not promote a street-friendly appearance
- ii) Front driveways displace front setback area and boulevard landscaping:
 - Natural landscaping such as grass, trees, planter beds, flower gardens, and shrubs are replaced with hard surfaced materials, generally asphalt or concrete.
 - Where boulevards exist along the front of properties, front driveways disrupt the visual continuity of the established boulevards, and can result in the loss of mature trees.
- iii) Front driveways can adversely affect placement of the house on the parcel.
- iv) Front driveways reduce on-street parking.
- v) Front driveways can adversely affect the pedestrian environment



Front Driveways can disrupt community and pedestrian activity.
Source: City of Calgary Low Density Residential Housing Guidelines for Established Communities

Guideline 11 – Front yards should be used as landscaped areas and not for vehicular purposes such as parking or storage.

MEDIUM DENSITY AREA GUIDELINES

Promote low-profile, medium density development where appropriate; along Stafford Drive, 9th Avenue N, and Stafford Avenue. These developments must be street friendly and designed to integrate well visually and functionally with the pedestrian street frontage.

Guideline 1 – Medium density residential development should demonstrate sensitivity to community context by considering:

- (i) Pedestrian oriented scale and massing, for example by dividing apartment buildings into smaller-scale components and stepping back upper storeys along public streets;
- (ii) Quality and attention to detail, particularly at the ground level, for example by adding bay windows, recessed or projecting balconies, verandas, and other elements that improve the visual interest, scale, and character;
- (iii) Design elements such as front porches or townhouses that encourage human interaction.

Guideline 2 – Corner site development should reflect its dual frontage by presenting an attractive façade to both the frontage and flanking roadways.

Guideline 3 – Trees are an important component and make a vital contribution to the streetscape. Where possible, retain all existing healthy trees. Design buildings around established trees. Replace trees with new if removal is justifiable.



Medium density residential developments should demonstrate sensitivity to community context through: dividing building into smaller scale components, varied rooflines, distinct prominent entrances, and detailing.

APPLYING FOR A DEVELOPMENT PERMIT?

If you are planning an infill project we encourage you to contact us early-on to discuss your ideas. We can advise you not only on appropriate design but also on the approval processes involved.

In addition to the requirements of Section 4.3 of Bylaw 5700 you will be required to submit the following information with your development application:

- A streetscape elevation showing the proposed building and the adjacent properties. The elevation must show the grades of all the properties.
- Photographs of the buildings and architectural features in the neighbourhood that served as the sources for your design.
- A landscape plan developed in accordance with the City of Lethbridge Landscape Design Guidelines

NEED ADVICE?

You can contact Planning and Development Services at: (403) 320-3920 or developmentservices@lethbridge.ca.

You are also welcome to visit us at City Hall (1st floor), 910 4 Avenue, Lethbridge AB T1J 0P6

OTHER SOURCES OF INFORMATION

City of Lethbridge Land Use Bylaw 5700

This document provides the fundamental development rules for your property's zoning. It can be found at: <http://www.lethbridge.ca/Doing-Business/Documents-Forms/Pages/default.aspx> or you can purchase a copy from our office

These guidelines provide valuable advice you can use in the formulation of your plans. They can be found at in the appendices of Land Use Bylaw 5700.

Appendix 1 – Housing Condition Index

Purpose: The purpose of this index is to simply rate housing conditions in older neighbourhoods to create a baseline of understanding of each neighbourhoods existing conditions. Vacant and underutilized lots should also be identified as they have the potential for modestly increasing residential densities if they are redeveloped.

The housing condition survey should be done as unobtrusively as possible, and it is noted that interior housing conditions may be better or worse than what is observable from the street. The key is the presence from the street and lane where applicable.

Condition No. 1 – Excellent

Home is well painted, roofing is in good shape
Woodwork is complete and in good condition
Stairs are complete, not settling or have major cracks
Landscaping is well managed including a variety of plants and healthy trees
Windows are well maintained... none broken or cracked
No standing garbage and or abandoned vehicles are visible
Garage is also in excellent condition
Fence is complete, stained, weathered, or fully painted

Condition No. 2 – Good

Home paint is beginning to fade or peel stucco if applicable is beginning to crack
Trim is beginning to show signs of failing or needing paint or stain
Stairs are beginning to age, starting to settle, or need painting etc.
Landscaping is large areas of trimmed grass or gravel with little or no shrubs or trees
Some windows are cracked or need painting
Small areas of garbage or debris are visible
Vehicles in the back yard, but are drivable
Garage is complete but starting to sag, or doors are broken/boarded up
Fence is starting to fall down or is missing some minor pieces

Condition No. 3 – Poor

Home is in great need of painting and repair of exterior walls and roof
Woodwork is missing large pieces and is broken
Stairs are missing boards and railings
Landscaping is in poor condition, front yard has been converted to parking
Windows are missing, cracked, broken, or boarded up