

What We Heard Report #2

Land Use Bylaw
Renewal
Phase 2A

May 2025





ACKNOWLEDGEMENT

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 offers respect to the Métis and all who have lived on this land and made Lethbridge their home.

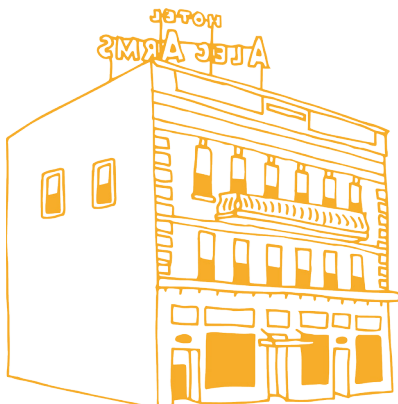




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1 INTRODUCTION

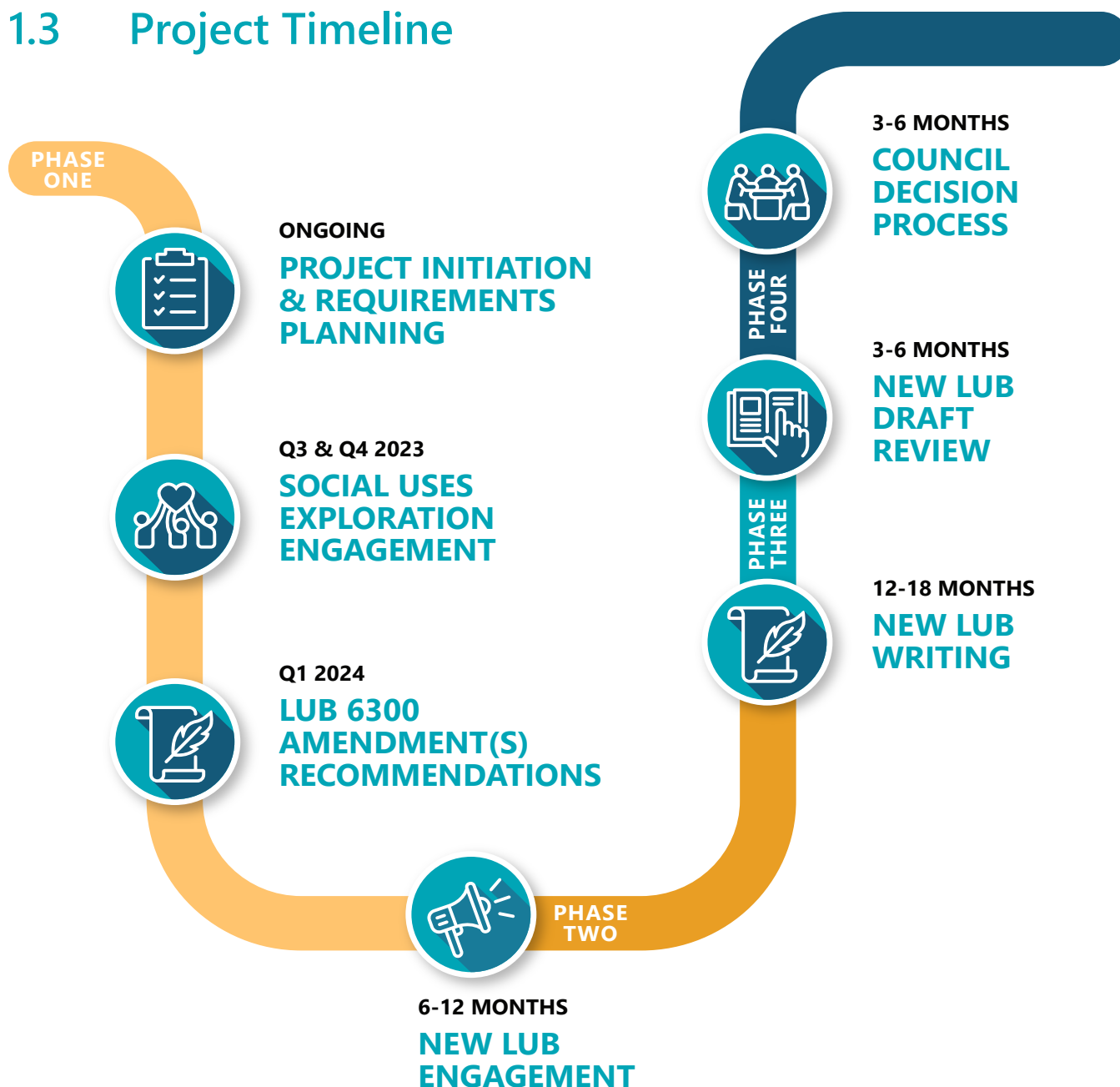
1.1 Report Purpose

This report serves as a summary of activities and results from the first round of public engagement for Phase 2A of the Land Use Bylaw Renewal Project. Phase Two of the project is dedicated to shaping Land Use Bylaw regulation on a number of key topics, and this round of engagement focused on hearing the community's thoughts on their neighbourhoods, local business, downtown and parking, among other topics. Community members were encouraged to express their opinions, concerns and ideas through survey questions, in-person workshops, pop-up events, organization meetings and community conversations. These engagement activities took place over three months, from the end of January 2025 to mid-April 2025. This report provides a summary of all of these events, and presents key sentiments and recurring themes from each form of feedback.

1.2 Land Use Bylaw Renewal Overview

The City of Lethbridge Land Use Bylaw (LUB) regulates the development of private land throughout the city. It touches on many fundamental aspects of the way the city is laid out, the uses and activities allowed on a parcel, and the design of individual buildings. Although the current version of the LUB, Land Use Bylaw 6300, was passed by City Council in just 2020, it is the latest of many incremental updates to the LUB that stretch back decades. The Land Use Bylaw Renewal project is the first time in almost 40 years the City has taken a completely fresh and holistic look at the role and function of the LUB. The project will implement several directions for staff, established by City Council in the 2021 Municipal Development Plan, as well as more recent Council direction for addressing social uses. It is an opportunity to address multiple individual issues with the current LUB, while simultaneously rebuilding the Bylaw to create a document that is more user-friendly, less restrictive, and that shapes the kind of communities in which Lethbridge citizens want to live, visit, and do business today.

1.3 Project Timeline



The Land Use Bylaw Renewal project is divided into 4 phases.

Phase One

In Phase One, the project team engaged with the public on the regulation of “social uses” (e.g. shelters, supportive housing, soup kitchens) within the current Land Use Bylaw 6300.

At the end of Phase One, in a February 2024 meeting, City Council directed Administration to incorporate any proposed social use-related amendments into the broader new Land Use Bylaw to be presented for Council’s consideration during Phase Four.

Phase Two

Phase Two delivers public engagement on all other topics besides “social uses”. These include topics such as development in neighbourhoods, local business, parking, downtown, and notification. Phase Two officially launched in January 2025, and is set to wrap up in September 2025.

Due to the extent of the project, and the large number of topics it seeks to address, Phase Two engagement is divided into two separate periods of intensive engagement, known as Engagement Phase 2A and Phase 2B.

- Phase 2A occurred from January to April of 2025, and is the focus of this report. Engagement efforts conducted during this sub-phase focused on gathering input on whether the key topics of Phase Two are considered issues by the community, and the amount of change the community would support to address these topics.
- Phase 2B engagement is scheduled to occur in June to July of 2025, and will focus on presenting the public with preliminary proposed changes to the LUB. These proposed changes will be influenced by the sentiments received during Phase 2A, that are detailed in this report. Phase 2B seeks to verify the extent to which the proposed changes align with the community’s opinion, and to ensure that the project is progressing down the correct path of renewal for the community.

Phase Three

Following the completion of Phase 2B, the project will enter Phase Three, where the team will draft the new LUB.

Phase Four

This new LUB will be presented to the public for feedback in Phase Four, before it is revised and sent to Council for review and potential approval through a public hearing process.



2 HOW WE ENGAGED

2.1 Engagement Process

Phase 2A of engagement was focused on providing information and hearing community perspectives on **7 key topics** affected by the LUB. The topics are as follows:

1. Neighbourhood Housing
2. Neighbourhood Commercial
3. Local Businesses & the Economy
4. Downtown
5. Parking
6. Notifications
7. Direct Control Districts

Through questionnaires, discussions, presentations and more, people were encouraged to provide input on benefits, drawbacks, consequences, potential solutions, and more. The feedback recorded in this report will be used to understand community perspectives on the key topics, and inform potential changes to the LUB, which will be drafted by the project team and presented to the public in future stages of the project.

2.2 Survey & Event Details



Survey #1 - What is Important to You?

The 'What is Important to You' survey was the first public online survey open from January 21 to February 18 2025. It consisted of 34 questions of various types, including multiple choice, checkbox and long answer questions. The survey received 507 responses. The survey questions focused on six topics asking participants to provide in-depth answers on their perspectives on neighbourhood housing, neighbourhood commercial, local businesses, downtown, parking, and notifications.

The purpose of the survey was to allow the project team to understand the community's high-level perspectives on items related to each of the key topics, and what their vision for Lethbridge's future was.



Community Conversation

On January 29, 2025, the City of Lethbridge held a Community Conversation event. The event brought together more than 40 City projects, including the Land Use Bylaw Renewal, and 542 residents attended the event. The Land Use Bylaw Renewal project team spoke to over 40 residents and many more browsed the information available.



Open House

On February 11, 2025, the City of Lethbridge held an Open House event at the Galt Museum & Archives. The event lasted from 3-7 p.m. allowing community members to drop-in and attend at their convenience. The open house provided detailed information on the project, some of the challenges Lethbridge faces related to housing, neighbourhood commercial, downtown, parking, and more, as well as some potential options/opportunities the new LUB could pursue.

The event was open to any who wished to attend, and had 55 attendees who provided their feedback on a variety of issues both verbally to the project team, and physically through provided sticky notes.



Pop-Up Events

Pop-Up events conducted as part of the project were instances where members of the project team set up stands at high-traffic locations or as part of larger public events around the city, and engaged with community members in order to increase awareness of the Land Use Bylaw Renewal project, while gathering general feedback on each of the key topics.

These Pop-Up Events took place throughout January, February, March, and April, with project team members attending a powwow, grocery store, leisure centre, seniors centre, library, university, polytechnic, community events, and more. Across 13 unique pop-up events the project staff spoke with 322 people and many more browsed the information available.



Community Organization Meetings

Throughout Phase Two, the project team engaged with many key stakeholder community organizations through in-person meetings. Community organizations including non-profits, advocacy groups, and educational institutions were given the chance to talk with the project team and provide feedback on the current Land Use Bylaw, what difficulties they thought the city was facing, and what changes they'd like to see as part of the Land Use Bylaw Renewal. Across 15 meetings with community organizations the project staff spoke with 249 individuals.



Survey #2 - What Path do you Want to Take?

The 'What Path do you Want to Take?' Survey was the second public online survey for this phase, and was open from March 12 to April 2, 2025. It consisted of 47 questions of various types, including multiple choice, ranking and long answer questions. The survey received 247 responses. The survey questions focused on six topics asking participants to provide their preferred approaches for regulation related to neighbourhood housing, neighbourhood commercial, local businesses, downtown, parking, and notifications. Participants were able to self-select the topics that were interesting to them, customizing which questions they chose to answer.

The purpose of the survey was to allow the project team to understand what regulatory approach residents preferred for each of the key topics, informing the project team on what to pursue when drafting future regulation



Key Topic Workshops

On March 19 and 20, 2025 the project team facilitated four engagement workshops in the Culver City Room at City Hall. The workshops lasted about 2 hours each and had a total of 69 participants. Each workshop focused on a different key topic, and provided varied activities for participants to work in small groups, discussing amongst themselves and providing feedback based on the current activity.

The workshops focused on the following topics:

- Workshop #1: Parking
- Workshop #2: Neighbourhoods & Notifications
- Workshop #3: Local Businesses & the Economy
- Workshop #4: Downtown

Additionally, opportunities for mingling and networking were provided prior to workshop discussion, in order to foster an open and inclusive environment, intended to result in more constructive activities.



3 WHO WE HEARD FROM

3.1 Stakeholders

During this round of engagement the City heard from a variety of stakeholders, including:

- + Residents
- + Community and neighbourhood organizations
- + Non-profit organizations
- + Development & Building industry representatives
- + Educational institutions
- + Community business representatives
- + Urban revitalization organizations
- + Public affairs organizations



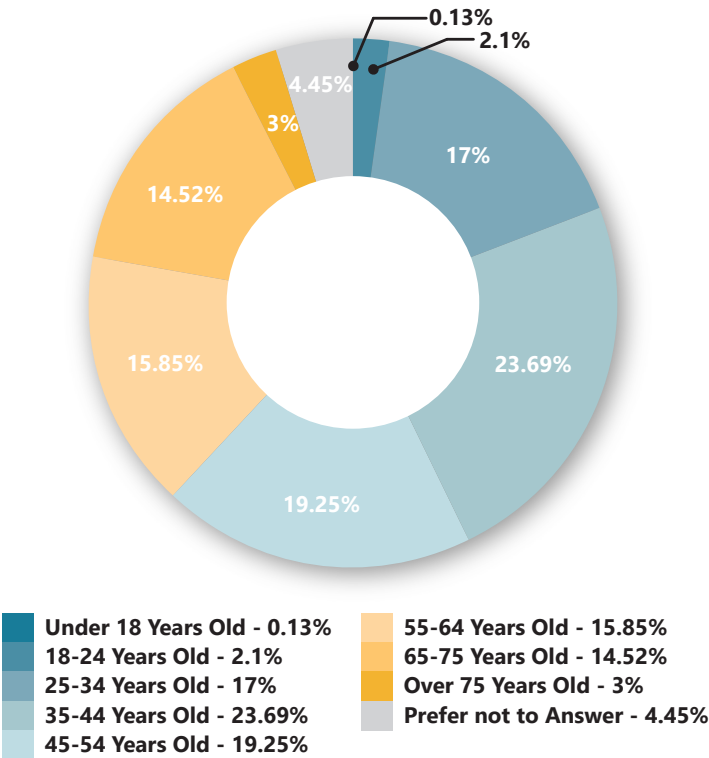
The City engaged with specialized stakeholders through board meetings, conversations and presentations with the following groups:

- + Building Industry and Land Development Association Lethbridge (BILD) Builder Council & Developer Council
- + Citizens for Responsible Neighbourhood Lighting (CFRNL) Board
- + Grassroots Realty Group
- + Lethbridge Historical Society
- + University of Lethbridge (Seminar on Heritage)
- + Triple M Housing
- + Catholic Central High School Social Studies Class
- + Lethbridge & District Association of Realtors (LDAR)
- + London Road Neighbourhood Association Board
- + Streets Alive Mission
- + Southern Alberta Community Living Association (SACLA)
- + Southern Alberta Council on Public Affairs (SACPA)
- + Economic Development Lethbridge

3.2 Demographic Information

As part of multiple engagement activities the City collected demographic data to get a better sense of who we were hearing from. This demographic data collection was conducted during online survey participation.

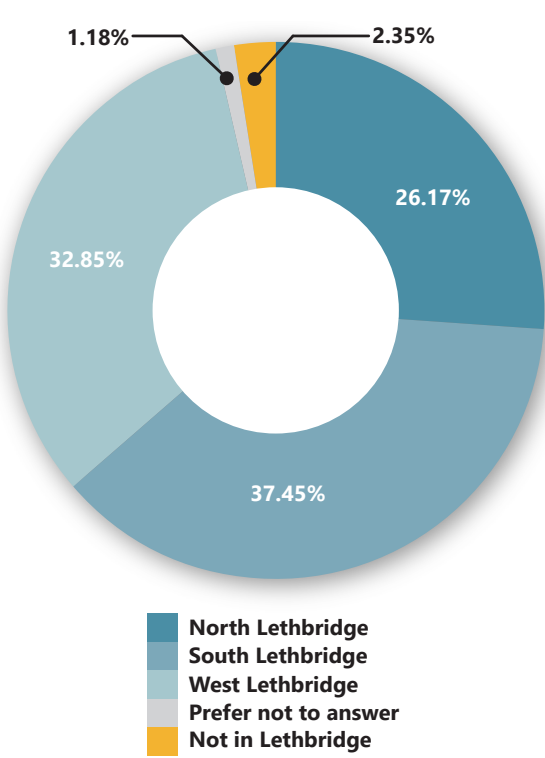
Age of Participants



Key Details:

- A large majority of those participating in engagement were between 24 and 75 years old.

Location



Key Details:

- Participants of engagement were distributed between North, South, and West Lethbridge.
- This distribution is positive and contributes to fair representation between all of Lethbridge.

Gender of Participants



54.73%
Woman



44.08%
Man



0.3%
Non-Binary



0.3%
Transgender

Key Details:

- Slightly more women participated in engagement than men.
- Participants were predominantly cisgender

Minority Groups



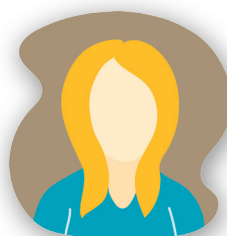
1.7%
Indigenous



2.87%
Visible
Minority



7.32%
Persons with
Disabilities



5.75%
LGBTQ2S+

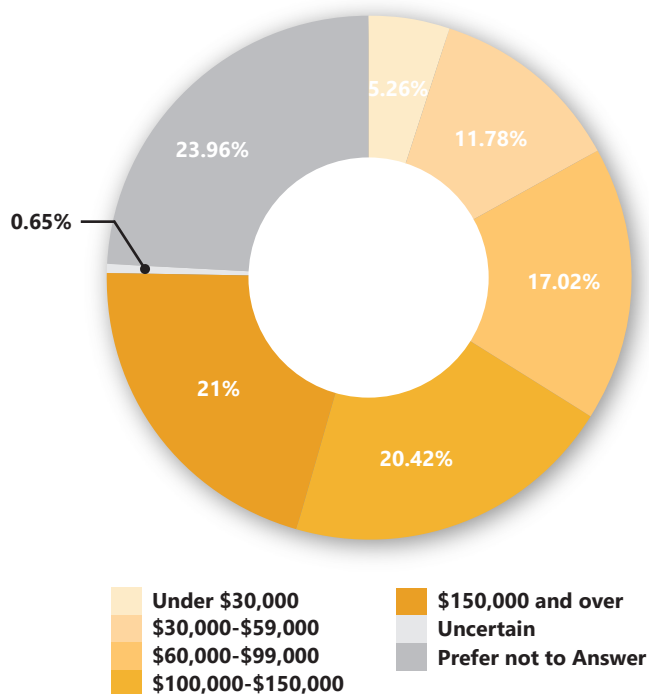


0.52%
New to
Canada

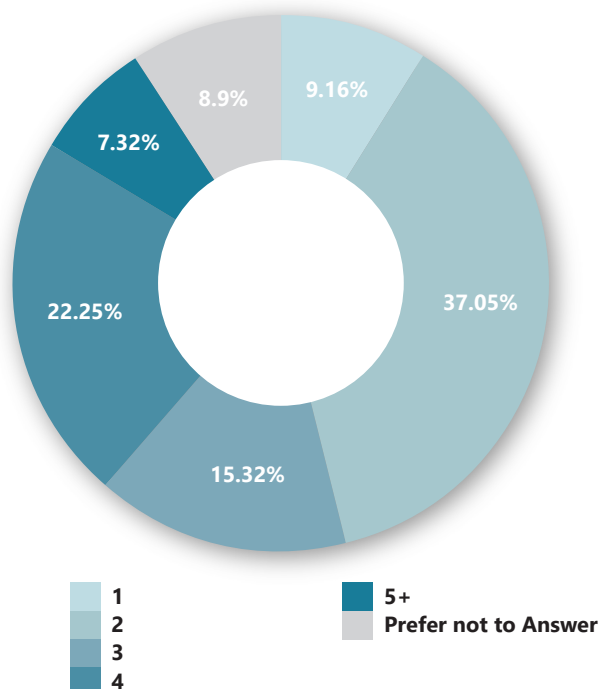
Key Details:

- A diverse group of people completed the survey, bringing different perspectives to the engagement process.

Household Income



Household Size



Key Details:

- A diverse group of people completed the survey, bringing diverse perspectives to the engagement process.

Key Details:

- Members of 2 person households were the most common participants, but households of all sizes participated in providing feedback.

Household Characteristics



24%

Have people in household aged 12 and under and 76% Do not.



63%

Have people in household aged 13 - 64 And 37% Do not.



20%

Have people in household aged 65+ And 80% Do not.



13%

Prefer not to answer

Key Details:

- More than 50% of individuals who participated in the survey had either children or seniors as part of their household

4 ENGAGEMENT & COMMUNICATIONS SNAPSHOT

Produced :

- + Get Involved Lethbridge Project Phase 2 Web Page Launched.
- + **2** Informational Social Media Videos with **410** views
- + **4** Engagement Documents with **362** Downloads
 - Project Primer (Full & Summary Versions) with **67** Downloads
 - Phase 2 Engagement Guide with **232** Downloads
 - Phase 2 Public Engagement Plan with **63** Downloads
- + **6** Decoding Papers with **179** Downloads.
 - Decoding Direct Control Districts
 - Decoding Downtown
 - Decoding Housing
 - Decoding Local Businesses & the Economy
 - Decoding Notification
 - Decoding Parking
- + **41273** ads mailed/emailed with City utility bills to **41273** addresses
- + **10** Social Media Ads with **9481** impressions
- + **98** Radio Ads with **1.77 million** impressions
- + Social media ads with **77580** views
- + Digital Signs at **3** locations for **3** days
- + **2** Public Service Announcements issued to media
- + **1** Newspaper ads with **38** readers
- + **3** email newsletters sent to **312** recipients
- + **6** AFrame advertisements in **6** locations
- + **3** email newsletters sent to **312** recipients



Powwow Pop-Up Engagement



University of Lethbridge Seminar Engagement

Engaged :

- + **15** Key Community Organizations & Stakeholder Meetings.
 - **249** Participants Engaged.
- + **13** Pop-Up events.
 - **322** Participants Engaged.
- + **5500** Visitors to Get Involved Lethbridge Project Webpage.
 - **4088** Aware.
 - **1432** Informed.
 - **735** Engaged.
- + **2** Surveys.
 - **507** Responses for 'What is Important to You?' - Survey #1.
 - **247** Responses for 'What Path do you Want to Take?' - Survey #2.
- + **4** Workshops.
 - **69** Participants.
- + **1** Community Conversation.
 - **40** Participants Engaged.



February 11 Open House Engagement



Engagement with Victoria Park High School Class



5 WHAT WE HEARD

Engagement feedback in Phase 2 was received through a number of methods, including surveys, workshops, pop-up events, open houses, and meetings with community groups. Responses from each of these activities were gathered and analyzed by the project team in order to identify common and important perspectives provided by the community. The following sections summarize the methods of analysis as well as the key participant sentiments for each of the activities.

5.1 Survey #1 - What is Important to You?

5.1.1 How Feedback was Sorted and Analyzed

The survey received 507 responses over the 3 weeks it was open, with a varying number of responses on each question. Of the 34 questions, 8 were demographic questions — the results of which were addressed in Section 3.2 of this report — while 26 were questions in which respondents could provide their feedback and perspectives. Of those 26 questions, 18 were open-ended, allowing participants to answer how they chose, while the remaining 8 were closed questions, in which participants selected from or ranked a list of pre-provided options.

5.1.1.1 Closed Questions

The closed questions, which included multiple choice, ranked choice, and checkbox format questions, were processed by the City of Lethbridge's Get Involved Lethbridge portal. The Get Involved Lethbridge portal generated graphs for each question, which were utilized to produce graphics comparing the number of selections that each option received.

5.1.1.2 Open-ended Questions

For each of the open-ended questions, feedback was sorted into Key Sentiments which were analyzed by utilizing 'tags' in the Get Involved Lethbridge system. Tags were assigned first through the identification of key words, and then verified manually by the project team to ensure accuracy.

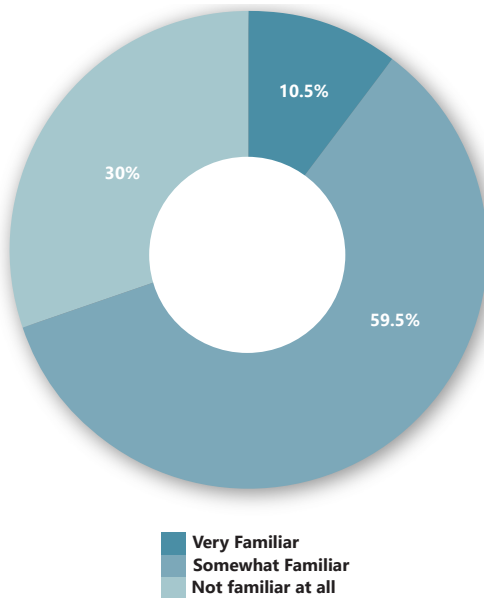
Almost every response had at least one tag applied to it that corresponded with one of the Key Sentiments for that question. Responses deemed to be a non-answer were ignored, and had no sentiments assigned. If a response contained multiple key sentiments it had a tag assigned for each one. Each of the questions was analyzed individually, and thus the questions have different Key Sentiments from one another, as they often generated different responses.

5.1.2 Key Themes & Sentiments

5.1.2.1 General Questions

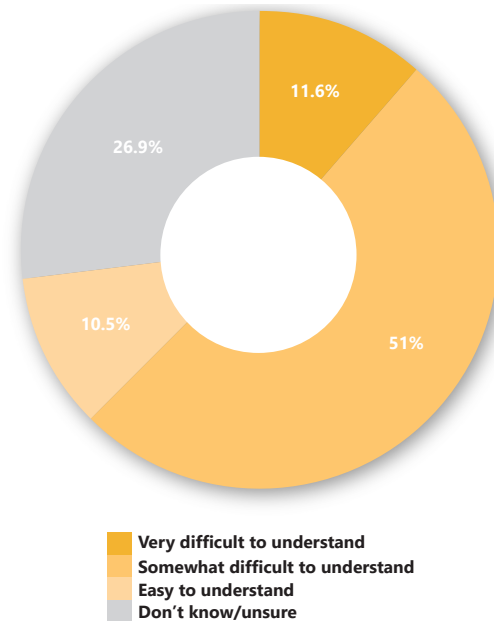
Question 1: How familiar would you say you are with Lethbridge's current Land Use Bylaw?
(Multiple Choice)

Total Responses = 516



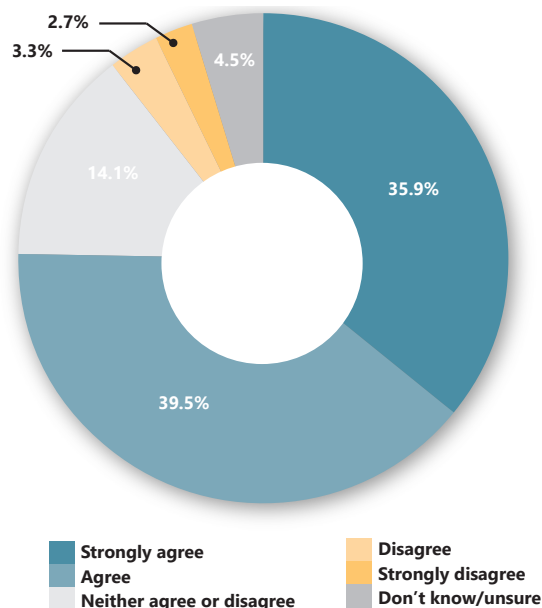
Question 2: How would you rate Lethbridge's current Land Use Bylaw from a usability perspective? (Multiple Choice)

Total Responses = 516



Question 3: To what extent do you agree with administration's goal of reducing the complexity of the Land Use Bylaw (LUB) and improving its user-friendliness? (Multiple Choice)

Total Responses = 516



5.1.2.2 Housing Questions

Question 4: What types of housing do you think were or are important to meet your needs?

(Long Answer)

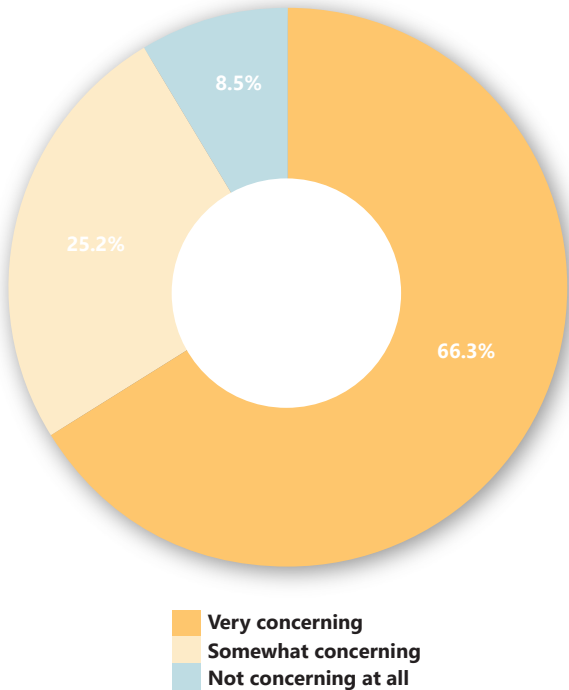
Key Sentiments :

Total Responses = 496

- + **Single-Detached (56%) :** Single-detached housing is important as it provides the space for young and middle-aged couples the ability to raise their children. It also allows for privacy and access to private green space. [276 responses]
- + **Apartments (21%):** Apartments are important as not everyone can afford or needs the space of a single-detached house, and they provide a cost-effective option, especially for students, young adults, or seniors. [104 responses]
- + **All Types of Housing (15%):** All types of housing are important. Lethbridge needs a diverse mix of all types of housing to meet the needs of all its residents, and to accommodate all manner of lifestyles. [76 responses]
- + **Secondary Suites (15%):** Secondary suites are important to help diversify neighbourhoods, and provide living spaces suited for different or non-standard lifestyles. [76 responses]
- + **Affordable Housing (14%):** Due to the rising cost-of-living, the most important type of housing to provide is quality affordable housing, regardless of what form it takes. [71 responses]
- + **Seniors Housing (11%):** Seniors housing and other dwellings with all rooms on one floor, are important as they provide individuals the options to age-in-place without the unnecessary space a large single-detached requires. [57 responses]
- + **Students Housing (11%):** Students typically have unique housing needs, requiring affordable options without extensive space, and so providing options for them is important to support Lethbridge's younger generations. [57 responses]
- + **Semi-Detached (10%):** Semi-detached housing is important as it provides many of the benefits of single-detached, while being denser and more cost-effective for families. [51 responses]
- + **Row Housing (9%):** Row housing is a good middle-ground in terms of space provided, density, and cost, and could help reduce urban sprawl. [46 responses]
- + **Smaller Housing (5%):** Regardless of form, it is important for Lethbridge to provide housing with a smaller footprint/floor-area, as Lethbridge has too many overlarge houses that are unaffordable and unnecessary for the average person. [24 responses]

Question 5: To what degree is housing affordability (e.g., paying a mortgage, paying rent, loved ones being able to afford housing in the future) a concern for you? (Multiple Choice)

Total Responses = 516



Question 6: In your opinion, what could Lethbridge do to improve housing affordability (to rent or buy)? (Long Answer)

Key Sentiments :

Total Responses = 474

- + **Lower Taxes (31%):** Reducing property taxes throughout the city would lower costs for homeowners and reduce the amount landlords raise rent. [149 responses]
- + **Financial Incentives for Affordable Housing (14%):** Providing financial incentives for builders to construct more affordable and subsidized housing types would be the most effective way to ensure affordable housing gets built. [68 responses]
- + **Better Enforcement (6%):** Stricter enforcement on landlords should be prioritized to ensure they don't take advantage of renters and residents via unfair rental rates, property ownership monopolization, or the establishment of illegal suites. [28 responses]
- + **Reduce Regulatory Barriers (5%):** Removing unnecessary regulation and red tape would allow more housing to be constructed, increasing supply while reducing costs for developers and improving government expenditures. [23 responses]
- + **Build Smaller Housing (4%):** Prioritizing the construction of smaller housing forms could improve affordability and provide environmentally friendly, entry-level options for residents. [20 Responses]
- + **Improve Zoning Flexibility (4%):** Adjusting zoning regulations to allow a greater range of housing types would allow more affordable housing types to be built, and decrease costs for developers. [19 responses]
- + **Collaborate with Provincial and Federal Governments (2%):** Working with other levels of governments would improve the city's access to grants, especially those targeting the construction of affordable housing. [11 responses]

Question 7: In your opinion, what should be considered to ensure compatibility between different housing types? (Long Answer)

Key Sentiments:

Total Responses = 442

- + **Ensure enough parking (18%):** Ensuring that residential developments have enough off- and on-street parking for their users would reduce the impact on users of other nearby housing types. [81 responses]
- + **Spread housing types evenly around the city, emphasizing diversity (12%):** Different housing types are largely compatible, and so spreading them throughout the city would lead to greater resident understanding through interaction. [55 responses]
- + **Ensure adequate green spaces (9%):** Denser housing forms typically have less green space on the property than less dense housing, so ensuring there is sufficient nearby access to parks, trails and other green space is important to ensure compatibility. [39 responses]
- + **Locate different housing types in different areas of the city (8%):** Different housing types have different requirements, and so co-locating housing based on type would ensure compatibility. [35 responses]
- + **Ensure sufficient amenities are nearby (7%):** Compatibility can be achieved by ensuring there are enough services and amenities to accommodate the demand of nearby housing, so that residents are not struggling for access. [29 responses]
- + **Reduce city influence and regulation (4%):** The city already provides too much regulation on housing forms, which ultimately should not be its role. Differing city regulation on housing types should be reduced, instead allowing the market to determine what is compatible. [19 responses]
- + **Require architectural/character guidelines (4%):** Compatibility could be achieved across housing types through the use of architectural building requirements, to ensure that all buildings fit with the character of a neighbourhood. [18 responses]
- + **Prioritize affordability (4%):** The primary concern of housing in Lethbridge is affordability, and so constructing affordable housing should be prioritized over compatibility. [18 responses]
- + **Locate denser housing downtown (3%):** Compatibility is difficult to achieve across housing types, and so denser housing types should only be located in and around downtown. [13 responses]
- + **Base Standards (2%):** Housing types are largely compatible, so long as building standards are unified across building types. [11 responses]

5.1.2.3 Neighbourhood Commercial Questions

Question 8: What makes you feel connected to your neighbourhood? (Long Answer)

Key Sentiments :

Total Responses = 442

- + **Interaction with Neighbours (100%):** Knowing and interacting with other people in and residents of the neighbourhood is key to neighbourhood connection. [156 responses]
- + **Access to Green Space (100%):** Being able to access nature and green spaces such as parks is important as it encourages people to leave their homes and adds to the character of the neighbourhood. [128 responses]
- + **Amenities/Services (100%):** Having access to amenities or services in a neighbourhood where residents can meet or bump into one another creates a strong sense of connection. [100 responses]
- + **Walkability/Connectivity (100%):** Being able to walk around the neighbourhood is important as it promotes interaction with neighbours, amenities, and allows one to travel throughout the neighbourhood in a personal manner. [93 responses]
- + **Safety (100%):** Feeling safe when using one's neighbourhood is important as it ensures residents can interact with their community in a positive way. [54 responses]
- + **Community Pride/Events (100%):** Having a visual presence of community pride fostered through events created/hosted by the community is important for a neighbourhood's connection. [39 responses]
- + **Nothing/I don't feel connected (100%):** Nothing in Lethbridge's neighbourhoods currently creates a sense of connection. Some people feel ostracized or not connected to the neighbourhoods in which they live. [24 responses]
- + **Public Gathering Spaces (100%):** Having spaces where residents can meet or interact is essential to creating a sense of connection in a neighbourhood. [18 responses]
- + **Cleanliness/Well kept homes (100%):** Having a neighbourhood that is clean, well kept, and not filled with garbage or drug paraphernalia is important as it improves community pride and encourages community participation. [17 responses]
- + **Stability/Lack of Change (100%):** When a neighbourhood doesn't undergo change, and is stable in its residents and character, it builds familiarity which in turn fosters connection. [11 responses]

Question 9: What are the most important daily needs that you need convenient access to?

(Long Answer)

Key Sentiments :**Total Responses = 442**

- + **Grocery Stores (57%)** to grab food and drink for the week. [252 responses]
- + **Gas Stations (22%)** to refill cars for traveling in the city and beyond. [98 responses]
- + **Green / Outdoor Spaces (19%)** to relax, meet, and play in. [84 responses]
- + **Trails and Paths (14%)** to walk and bike around the neighbourhood and access nature. [62 responses]
- + **Basic Retail Businesses (13%)** to get basic household items, clothing, etc. [58 responses]
- + **Transit Stations/Stops (12%)** to access other parts of the city by bus or bike. [54 responses]
- + **Schools (11%)** for children and teens to receive an education. [48 responses]
- + **Roads (9%)** to easily enter and leave the community. [40 responses]
- + **Pharmacies (9%)** to pick up prescriptions and basic medicine. [38 responses]
- + **Healthcare Facilities (7%)** for check-ups, treatment, and health maintenance. [31 responses]
- + **Restaurants (7%)** to have a nice dinner out with friends and family. [30 responses]
- + **Parking (5%)** to store a car while not out. [21 responses]
- + **No convenient access to anything is necessary (5%).** [20 responses]
- + **Cafes (4%)** to grab a drink on the way to work or to meet a friend. [19 responses]
- + **Child Care Facilities (2%)** to drop off kids while at work. [11 responses]
- + **Exercise Facilities (2%)** to stay healthy and active. [8 responses]

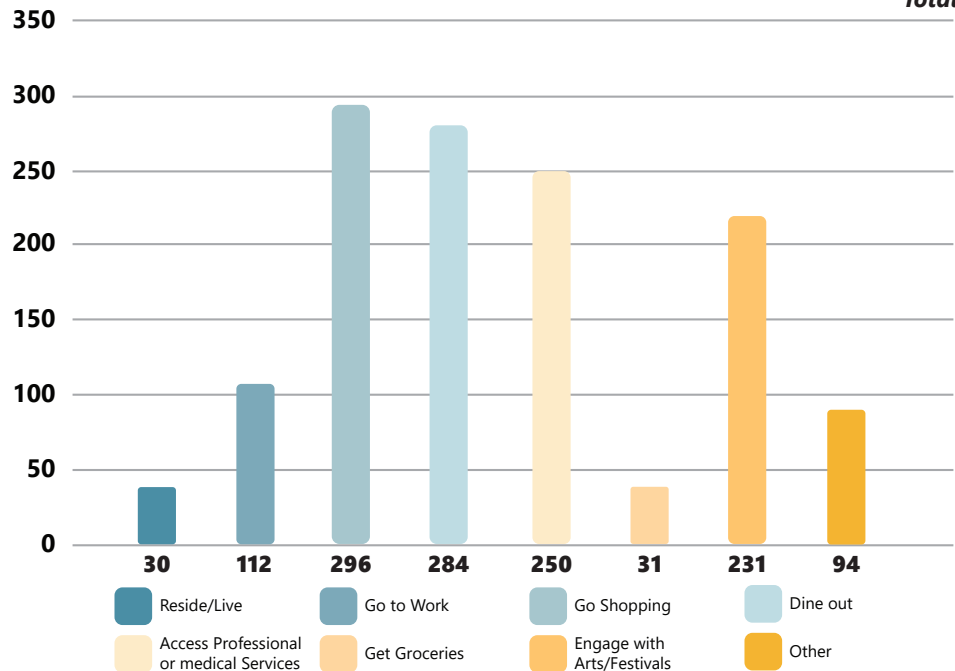
Question 10: What services or businesses would you like to have in your neighbourhood? (Long Answer)**Key Sentiments :****Total Responses = 469**

- + **Grocery Stores (25%).** [115 responses]
- + **Restaurants (16%).** [73 responses]
- + **Cafes (13%).** [59 responses]
- + **Businesses that can be accessed by walking (9%).** [40 responses]
- + **Convenience Stores (7%).** [35 responses]
- + **Local Businesses of Any Kind (7%).** [35 responses]
- + **No businesses should be located within neighbourhoods (7%).** [32 responses]
- + **Healthcare Facilities (6%).** [26 responses]
- + **Pubs/Bars (5%).** [24 responses]
- + **Pharmacies (4%).** [18 responses]
- + **Hair Salons/Barber Shops (3%).** [15 responses]
- + **I can already access everything I need (3%).** [14 responses]
- + **Clothing Stores (3%).** [13 responses]
- + **Exercise Facilities (3%).** [13 responses]
- + **Hardware Stores (3%).** [13 responses]

5.1.2.4 Downtown Questions

Question 11: When you are downtown in Lethbridge, what do you do? (Select from the Following)

Total Responses = 516



Question 12: What is something you wish you could do when you visit downtown? (Long Answer)

Key Sentiments :

Total Responses = 406

- + **Feel Safe (30%):** Downtown currently doesn't feel safe, especially when walking, which decreases the community's desire to visit it if they do not live in the area already. [121 responses]
- + **Access Free Bike/Car Parking (23%):** Downtown is currently difficult to access in a cost effective manner due to a lack of free parking. Having more access would be beneficial. [93 responses]
- + **Walk around (16%):** Downtown should be a pedestrian oriented area for individuals to walk around outside, rather than needing to drive from store to store. [64 responses]
- + **Access to diverse food (12%):** Downtown has the opportunity to provide a wide, more unique range of food options than the rest of the city, whether that be through grocery stores or cultural restaurants. [48 responses]
- + **Be in a clean environment (11%):** Downtown currently has problems with littering and drug use, which makes it a less enjoyable environment to be in. Having a clean downtown to visit or live in would provide a great asset to Lethbridge. [45 responses]
- + **Visit Green Spaces (8%):** Although downtown is predominantly a denser urban area, having pockets of greenery and larger parks dispersed amongst development that residents and visitors could relax in would be nice. [33 responses]
- + **Access Public Washrooms (2%):** Being able to access free public washrooms without having to enter a private business would allow residents and visitors to more easily interact with downtown for longer periods of time. [9 responses]
- + **Live (2%):** Being able to reside downtown is an important option for people who wish to live closer to amenities and urban activity. [9 responses]

5.1.2.5 Local Business Questions

Question 13: What is a type of business that you'd like to see more of in Lethbridge? (Long Answer)

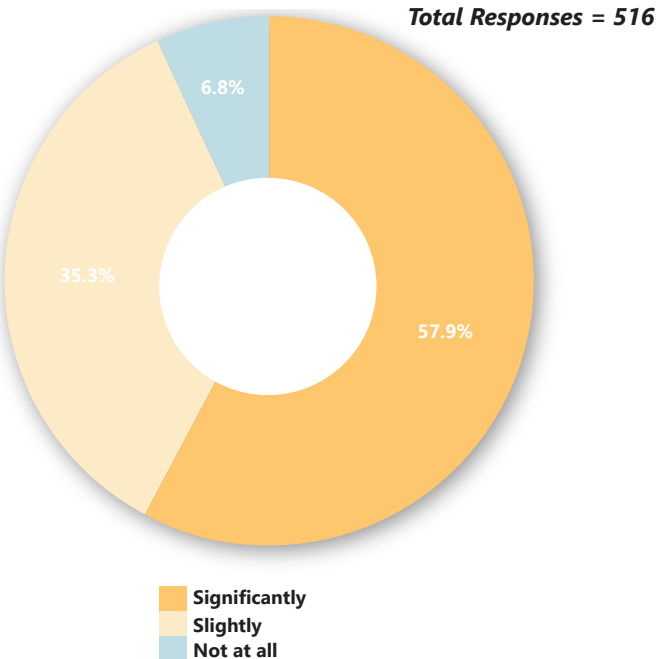
Key Sentiments :

Total Responses = 360

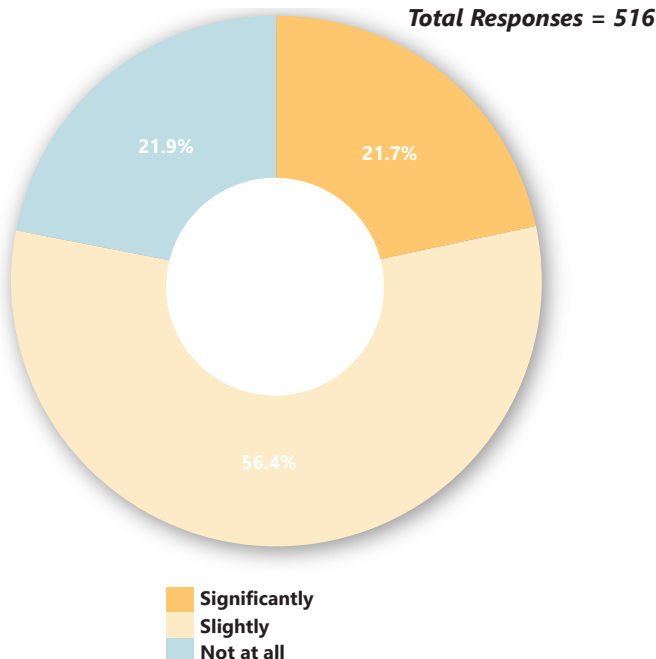
- + **Locally Owned Businesses (18%).** [65 responses]
- + **Unique/Independent restaurants (13%).** [48 responses]
- + **Entertainment Based Businesses (9%).** [32 responses]
- + **Farmers Markets / Grocery Stores (9%).** [31 responses]
- + **Clothing Stores (6%).** [23 responses]
- + **Cafes & Bakeries (6%).** [22 responses]
- + **Arts Based Businesses (4%).** [16 responses]
- + **Manufacturing Businesses (3%).** [10 responses]
- + **Businesses that sell Household Goods (2%).** [7 responses]

5.1.2.6 Notification Questions

Question 14: To what extent do you feel like decisions on a neighbouring property impact your own property?
(Multiple Choice)



Question 15: To what extent do you feel like your neighbour should have a say in what you can do with your own property?
(Multiple Choice)



Question 16: What information do you want to know about developments proposed in your area? (Long Answer)

Key Sentiments :

Total Responses = 420

- + The **Density** of the development.
- + The **Parking Impact** of the development.
- + The **Traffic Impact** of the development.
- + The **Noise Impact** of the development.
- + The development's potential **Impact on nearby Property Value or Property Taxes**.
- + The **Scale/size/height** of the development.
- + The **Land Use or Type** of the development.
- + If the development **is a form of Social Housing**.

Question 17: How do you want to be informed about proposed developments in your area?

(Rank the following - 1 is first choice, 5 is last choice)

Total Responses = 420

OPTIONS	AVERAGE RANK
Delivered letters to nearby properties	1.93
Signs on the property being developed	2.46
Electronic notifications (e.g., email)	2.77
Posting on a dedicated city webpage	3.58
Notice in newspaper(s)	4.25

5.2 Pop-Up Events Responses

5.2.1 How Feedback was Sorted & Analyzed

Pop-up events served as an opportunity to inform the community about the project in a relaxed setting. In the events, the project team set up small stands at naturally busy destinations, such as a grocery store, library, seniors centre or community event, so they could meet community members at locations that they would already be visiting as part of their day-to-day lives. No form of registration was required for these events to ensure they remained more casual interactions.

Feedback for these events was gathered via sticky notes on poster boards with general prompts about the Land Use Bylaw. For each of the prompts, responses from the different pop-up events were consolidated, and the common and significant sentiments were identified by the project team.

5.2.2 Key Sentiments

Prompt	Provided Feedback
What changes do you think are necessary to make our Land Use Bylaw better?	<p>Summary:</p> <p>People wanted adaptable zoning, especially in residential areas, increased funding for social programs to increase ease of access to those programs, and walkability wherever they go. Other suggestions included specific regulations on signage, lighting, and building heights and to make the LUB more readable. Overall, the feedback showed a desire for a flexible LUB that promotes good urbanism.</p> <p>Adaptable zoning:</p> <ul style="list-style-type: none">+ Mixed use buildings & zoning should be integrated into the bylaw.+ New ideas for zoning should be explored.+ Zoning laws should be less restrictive.+ Corner stores and residential small businesses should be promoted.+ Land use districts should be adaptable.+ The impact of daycares in residential areas should be explored. <p>Improved social services:</p> <ul style="list-style-type: none">+ Make it easier for social services to be approved.+ Nimbyism should not overpower needed services.+ Pursue housing grants that other cities are getting.+ Review how the LUB affects grant qualification for various groups. <p>Walkability:</p> <ul style="list-style-type: none">+ Create more walkable neighbourhoods & promote walkability.+ Residential & commercial should be located together.+ Stores (groceries, bakers, butcher shop, etc.) should be able to be walked to, creating real neighbourhoods.+ Build denser neighbourhoods.

Prompt	Provided Feedback
	<p>Other:</p> <ul style="list-style-type: none"> + Addressing signage on residential units should be regulated. + Landowner rights should be maintained. + The LUB should allow and incorporate new ideas. + The new LUB should be a short and simple, a ten page document. + A light nuisance bylaw is needed. We're a Bee City, light can sabotage efforts. Light trespass is unacceptable. + Maximum heights should fit in with the neighbourhood (overly tall buildings should not be allowed to block light next to a bungalow on a street of only bungalows).
<p>What types of housing would you like to see more of in Lethbridge?</p>	<p>Summary:</p> <p>People responded with a variety of categories of housing types they'd like to see. These included: blended housing types, multi-family/denser housing types, smaller housing options, affordable housing options, socially conscious housing, student housing, and single-family housing. Overall, people want more choices in housing and are concerned with affordability.</p> <p>Student Housing:</p> <ul style="list-style-type: none"> + More apartments for students are necessary. + More affordable student housing/apartments should be built. + Apartments for students are important. + Affordable student housing is necessary. <p>Affordable Housing:</p> <ul style="list-style-type: none"> + More multi-unit housing such as apartments, condos, etc. that are affordable! + More affordable rentals should be constructed. + Affordable housing options are important. + Affordable options are necessary or else you will see more homeless camps! + Affordable multi-generational housing should be built. <p>Multi-family/increased density:</p> <ul style="list-style-type: none"> + Multi-family homes are necessary. + More tall apartments should be built! + Higher density housing is lacking. + Communal housing options are important. + Housing co-ops are a good option! + Build affordable, multi-use housing. + Build up, instead of sprawling. + Co-operative housing for lower income families or seniors is important. + Everywhere should have more density.

Prompt	Provided Feedback
	<p>Smaller options:</p> <ul style="list-style-type: none"> + Tiny homes are a good option. + Allow more tiny home transitional housing in more areas of the city. + Smaller, more affordable forms of housing are necessary. + Allow more tiny homes. + Lethbridge should have a community of small houses where small home owners own land. This makes life more affordable. + Affordable housing options including apartments & tiny homes are necessary. + Dome housing is a useful alternative housing type. <p>Encouraging neighbourhoods with blended housing types:</p> <ul style="list-style-type: none"> + There should be a greater mix of housing types within the neighbourhood, allowing for life changes. + More homes should be added to existing neighbourhoods through infill. + Child friendly housing & pet friendly housing should be integrated in the community. + Mixed types to allow choices should be built. + More low density multi-family (e.g. up-down duplex) is necessary. + Single-detached housing is becoming too expensive, need other housing types. + Medium density is necessary. + More housing stock that is appropriate for larger families should be provided. Specifically options with 5+ rooms that allow for cultural diversity. + Small scale-missing middle housing is important. + It is important to provide housing choices, such as a mix of both affordable and market housing. + Garage suites should be allowed. <p>Single-family housing:</p> <ul style="list-style-type: none"> + There should be less housing provided. We don't have the infrastructure & our population is far too high. We need a carrying capacity. + More individual housing and less apartments is necessary. + Still keep low density housing as an option, but only on one side of town. + Well built, single family homes with a small backyard are important. <p>Socially conscious housing:</p> <ul style="list-style-type: none"> + A women's shelter is necessary. + Lethbridge needs socially supportive housing with integrated wrap-around services. + Low income housing needs to be obtainable and related to income. + It is important to provide low income housing that is targeted towards people with severe mental illness and/or addictions. + More eco-friendly and efficient housing should be provided, and upgrading existing housing should be promoted.

Prompt	Provided Feedback
<p>What could Lethbridge do to improve housing affordability (to rent or buy)?</p>	<p>Summary:</p> <ul style="list-style-type: none"> + To increase affordability, people wanted more housing type variation/improved building usage, increased ease of approvals, the removal of corporations from the housing market, and to have price concerns addressed. <p>Price concerns:</p> <ul style="list-style-type: none"> + Rent caps should be implemented. + There needs to be policy setting rent caps. + The government should fund only Rent-Geared-to-Income housing & other affordable housing options with taxpayer money and they should offer more of it. + Reducing rent in Lethbridge, especially for university students. + More low cost and public housing options. + More affordable housing options on a smaller scale to help people transition from renting to owning. <p>Removal of corporations from the housing market:</p> <ul style="list-style-type: none"> + There should be less housing being bought/owned by companies or large businesses. + Keep big corporations out of buying up housing. + Stop giving a monopoly to large builders. + Limit Airbnbs that use up available housing stock. + Short term rentals impact housing affordability; the City should regulate short term rentals. <p>Increased ease of approvals:</p> <ul style="list-style-type: none"> + There should be improved approval process accessibility. + The City should make secondary suites easier to get approved. + The City should make the application process more automatic, if the proper papers are filed, then the build is approved. Only if someone complains does it need a review. + There should be more carriage houses and an easier approval process.



Prompt	Provided Feedback
	<p>Housing type variation/improved building usage:</p> <ul style="list-style-type: none"> + The City should allow lots to be split front/back, with houses on the lane. + The City should allow row houses, like the ones in the UK. + The City should allow much shorter/zero front setbacks, to allow larger rear yards. + The City should allow non-traditional buildings. + The City should allow self-builds. + The City should allow laneway housing/ADUs. + Owners of empty buildings should have pressure on them to redevelop into housing eg. old Save-On. + The City should allow conversion of existing structures to housing (ex. Adding onto garages with apartments). + The City should support more basement suites because they don't impact height and privacy & protect trees from removal. + The City should allow small businesses and commercial spaces in residential areas, like Urban Grocer for example.
<p>What other topics do you think are important to engage on?</p>	<p>Summary:</p> <p>A primary concern for residents was that they wanted the City to allow urban chicken keeping. Other major concerns brought up were: transit improvements, ecological concerns, and improvements for community spaces.</p> <p>Transit improvements:</p> <ul style="list-style-type: none"> + Bus stops should be closer to residential areas. + There should be more bus stops. + There should be better transit integration and higher frequency. + There should be more Lethbridge transit options. + There are transit reliability, affordability, scheduling, and network concerns. + The City should prioritize mass transit. + There should be more bike routes across the city to improve connectivity and safety. + Bike parking should be increased. + Bike lanes should be increased and made robustly. <p>Urban Chickens:</p> <ul style="list-style-type: none"> + The City should create an urban chicken policy. + Citizens want to legally be allowed to raise backyard chickens. + The City should allow people to have hens in residential gardens . + There is very strong support for the ability to keep urban chickens.

Prompt	Provided Feedback
	<p>Ecological concerns:</p> <ul style="list-style-type: none"> + Residents want community gardens in residential areas. + They also want the option to install local energy production using solar panels downtown. + People wanted trees to be better protected in the face of new developments and also preserving greenspace by having smaller maximum house coverage/grey infrastructure on a parcel. + There were concerns with overwatering of lawns in the city (unless using rainwater) especially on public buildings like City Hall, police stations, and university apartment grass areas. <p>Community spaces:</p> <ul style="list-style-type: none"> + Residents wanted spaces with public bathrooms, shelter, and electricity. + There were calls for a north side library, a new donation library and a revitalized downtown library. + There is a need for civic meeting spaces within neighbourhoods, due to schools having issues with insurance, and to promote democracy. <p>Other:</p> <ul style="list-style-type: none"> + The City should have a fair and meaningful public consultation process. + Parking should be in parkades or parking garages, where possible. + One resident didn't want to see the existing civic centre running track developed.
<p>General thoughts on the Project.</p>	<p>Summary:</p> <p>People wanted more public spaces and to see improvements be conducted for existing spaces. They also wanted to ensure the City provided good aesthetics and ecology within Lethbridge's urban area. Some people had specific building requests for the City, while others left kind words of support for engaging with people on these topics.</p> <p>Community spaces and improvements:</p> <ul style="list-style-type: none"> + People want more sidewalks. + The City should make space for everyone in shared parks. + There should be places for teenagers and kids to gather at i.e. the park, basketball hoops. + There should be more small park areas. + There should be a seniors complex with a swimming pool, common room, community kitchen. + Residents want more local small green space. + There was a desire for more dog parks and a call for a fenced dog park in the Sixmile area. + Some residents want to see improved nightlife.

Prompt	Provided Feedback
	<p>Land use & Aesthetics:</p> <ul style="list-style-type: none">+ The general consensus was to build up, rather than out onto farmland.+ People want more bird friendly shrub patches.+ Multi-family developments would be more accepted by neighbours if they're attractively designed.+ Urban design in the city needs to be unique, historical, and interesting. <p>Specific requests:</p> <ul style="list-style-type: none">+ Scenic Drive North to the new part has no engine brake signs, so residents are not happy about the noise.+ Lethbridge needs a hardware & building supply store to be allowed on the west side (eg. Rona).+ There should be a Walmart on the west side.+ Paying for parking downtown drives me away from the downtown core.+ One resident wants the City to make water slides on the coulees. <p>Kind words:</p> <ul style="list-style-type: none">+ Important work - glad it's being done, thank you!



5.3 Community Organization Meetings

5.3.1 How Feedback was Sorted & Analyzed

Throughout Phase 2A, the project team met with various community organizations to hear their difficulties with the current bylaw and what they'd like to see the new LUB address. These meetings typically began with an informative presentation by the project team on the LUB, followed by an open forum discussion between the project team and the organization members, allowing participants to naturally focus on the topics that were important to them.

Feedback for these events was gathered by active note-taking during the open discussion portion of the meetings, where members of the project team recorded feedback as it was discussed. Fifteen meetings in total occurred during Phase 2A, but not all meetings resulted in substantial feedback, instead focusing on general discussion. Only the meetings in which significant comments were provided are recorded below.

5.3.2 Key Sentiments

Prompt	Provided Feedback
Citizens for Responsible Neighbourhood Lighting (CFRNL)	<ul style="list-style-type: none"> + There should be a bylaw developed for dealing with light nuisance and light trespass (the effects of lighting on neighbouring properties.) + Home should have a rule requiring them to turn off permanent external lighting after a certain time, e.g. 10 p.m. + Businesses shouldn't be able to leave lights on after closure. Parking lots also shouldn't be lit after adjacent businesses are closed. + Requirements in the bylaw should be implemented to promote/create more directed/shielded lighting. + The LUB's regulation is currently very vague. Section 59 - Site Design (2) Lighting of the LUB should be adjusted to provide more specific definitions, enforceable limits, and penalties for violations.
Triple M Housing	<ul style="list-style-type: none"> + The new LUB should provide a clear definition for manufactured homes / tiny homes. + The definition for "modular homes" in the new LUB should follow/align with CSA standards. + Modular homes could be incorporated into the single-detached dwelling definition so that modular homes aren't discriminated against in regulation.

Prompt	Provided Feedback
Lethbridge & District Association of Realtors (LDAR)	<ul style="list-style-type: none"> + Removing parking requirements for suites could be problematic. + Parking is typically the big concern for residential developments. + For suites approved prior to 2006, it would be nice to have the option to have an inspector come out and identify what upgrades are necessary to be in line with current code. Then if the suite is upgraded to code within the next 2 years, a grant is provided to offset the costs of upgrading. + The current rezoning fee can put people off of development. Expanding the range of discretionary uses so that rezonings are less necessary, would instead allow people to put that money into the building code upgrades to make a suite safe.
London Road Neighbourhood Association Board Meeting	<ul style="list-style-type: none"> + It's important to ensure that the LUB renewal does not result in any loss of park space (like London Road Park). It would be good to have a rule in the new bylaw that a P-R parcel can't be rezoned from being a park. + The overuse of Direct Control districts is concerning for residents, as they're difficult to understand and have so many possibilities. + Higher density residential in the neighbourhood is fine, so long as it aligns with the Area Redevelopment Plan.
Streets Alive Mission	<ul style="list-style-type: none"> + The Streets Alive facility is currently required to provide 60 off-street parking stalls in the current LUB. This is a large requirement. + Parking requirements should be based on what the business says they require. Whether that be based on numbers of employees, when they are active, etc. + Residential parking requirements should stay as they are, but commercial and industrial developments should have lower minimums. + The current Streets Alive facility is approved as a Resource Centre, Drop-In Centre, Warehouse, Club/Community Hall, Office, Food Bank, Personal Service, and Retail. This is a lot of different uses, so combining uses in the new LUB is a good idea.
Southern Alberta Community Living Association (SACLA)	<ul style="list-style-type: none"> + The new LUB should create walkable communities, as they are also accessible communities (barrier-free). + The new LUB should incorporate a mix of uses, as it makes Lethbridge more livable, convenient. + There needs to be accountability for people leaving properties vacant. + A grocery store is needed downtown. Technology can be a barrier, so grocery delivery isn't a solution for everyone. + Accessibility needs to be framed as not just for people with disabilities. It could also include considerations for new Canadians, or individuals aging in place. + More people now want to build a suite / laneway suite to look after a grown child with developmental disabilities, rather than put them in a group home. The new LUB should move away from institutional living. + Rental places are getting 300 applications for one place, more needs to be built. + Developments need wider doorways, larger bathrooms, etc. to be accessible.

5.4 Open House Feedback

5.4.1 How Feedback was Sorted & Analyzed

The open house served as an opportunity to inform the community about the project and receive high-level in person feedback. At the open house, a number of informational panels were presented to participants, which contained key information on each of the key topics for phase 2, and provided a few general questions with spaces for residents to attach their comments on accompanying sticky-notes.

For each of the prompts, responses were consolidated, and the sentiments were identified by the project team.

5.4.2 Key Sentiments

Prompt	Provided Feedback
What changes do you think are necessary to make our Land Use Bylaw better?	Increased accountability to constituents: <ul style="list-style-type: none"> + There should be fewer barriers to zoning while staying accountable to residents. + We want less political interference in the form of politicians being swayed by their rich friends to maintain the status quo. If we followed smart advice that is evidence-based, we'd have a much different city than we do now.
What types of housing would you like to see more of in Lethbridge?	Increased density: <ul style="list-style-type: none"> + I would like to see multi-family housing. + More row housing would be nice. + There should be mid + high density apartments downtown. + Multi-use housing with a home up top, and a grocer on the ground floor, for example would be nice. + There should be row housing. + It would be great to see more subsidized housing downtown, especially with close access to transit and work opportunities. + I want mixed use with residential upper levels, and a commercial street level. + There should be low- and mid-rise apartment complexes.
What could Lethbridge do to improve housing affordability (to rent or buy)?	Work on Supply & Demand: <ul style="list-style-type: none"> + The City should adjust rates based on demand and supply of properties. It should also outlaw non-notice rent spikes. + Affordability is based on supply and demand, so rental units won't be built unless a ROI [return on investment] is attractive, we need subsidies from all government levels. + I wonder if infills decrease the value of original single family houses in the area?

Prompt	Provided Feedback
	<p>More density and variety of housing types:</p> <ul style="list-style-type: none"> + Lethbridge should encourage density. + The City could encourage density by offering options with amenities like garden space for residents. + There should be a variety of options for size, location, and parking, this would allow for varied lifestyles. + I want to see tiny home developments for aging populations with walkable amenities. + Lethbridge should have mixed use residential, commercial on the bottom floor with apartments above. + I think tiny houses would work in specific areas or should be allowed in residential backyards. + There should be greater housing density as well as more community and green spaces. + I want more housing availability. With different types mixed into communities, not only single houses or apartment towers.
<p>What services or businesses would you like to have in your neighbourhood?</p>	<p>Foods, services, products:</p> <ul style="list-style-type: none"> + That which inspires community connection. + I want a local bakery and coffee shop. + A neighbourhood grocery store with food staples would improve my community. + There should be grocery stores downtown. + A corner grocery store, ice cream shop, and pub! Thankfully Victoria Park has these, which is a very good thing! We also need a coffee shop there too. + Local grocery stores, clinic/medical centres, small coffee shops, bakeries, recreational spaces downtown would be great to see. + I want to see grocery stores downtown. + There should be convenience stores, delis/markets, and small food services like ice cream, pizza, etc. + I want a nearby coffee shop, a depanneur-style place like in Quebec, a bakery, boutiques, and fitness, but not at boutique prices! + There should be family-oriented restaurants and activities. + I want to walk to get a haircut, massages, and a chiropractor. + My community would be improved by religious assembly. + A community center, social hall, or another type of assembly would be a welcome addition. + There should be a westside lumberyard.

Prompt	Provided Feedback
<p>Are there any types of services that you think should be allowed in a neighbourhood, but only in certain locations?</p>	<p>Mixed opinions:</p> <ul style="list-style-type: none"> + Only corner stores or mom & pop run stores. + Pet services like grooming, walking, training could be noisy. + There should be local neighbourhood retail hubs with transit stops. + Neighbourhood commercial should be in the centre of planned communities. + Stand alone small businesses are no longer viable, so they need to be in strip malls. + I don't want cannabis or liquor stores in new developments near me.
<p>What do you think gets in the way of attracting new businesses and maintaining existing businesses in Lethbridge?</p>	<p>Approval issues:</p> <ul style="list-style-type: none"> + Approval process timelines and uncertainty block progress. + The approval process time is too long and the process is complicated and arduous. + I am totally opposed to the approval process for high rise apartments that have already been approved. + Letting big box retail be built in the southeast has negatively impacted business opportunities in the rest of the city. <p>Lack of walkability:</p> <ul style="list-style-type: none"> + The foot traffic in Lethbridge is very little, while the cost of maintenance is very high. We have a money culture where people don't or won't spend money outside of a few select things. Plus there could be a high employment turnover? + The cost of renting and operating business spaces is not helped by the lack of foot traffic. + We need to increase foot traffic, and reduce the necessity for car travel everywhere. <p>Parking:</p> <ul style="list-style-type: none"> + There is a lack of parking and ease of access. + Development standards evolving, parking, design standards. + I don't know where are people going to park in the 5 floor buildings. + These are big concerns for the builds that have been approved by 3 council members, 2 opposed - others? Needs parking stall per unit, shouldn't be 5+ stories. + If apartments are allotted 0.5 of a parking space, where are the rest going to park? Trying to get on to 6 Ave or 13 St at 8:00 in morning or 4:00 – 5:00 will require a turning lane. London Road Market has 500 plus people parking in its yard daily. How will this be monitored? + Terrible planning, so so sad. 39 units X 2 = 78. 39 parking spots only. Go figure: owners will have friends with vehicles, total insanity to approve, London Market will close.

Prompt	Provided Feedback
	<p>Political problems:</p> <ul style="list-style-type: none"> + Council blocks what the people want. + Selfish people don't want change. They bought homes decades ago cheaply, but that's impossible now. Their loud angry voices drown out those who just want livable lives. + The rate of progressive change. + Why a 10 year tax exemption? No one else gets that. + How can 5 of 8 aldermen make a decision affecting an area when all local residents are opposed?
<p>What is something you wish you could do when you visit downtown?</p>	<p>Land uses:</p> <ul style="list-style-type: none"> + I want to go to class! The universities should host upper-year courses downtown! With an influx of people comes an influx of money! + I would like more residential opportunities near downtown. + More people should visit downtown often – the City should encourage people to go there in the evenings. <p>Groceries:</p> <ul style="list-style-type: none"> + I live and work downtown. I wish I could get groceries nearby. Parking is a hot topic, and underground parking would help under new developments. + I want to shop for groceries, park & not get a \$40 ticket. + We need an expansion of the farmer's market downtown to Saturday - they could use Galt Gardens. + The City has done a good job setting up downtown with event planning that compliments its attractions, but residents could use a good grocery store downtown. <p>Walking, biking, and driving:</p> <ul style="list-style-type: none"> + There should be a day event promoting walking in + out of various shops. + I see many people whining about parking. I understand the value of being able to park close but, for the downtown/center district, the City should encourage more bus trips. I only take the bus between hubs like downtown, LP, and U of L. + Everyone should be able to bike safely on every street. + I want a more vibrant + dynamic experience because more people live downtown. It can feel dead because car-centric culture deters downtown life + visits. + Bike paths have murdered the streets – businesses and drivers not happy plus the curbs on both sides cause tripping accidents. + I want more walkable options to coffee shops, local stores, and restaurants. + We could use a 'public square' along the lines of Festival Square.

Prompt	Provided Feedback
<p>Can you think of any areas in Lethbridge where off-street parking could be reduced?</p>	<p>Higher density areas:</p> <ul style="list-style-type: none"> + There should be less parking near transit, especially for student housing. + Mixed use urban locations would need less parking. <p>London Road:</p> <ul style="list-style-type: none"> + While the London Road neighbourhood struggles with parking, what makes it lively is its walkability. I like the amount of parking + don't think it needs to be increased. + Don't lose minimum parking standards for new or infill developments. The recent Council decision for the London Road Market area will create parking and traffic issues. If there is limited parking I will go to the big box stores. Council needs to respect the neighbourhood and protect citizens not developers!
<p>What other topics do you think are important to engage on?</p>	<p>Social housing:</p> <ul style="list-style-type: none"> + Social housing is not here, why? + Social housing options & integration need more engagement. + There should be engagement on how affordable dense living is zoned near support services or non-profits to improve the process of helping people. <p>Public transit:</p> <ul style="list-style-type: none"> + I want to have my say on public transit in order to minimize car dependency! + The City should make sure public transit is built into the structure and use of land areas. + Public transit should be free. + Affordability of housing, parking and transit services. Adequate transportation/transit services need to be provided.
<p>General Thoughts on the Project (Project Recommendations Feedback for the Project Team, Unanswered Questions)</p>	<p>Assorted feedback:</p> <ul style="list-style-type: none"> + Need to get ahead of changes and take a real look at the future with regard to electric vehicles. + Don't call it downtown → central district. + Why spend all this time and money when the land use can be overturned by 5 aldermen? <p>Kind words:</p> <ul style="list-style-type: none"> + Good overview! + Thank you for your efforts to modernize outdated land use + bring YQL back towards more people-centered organic development. (down with Parking minimums!) + THANK YOU! I'm motivated to get involved.

5.5 Survey #2 - What is Important to You?

5.5.1 How Feedback was Sorted & Analyzed

The survey received 507 responses over the 3 weeks it was open, with a varying number of responses on each question. Of the 47 questions, 8 were demographic questions — the results of which were addressed in Section 3.2 of this report — while 39 were questions in which respondents could provide their feedback and perspectives. Of those 39 questions, 18 were open-ended, allowing participants to answer how they chose, while the remaining 21 were closed questions, in which participants selected from or ranked a list of pre-provided options.

5.5.1.1 Closed Questions

The closed questions, which included multiple choice, ranked choice, and checkbox format questions, were processed by the City of Lethbridge's Get Involved Lethbridge portal. The Get Involved Lethbridge portal generated graphs for each question, which were utilized to produce graphics comparing the number of selections that each option received.

5.5.1.2 Open-ended Questions

For each of the open-ended questions, feedback was sorted into Key Sentiments which were analysed by utilizing 'tags' in the Get Involved Lethbridge system. Tags were assigned first through the identification of key words, and then verified manually by the project team to ensure accuracy.

Almost every response had at least one tag applied to it that corresponded with one of the Key Sentiments for that question. Responses deemed to be a non-answer were ignored, and had no sentiments assigned. If a response contained multiple key sentiments it had a tag assigned for each one. Each of the questions was analyzed individually, and thus the questions have different Key Sentiments from one another, as they often generated different responses.

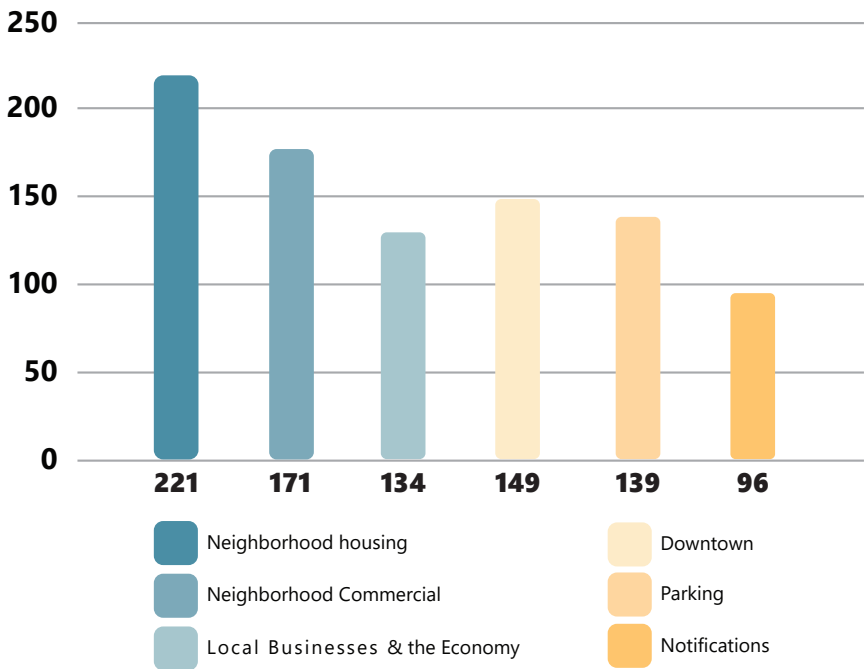


5.5.2 Key Themes & Sentiments

5.5.2.1 General Questions

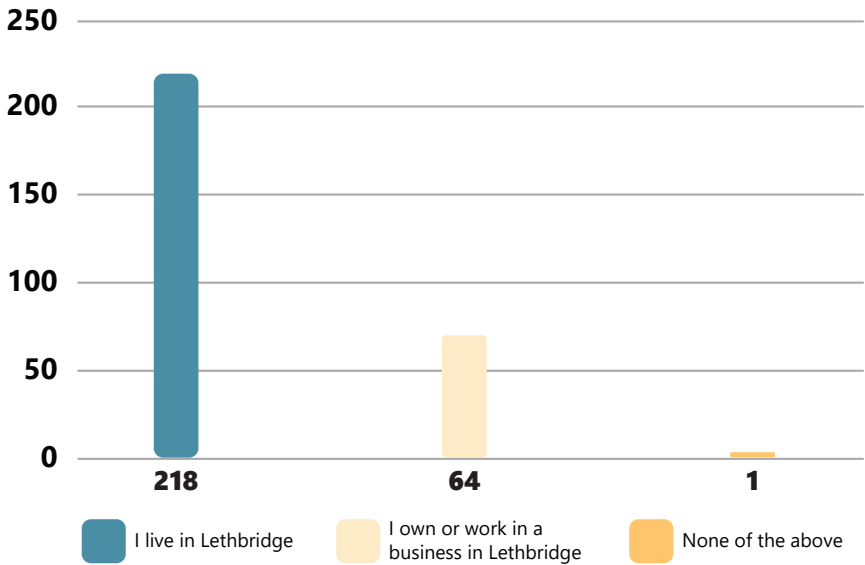
Question 1: Please select the topics you are interested in. (Select from the Following)

Total Responses = 248



Question 2: Which of the following categories best describes you? (Select from the Following)

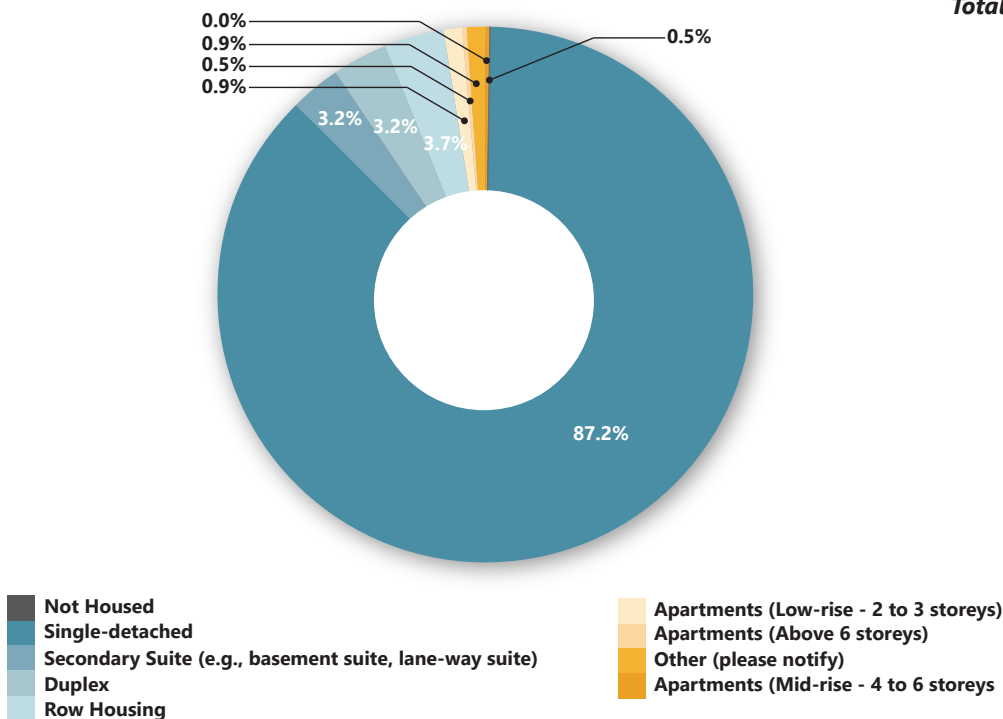
Total Responses = 220



5.5.2.2 Housing Questions

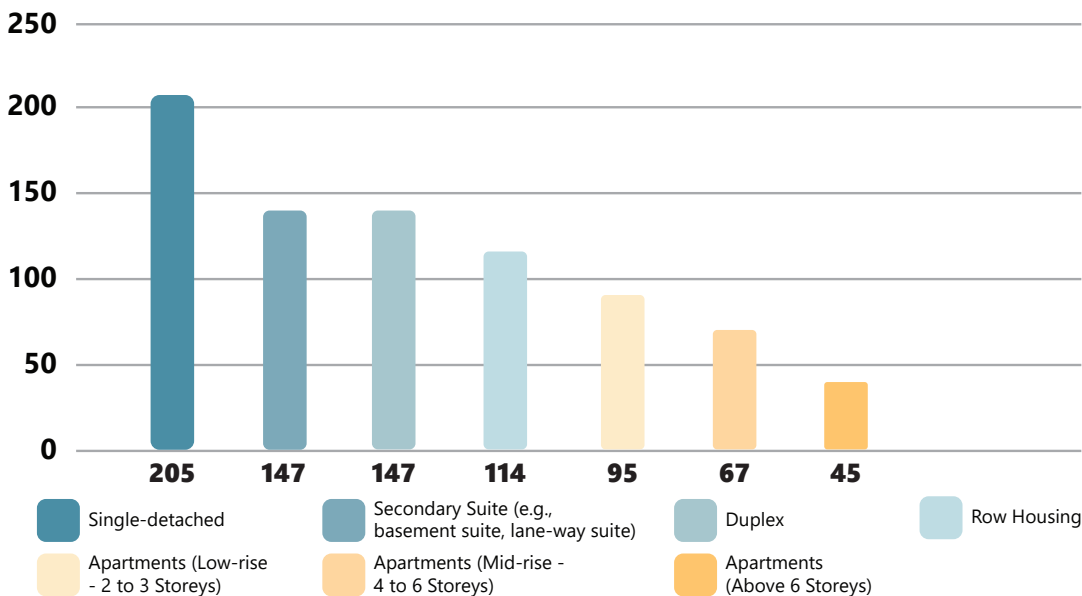
Question 3: What type of housing do you live in now? (Multiple Choice)

Total Responses = 218



Question 4: What types of housing are you comfortable with having in your neighbourhood?
(Select from the Following)

Total Responses = 221



Question 5: What are the positive impacts of the types of housing you chose? (Long Answer)**Key Sentiments:****Total Responses = 200**

- + **Housing Diversity (23%):** Contributes to creating a more diverse housing stock to better accommodate different housing needs. Improves affordability by increasing housing options. [46 responses]
- + **Affordable Housing (21%):** Contributes to housing affordability. Increases the number and diversity of housing options to improve affordability. [42 responses]
- + **Less Density (13%):** Ensures that the low density character of neighbourhoods is maintained. Avoids potential impacts of density related to traffic and parking. Contributes to reduced noise, a feeling of safety, and privacy. [25 responses]
- + **Maintain Character (12%):** Ensures that the existing character of established neighbourhoods is preserved. Promotes low-density residential character. [24 responses]
- + **Parking (11%):** Ensures that there is enough parking space for all residents. Reduces the pressure put on street parking. [22 responses]
- + **Support for Density (10%):** Increases density to improve housing affordability, support the viability of transit and local businesses, and contributes to walkability. [19 responses]
- + **Safety (7%):** Contributes for safer neighbourhoods and streets for kids. Also contributes to less crime in neighbourhoods. [14 responses]
- + **Community (7%):** Supports interaction and connections between neighbours. Contributes to a feeling of community. [13 responses]
- + **Maintenance/Upkeep (7%):** Supports the perception that home-owners are more likely to ensure the maintenance and upkeep of their property. [13 responses]
- + **Traffic (5%):** Ensures that traffic congestion is not increased. [10 responses]
- + **Efficiency & Sustainability (5%):** Improves energy efficiency and the efficient use of land. Contributes to more environmentally sustainable housing options. [9 responses]
- + **Noise (5%):** Reduces the risk of noise associated with higher density development. [9 responses]
- + **Supports Businesses (4%):** Encourages more people to live in proximity to business. Supports local businesses. Contributes to neighbourhood vibrancy. [8 responses]
- + **Space for Families (4%):** Ensures families have enough space to live and grow. Contributes to the development of family-friendly neighbourhoods. [8 responses]
- + **Privacy (4%):** Ensures that privacy is maintained for existing residents. [7 responses]
- + **Taxes (3%):** Contributes to additional property tax revenue. Increases Lethbridge's tax base. [5 responses]
- + **Trees & Greenery (2%):** Allows more space for maintaining trees and greenery. Allows enough space for backyards. [4 responses]



Question 6: What are the negative impacts of the types of housing you did not choose?

(Long Answer)

Key Sentiments :**Total Responses = 197**

- + **Traffic/Parking (20%):** Contributes to higher traffic volumes, congestion, and parking issues. Puts pressure on limited on-street parking spaces. [40 responses]
- + **Density (11%):** Contributes to increased density which could lead to other impacts on congestion, traffic and parking, noise, schools and less privacy. [22 responses]
- + **Safety/Crime (11%):** Reduces safety and increases the likelihood of crime. Contributes to risks related to traffic safety, property damage, theft and fire. [22 responses]
- + **Maintenance/Upkeep (9%):** Contributes to the perception that higher density housing results in poor upkeep and maintenance of properties. [18 responses]
- + **Property Values (7%):** Negatively impacts the property values of existing residents. [13 responses]
- + **Change Character (7%):** Results in unwanted changes to neighbourhood character. Higher density development would not match with the character of existing neighbourhoods. [13 responses]
- + **Infrastructure (6%):** Puts unnecessary pressure on utility infrastructure and roads. Contributes to perception that existing neighbourhoods do not have infrastructure capacity to accommodate additional density. [12 responses]
- + **Noise (6%):** Contributes to increased noise levels. [12 responses]
- + **Shadowing (5%):** Contributes to shadows created by larger buildings. Results in sunlight being blocked for existing residents. [10 responses]
- + **Housing Diversity (5%):** Supports a variety of housing options, all with their own merits. Contributes to a diversity of housing options. [9 responses]
- + **Against Low Income Housing (5%):** Supports low income housing in established neighbourhoods. Contributes to negative perceptions of low income housing correlating with crime, noise, poor upkeep, and decreased property values. [9 responses]
- + **Privacy (4%):** Decreases privacy for existing residents. [8 responses]
- + **Ownership Model (4%):** Increases the likelihood that neighbouring properties will be operated on a rental basis. Contributes to the faster turnover of residents. [8 responses]
- + **Lack of Community Investment (4%):** Does not contribute to the community. Lacks consideration for existing residents. Does not support building community connections and communication between residents. [8 responses]
- + **Affordable Housing (4%):** Contributes to housing being unaffordable. Potential to perpetuate high rents. [7 responses]
- + **Yard Space (3%):** Reduces the amount of space available for yards and outdoor space. [5 responses]
- + **Taxes (2%):** Contributes to uncertainty regarding if new development would contribute to increased property taxes. Concern regarding if the infrastructure required for new development would result in tax increases. [4 responses]
- + **Urban Sprawl (2%):** Contributes to urban sprawl and the inefficient use of land. [4 responses]
- + **Garbage (2%):** Contributes to increases in garbage servicing requirements and aesthetic concerns related to the number of garbage cans required. [4 responses]

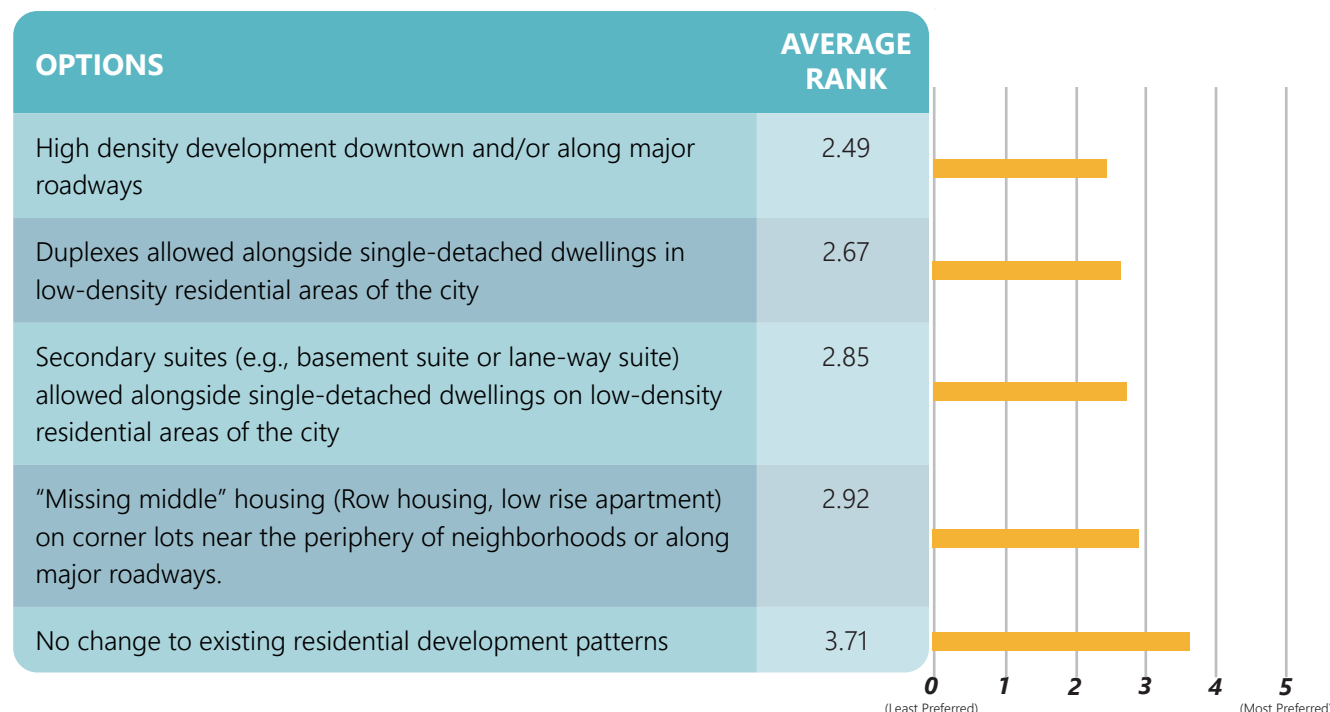
Question 7: How could the negative impacts of those housing types be reduced? (Long Answer)**Key Sentiments:****Total Responses = 172**

- + **Require More Parking Regulation (21%):** Ensure appropriate parking spaces are provided for new development. [36 responses]
- + **Separate Density (17%):** Develop higher density housing forms in areas separate from existing neighbourhoods. Locate taller residential buildings along arterial roadways. Keep single detached development separate from other housing forms. [29 responses]
- + **Improve Enforcement (12%):** Improve enforcement for secondary suites. Increase policing for neighbourhood crime. Increase enforcement for maintenance and upkeep. [20 responses]
- + **Invest In Transit (9%):** Improve transit servicing to accommodate new development and reduce traffic impacts. [15 responses]
- + **Don't Allow Density (6%):** Do not allow the development of higher density housing. [11 responses]
- + **Not Possible (6%):** There is no way that negative impacts could be reduced. [11 responses]
- + **Require Planning & Design (6%):** Require thorough planning and high quality design for new development. Maintain a high standard of aesthetics in existing neighbourhoods. Plan appropriately for infrastructure and parking. [10 responses]
- + **Support Community Engagement (5%):** Ensure ample opportunities for community engagement in the development process. Support development that fosters community involvement. Support connections between community members. [8 responses]
- + **Restrict Height (4%):** Limit the maximum height allowed in existing residential neighbourhoods. [7 responses]
- + **Support Active Transportation (3%):** Invest in infrastructure and development that supports active transportation including biking and walking. [6 responses]
- + **Maintain Neighbourhood Character (3%):** Ensure new development matches with the character and design of existing homes in established neighborhoods. [6 responses]
- + **Pursue Mixed Use Development (3%):** Encourage mixed use development with a variety of housing options and commercial amenities. [5 responses]
- + **Improve Roads (2%):** Improve road capacity and access to better accommodate increased density. [4 responses]



Question 8: As Lethbridge continues to grow and change, which development pattern do you prefer to welcome more people and homes in the city? (Rank the following - 1 is first choice, 5 is last choice)

Total Responses = 216



Question 9: What do you most like about your top choice? (Long Answer)

Key Sentiments :

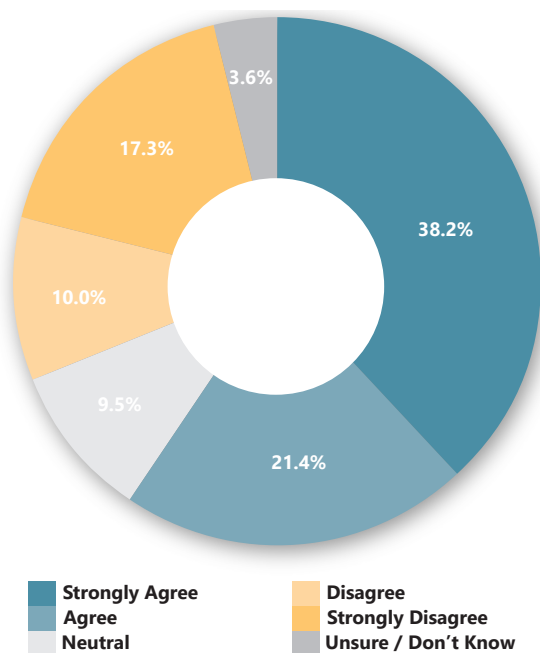
Total Responses = 182

- + **Less Density (15%):** Ensures that a low density development form is maintained. [28 responses]
- + **Vibrancy (12%):** Contributes to greater vibrancy, particularly in Downtown. Supports activity, traffic, and business downtown. Contributes to revitalization in downtown. [21 responses]
- + **Density (10%):** Contributes to densification. Allows for housing more people, more efficient use of infrastructure, and land use efficiency. [19 responses]
- + **Maintain Character (10%):** Maintains the existing character of established neighbourhoods. [18 responses]
- + **Access to Amenities (10%):** Locates people closer to amenities. Ensures amenities are available to support higher intensity development. [18 responses]
- + **Affordable Housing (8%):** Contributes to the creation of affordable housing options. [15 responses]
- + **Mix of Housing (8%):** Contributes to a variety of housing types within a neighbourhood. Ensures a variety of housing options are available throughout all neighbourhoods. [15 responses]
- + **More Efficient (15%):** Ensures that housing is provided in an efficient manner. Makes use of existing housing stock. Adds housing while limiting infrastructure costs and maximizing land use efficiency. [10 responses]
- + **Transportation Access (4%):** Ensures density is located in areas with access to public transportation options. [8 responses]
- + **No Need For Change (3%):** Results in the least amount of change. [6 responses]
- + **Parking (3%):** Limits the creation of new parking issues. Limits the pressure put on parking. [6 responses]
- + **Noise (3%):** Contributes to noise reduction. Limits noise within low density neighbourhoods. [5 responses]

- + **Active Transportation (2%):** Ensures people living in high density housing have opportunities for active transportation. [4 responses]
- + **Infrastructure (2%):** Contributes to the more efficient use of existing infrastructure. Reduces infrastructure costs. [4 responses]
- + **Mixed Use (2%):** Provides opportunities for mixed use developments. [4 responses]

Question 10: To what extent do you agree with changing secondary suites from a discretionary use to a permitted use in low-density residential neighbourhoods? (Multiple Choice)

Total Responses = 220



Question 11: What are your concerns with secondary suites being a permitted use? Do you have any suggestions to mitigate any negative impacts? (Long Answer) *[NOTE: This question was only provided to participants who answered 'Disagree' or 'Strongly Disagree' to question 10]*

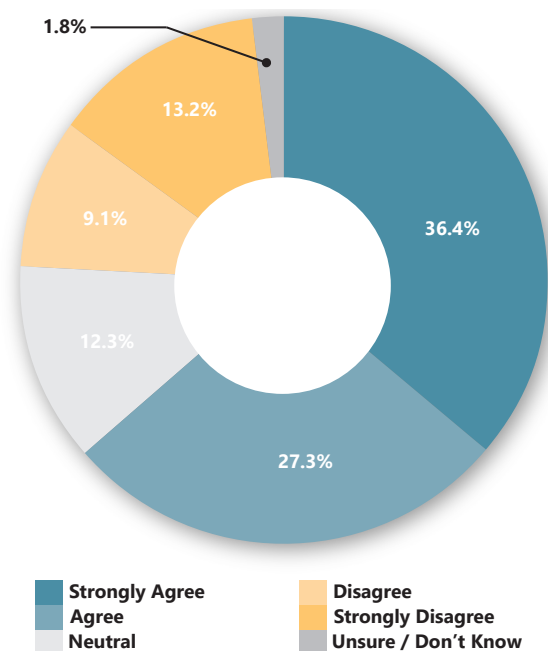
Key Sentiments :

Total Responses = 20

- + **Parking (60%):** Secondary suites will put too much pressure on street parking. There is not enough parking to accommodate additional density brought by secondary suites. [12 responses]
- + **Inadequate Regulation (25%):** There should be opportunities for neighbours to appeal secondary suites on adjacent properties. Regulations for regular inspections should be in place. [5 responses]
- + **Maintenance/Upkeep (15%):** Secondary suites require greater regulation to ensure proper maintenance and upkeep. [3 responses]
- + **Shadowing (10%):** The development of secondary suites may create unwanted shadow effects for adjacent neighbors. [2 responses]

Question 12: To what extent do you agree with changing duplexes from a discretionary use to a permitted use in low-density residential neighbourhoods? (Multiple Choice)

Total Responses = 220



Question 13: What are your concerns with duplexes being a permitted use? Do you have any suggestions to mitigate any negative impacts? (Long Answer) *[NOTE: This question was only provided to participants who answered 'Disagree' or 'Strongly Disagree' to question 12]*

Key Sentiments:

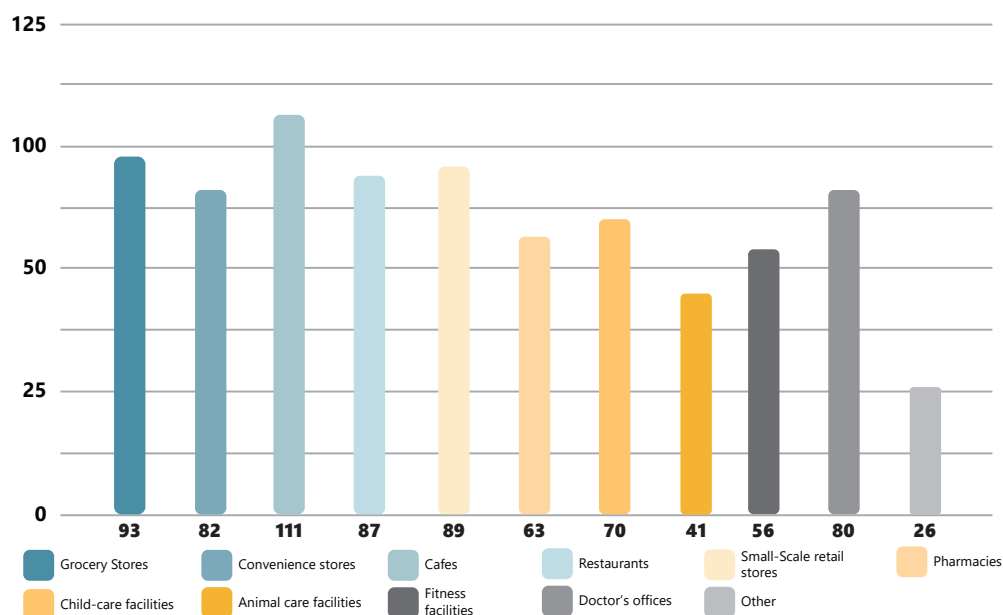
Total Responses = 24

- + **Parking (46%):** Duplex development within existing neighbourhoods would result in parking problems. [11 responses]
- + **Maintain Character (21%):** Duplexes would change the character of the neighbourhood. Maintain the low-density development form of existing neighbourhoods. [5 responses]
- + **Priority Area (13%):** The development of duplexes should be directed toward priority areas, or areas separate from existing neighbourhoods. [3 responses]
- + **Planning & Design (8%):** The development of duplexes should require thoughtful planning for their location and design. [2 responses]
- + **Infrastructure (8%):** There is a lack of infrastructure capacity to accommodate duplexes in existing neighbourhoods. [2 responses]
- + **Privacy (8%):** The development of duplexes could have negative impacts on the privacy of existing residents. [2 responses]
- + **Rentals (8%):** Duplexes are more likely to be operated as rentals. [2 responses]
- + **Resident Consultation (8%):** Residents should have an impact on what is developed adjacent to their properties. An appeal process should be introduced for the development of duplexes. [2 responses]
- + **Shadowing (8%):** The development of duplexes may create negative shadowing effects for existing residents. [2 responses]

5.5.2.3 Neighborhood Commercial Questions

Question 14: Which of the following amenities would you like to see more of in your neighbourhood? (Select from the Following)

Total Responses = 158



Question 15: What do you most like about your top choice? (Long Answer)

Key Sentiments:

Total Responses = 128

- + **Walkability (34%):** Improves the overall walkability of neighborhoods. Ensures neighbourhood services are within walking distance. Contributes to less dependence on vehicles to satisfy daily needs. [44 responses]
- + **Access to Amenities (19%):** Increases residents' access to amenities in proximity to where they live. Ensures access to a variety of amenities nearby to satisfy people's daily needs. [24 responses]
- + **Nearby Shopping (18%):** Helps to ensure that people do not need to travel far to meet their daily needs. Ensures basic shopping needs are met by nearby convenience stores and grocery stores. [23 responses]
- + **Community (13%):** Contributes to a stronger feeling of community. Supports building community connections between residents. Creates spaces for community connection. [16 responses]
- + **Accessibility (11%):** Increases the accessibility of amenities and services. Improves accessibility for seniors, low income families, and people without cars. [14 responses]
- + **Do Not Allow (4%):** Brings unwanted commercial activity to neighbourhoods. [5 responses]
- + **Access to Doctor (3%):** Helps to ensure everyone has access to a doctor. [4 responses]
- + **Healthy Lifestyle (3%):** Allows people to practice a healthier lifestyle facilitated by greater walkability and less reliance on vehicles. [4 responses]
- + **Mixed Use (3%):** Contributes to achieving mixed use development. Helps to achieve a mix of residential and commercial development. [4 responses]
- + **Nearby Childcare (3%):** Helps to ensure there is accessible childcare in proximity to where people live. [4 responses]
- + **Efficiency & Sustainability (2%):** Encourages more sustainable and environmentally friendly development. Locating amenities closer to where residents live contributes to efficiency. [3 responses]

Question 16: How would having the amenities you selected in your neighbourhood benefit your quality of life? (Long Answer)

Key Sentiments :

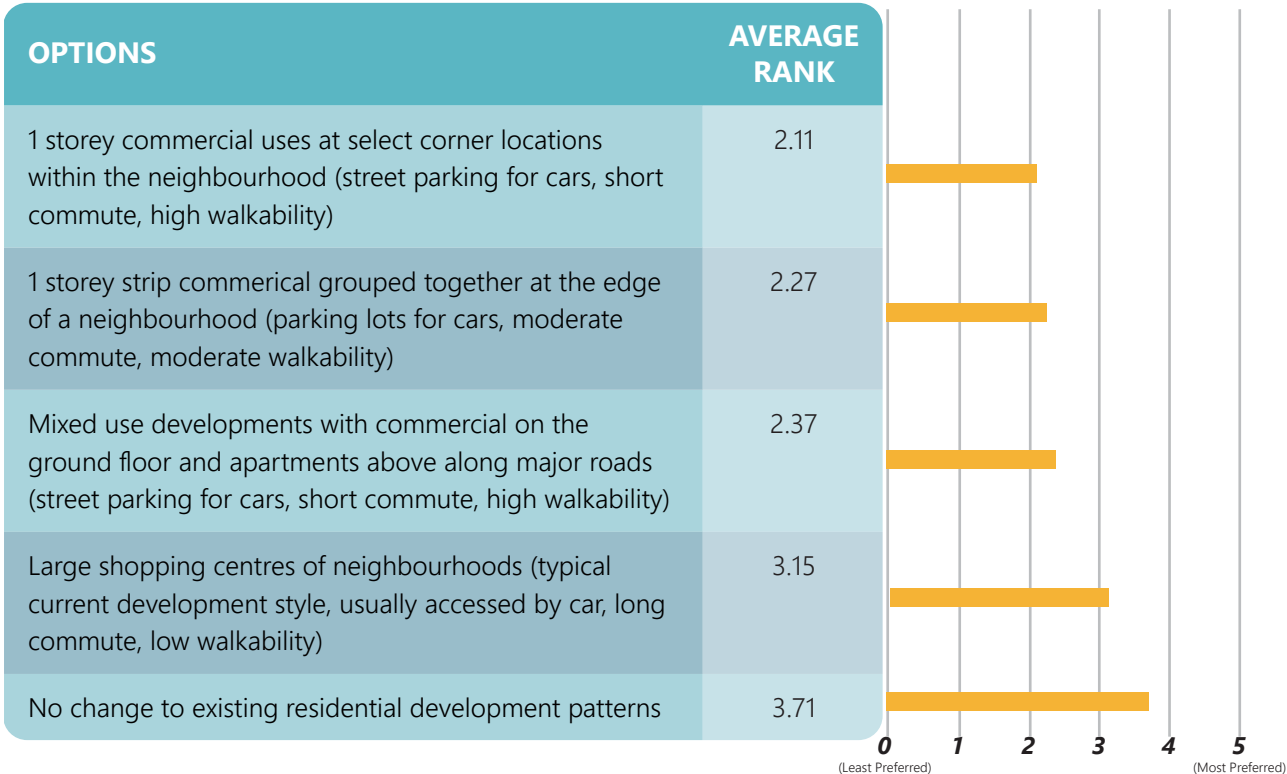
Total Responses = 114

- + **Less Vehicle Dependence (33%):** Contributes to being able to meet daily needs without a vehicle. Decreases people's dependence on vehicles to access amenities and services. [38 responses]
- + **Walkability (31%):** Contributes to the walkability of neighbourhoods. Ensures that people are able to access amenities and services by walking. Encourages people to walk more. [35 responses]
- + **Community (26%):** Encourages the creation of vibrant communities. Fosters community connections. Adds to the community feel of a neighbourhood. [30 responses]
- + **Improved Convenience (22%):** Improves the overall convenience and ease with which people can fulfill their daily needs. [25 responses]
- + **Physical Wellbeing (17%):** Contributes to routines that have a positive impact on physical wellbeing. Encourages a more active healthy lifestyle. [19 responses]
- + **Save Time (10%):** Contributes to time saving related to shorter commutes for accessing amenities and services. [11 responses]
- + **Will Not Improve (7%):** Additional amenities within neighbourhoods will not improve the quality of life of residents. [8 responses]
- + **Buy Local (5%):** Allows people to support local businesses and buy locally produced goods. [6 responses]
- + **Efficiency & Sustainability (4%):** Contributes to positive environmental outcomes. Decreases the emissions required to meet daily needs by decreasing vehicle usership. [5 responses]
- + **Mental Wellbeing (4%):** Contributes to creating routines that have a positive impact on mental wellbeing. [5 responses]
- + **Save Money (4%):** Allows people to save money as a result of not having to drive as much. Lowers the cost of meeting daily needs. [5 responses]
- + **Accessibility (4%):** Improves the accessibility of amenities and services. Ensures everyone has equal access to amenities and services. [4 responses]
- + **Vibrancy (4%):** Contributes to neighbourhood vibrancy. Contributes to vibrancy and activity in the downtown core. [4 responses]
- + **Access to Amenities (3%):** Contributes to being able to access amenities in close proximity to where people live. [3 responses]



Question 17: As Lethbridge continues to grow and change, what approaches for commercial development do you prefer to accommodate more services in or near your home and neighbourhood? (Rank the following - 1 is first choice, 5 is last choice)

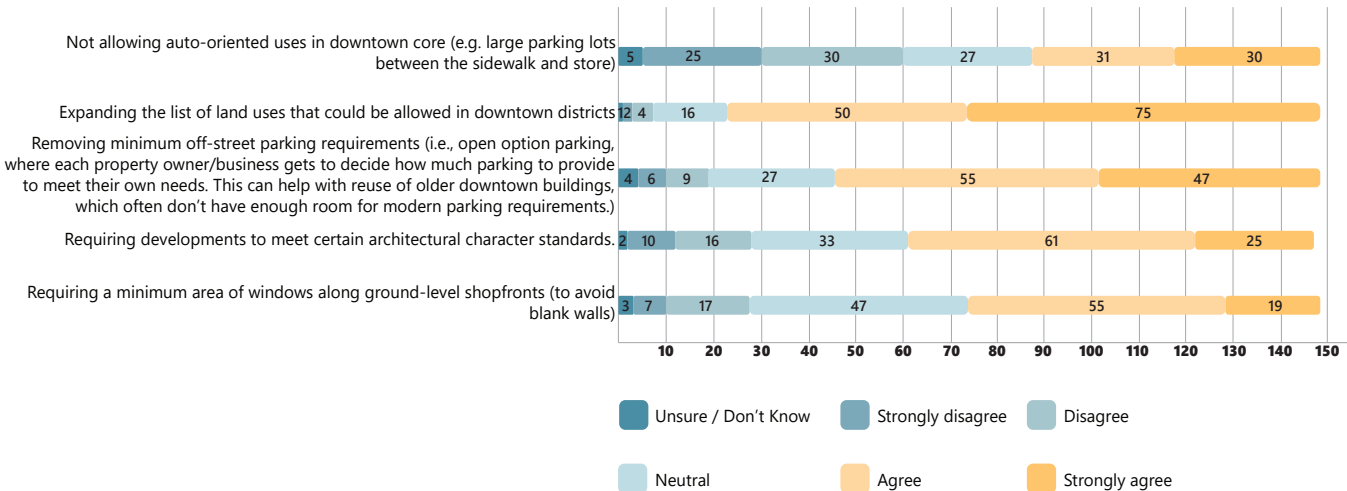
Total Responses = 164



5.5.2.4 Downtown Questions

Question 18: Regulation is important to ensure a healthy downtown, but at the same time can reduce the flexibility available to business owners. To what extent do you agree with each of the following potential regulatory approaches for downtown? (Multi-Question Multiple Choice)

Total Responses = 148



Question 19: Are there any other regulatory approaches that you think should be implemented downtown? (Long Answer)

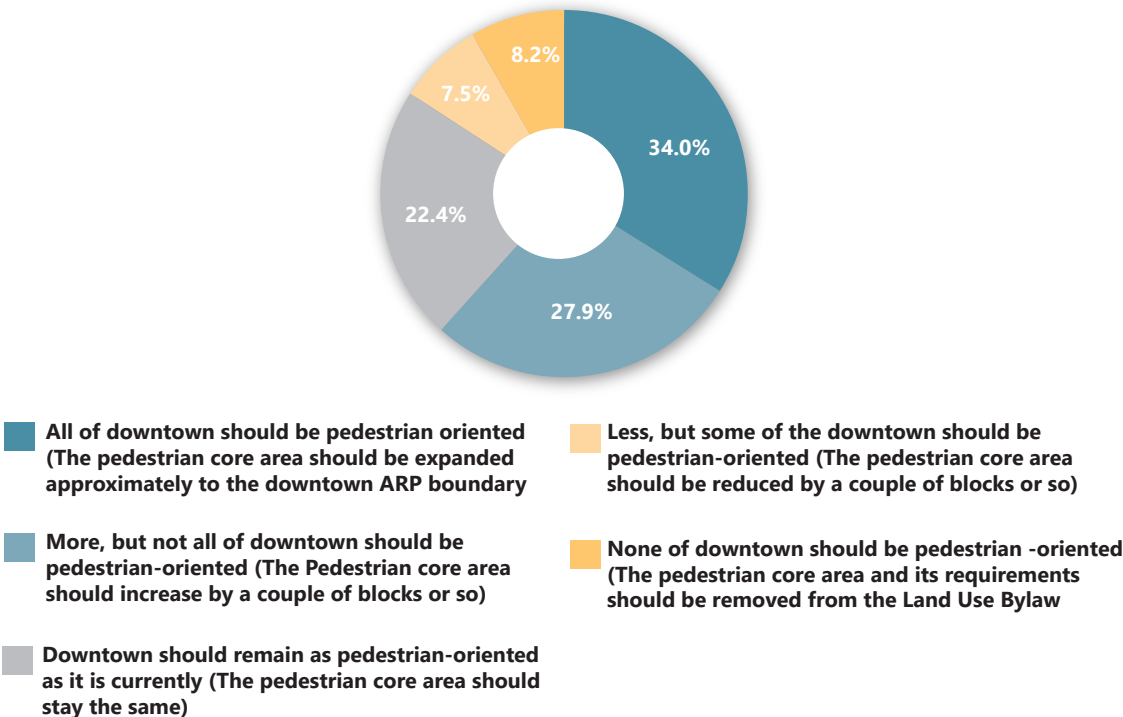
Key Sentiments:

Total Responses = 78

- + **Remove Barriers for Drivers (28%):** Improve the ease with which people can drive to downtown by providing more free parking, decreasing ticketing, removing bike lanes, and increasing parking areas. [22 responses]
- + **Improve Safety Measures (18%):** Improve the feeling of safety downtown. Address issues of crime and increase police presence. [14 responses]
- + **Walkability (9%):** Promote development that contributes to the walkability of downtown. Consider opportunities to limit vehicle access to create pedestrian spaces. [7 responses]
- + **Bike Infrastructure (8%):** Improve infrastructure for cyclists downtown. Maintain the existing bike lanes. Provide parking areas for bikes. [6 responses]
- + **Promote Residential Development (6%):** Promote residential development downtown to promote vibrancy and activity. [5 responses]
- + **Let Markets Decide (5%):** Avoid too much regulation to allow the market to decide what is needed downtown. [4 responses]
- + **Limit Parking (5%):** Limit the development of excessive parking areas to promote walkability downtown. [4 responses]
- + **Promote Transit (5%):** Improve transit connections within and to the downtown. [4 responses]

Question 20: Based on the map above, to what extent do you think the Pedestrian Core Area should be adjusted? In other words, to what extent do you think developments should be pedestrian-oriented in downtown? (Multiple Choice)

Total Responses = 147



Question 21: Are there any other unique areas in the downtown that should have specific development regulations? (Long Answer)

Key Sentiments :

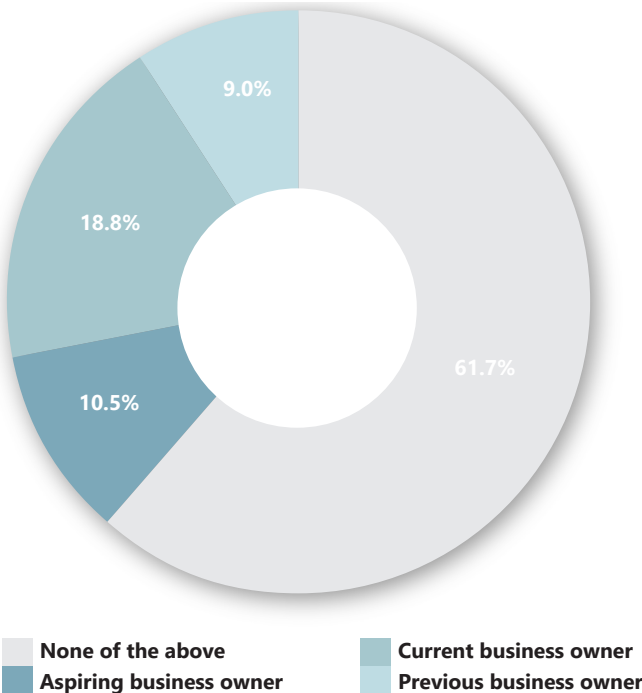
Total Responses = 66

- + **Galt Gardens (9%):** Special attention should be given to Galt Gardens to better accommodate large events, improve walkability, and promote business around the area. [6 responses]
- + **All Areas of Downtown (9%):** All areas of downtown require special attention to improve the walkability, livability, aesthetics, and driver-friendliness of the area. [6 responses]
- + **Historic Areas (9%):** Historic areas and buildings should be highlighted and preserved. Maintain the character of older buildings. [6 responses]
- + **Chinatown (5%):** The historic character of Chinatown should be highlighted and maintained. [3 responses]
- + **6th Avenue (3%):** Pedestrian infrastructure and comfort should be improved. [2 responses]
- + **Parks (3%):** All parks within the downtown area should be prioritized. [2 responses]

5.5.2.5 Local Business Questions

Question 22: What is your connection to local businesses? (Multiple Choice)

Total Responses = 133



Question 23: How has a rule in Lethbridge's Land Use Bylaw interfered with your or someone you know's business activities? (Long Answer)

Key Sentiments :

Total Responses = 69

- + **Parking Regulations (19%):** Parking regulations are excessive and difficult to achieve. [13 responses]
- + **Zoning (13%):** Current zoning has created too much restriction and has restricted the availability of land for certain uses. [9 responses]
- + **Too Restrictive (9%):** Regulations are too restrictive and makes it difficult to open new businesses and achieve mixed use development. [6 responses]
- + **Red Tape (7%):** There is too much red tape for development which results in rejected applications, long timelines, and difficult processes to navigate. [5 responses]
- + **Hard for Businesses (6%):** Regulations in the Land Use Bylaw make owning and operating a business difficult. [4 responses]
- + **Home Based Businesses (3%):** Regulations create challenges for running a home based business and obtaining applicable permits. [2 responses]
- + **Walkability (3%):** Current Land Use Bylaw limits walkable development. [2 responses]

Question 24: Are there any specific locations or areas in Lethbridge where you feel businesses are struggling due to regulatory requirements? (Long Answer)

Key Sentiments :

Total Responses = 72

- + **Downtown (28%):** Downtown is struggling due to a lack of safety, expensive prices, traffic and parking issues, and restrictive zoning. [20 responses]
- + **Westside (8%):** More services are needed for residents who live on the westside. [6 responses]
- + **Industrial Areas (7%):** Regulations in industrial areas are too restrictive for mixed use developments. There are challenges for commercial businesses in industrial areas. [5 responses]
- + **Residential Areas (4%):** The land use bylaw creates challenges for businesses within neighbourhoods, including neighbourhood oriented commercial and home based businesses. [3 responses]
- + **Malls (4%):** Regulations create difficulties for businesses within the malls. [3 responses]
- + **13 Street (3%):** 13 Street has become an undesirable location for businesses. [2 responses]
- + **All areas (3%):** All areas of Lethbridge has challenges for businesses. [2 responses]
- + **Warehouse District (3%):** The warehouse district is struggling due to auto-centricity and limited residential development. [2 responses]

Question 25: Are there any specific locations or areas in Lethbridge that you’d like to see more businesses? (Long Answer)

Key Sentiments:

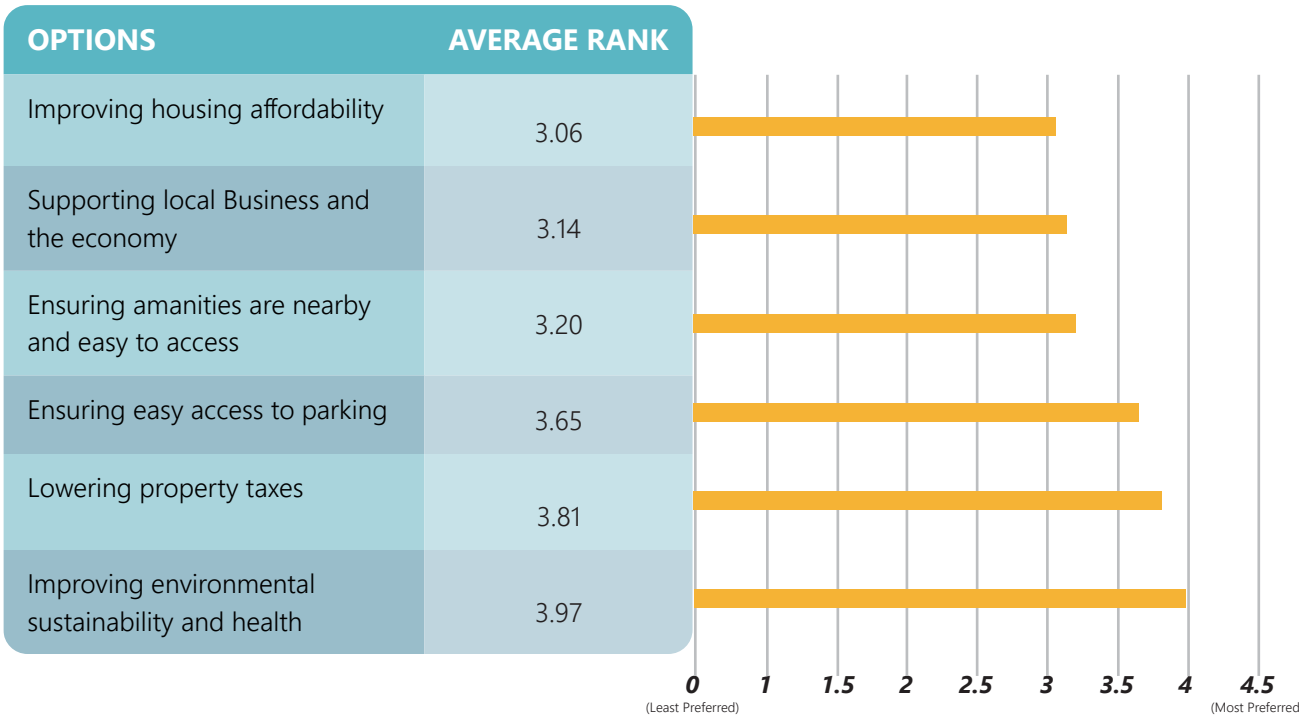
Total Responses = 91

- + **Westside (29%):** Significantly more commercial opportunities should be provided for the westside of Lethbridge. The westside is lacking commercial amenities found in other parts of the city. [26 responses]
- + **Downtown (15%):** More businesses should be located downtown. [14 responses]
- + **Low Density Areas (10%):** More businesses should be able to locate within low density neighbourhoods. [9 responses]
- + **Northside (7%):** More businesses are desired on the northside. [6 responses]
- + **Malls (5%):** More businesses should locate within the city’s existing malls. [5 responses]

5.5.2.6 Parking Questions

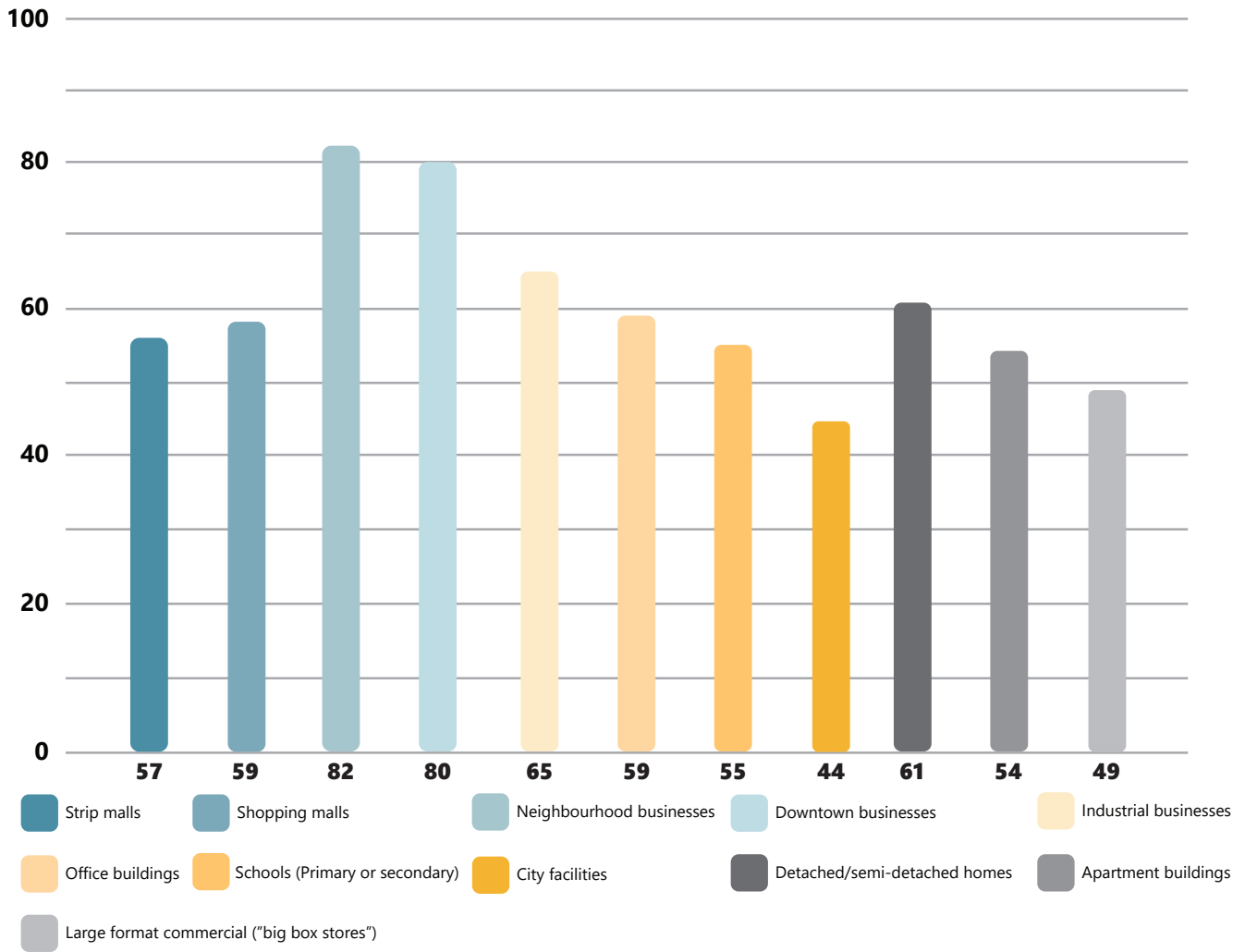
Question 26: Considering the tradeoffs of parking requirements, how would you rank the following in terms of importance? (Rank the following - 1 is first choice, 5 is last choice)

Total Responses = 135



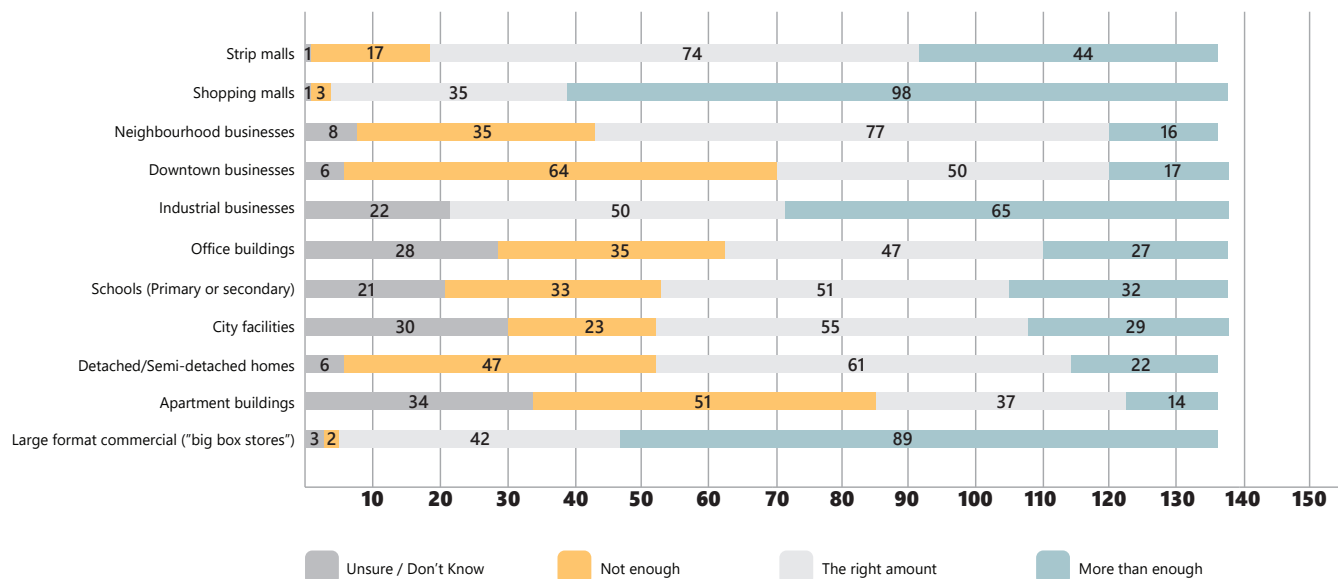
Question 27: For what development does it make sense to let the property or business owner decide how much standard parking is needed? - instead of the municipality requiring a certain amount. (Select from the following)

Total Responses = 123



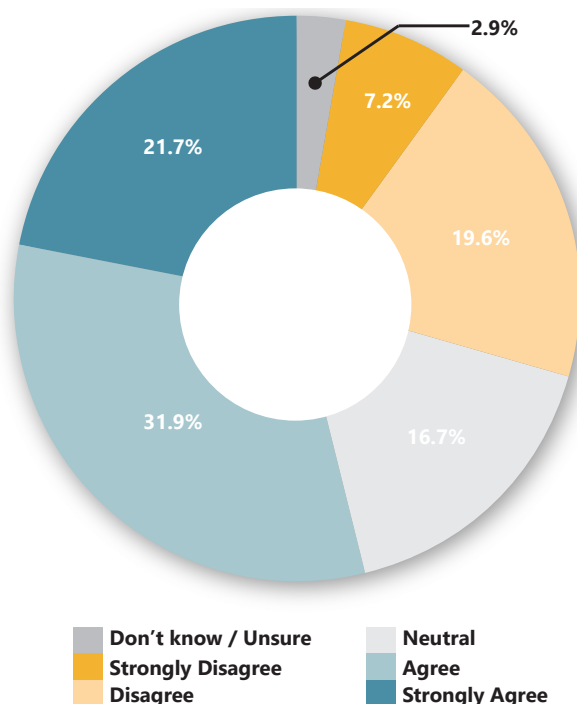
Question 28: Based on your experience, which types of development generally have enough or not enough parking most of the time? (Multi-Question Multiple Choice)

Total Responses = 137



Question 29: To what extent do you agree with the following statement: 'Businesses should be able to decide for themselves how much parking they require to meet the needs of their customers'? (Multiple Choice)

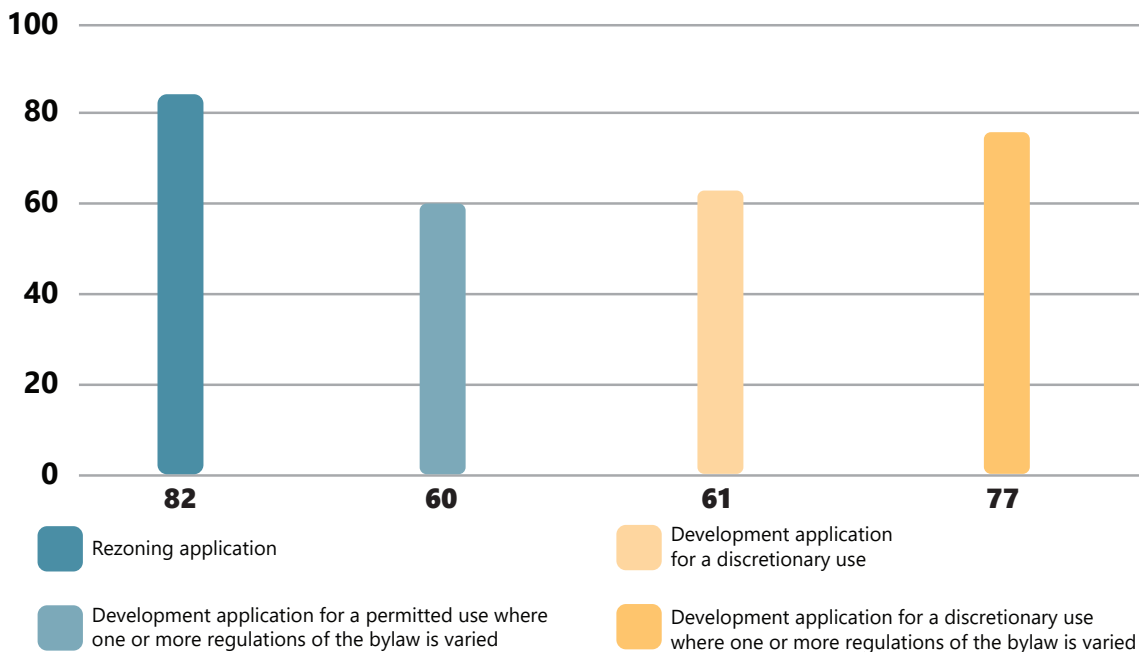
Total Responses = 133



5.5.2.7 Notification Questions

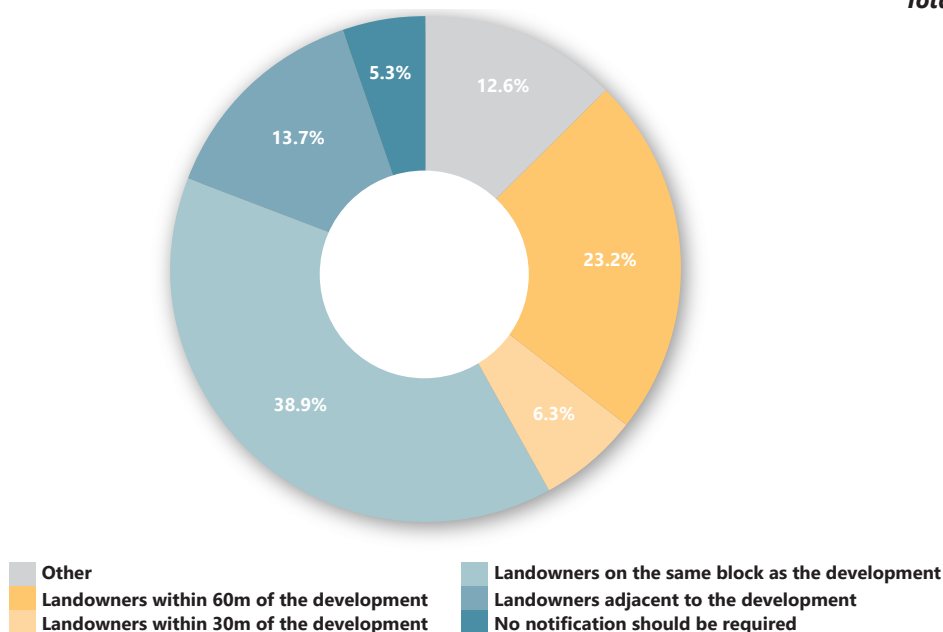
Question 30: For what types of development do you think it is necessary to notify nearby landowners, and provide them an opportunity to influence the development?
(Select from the following)

Total Responses = 88



Question 31: Up to what distance from a proposed development do you think landowners should be notified? (Multiple Choice)

Total Responses = 95



Question 32: Please provide your reasoning for choosing the option you selected: (Long Answer)**Key Sentiments:****Total Responses = 68**

- + **Aligns with Who is Impacted (46%):** Notification should align with who is impacted by development. Only those most impacted should be notified. Anyone who is impacted should be notified. [31 responses]
- + **Larger Area Required (15%):** A larger notification area is required than the options provided. Development impacts the community as a whole. [10 responses]
- + **Depends on Magnitude (10%):** Notification areas should not take a 'one size fits all' approach, but rather scale the notification area to the magnitude of the development or magnitude of the expected impact. [7 responses]
- + **Shouldn't Have Say (10%):** People who do not own the property should not have a say in what is being developed. [7 responses]
- + **Avoid NIMBY Responses (7%):** Notification should take into account potential 'Not In My Backyard (NIMBY)' responses which could create unnecessary challenges for development. Avoid unnecessarily large notification areas. [5 responses]
- + **Creates Transparency (6%):** Supports transparency and ensures community members know what is happening in their neighbourhood. [4 responses]
- + **Impacts Parking (6%):** Ensure that property owners whose parking could be impacted are properly notified. Aligns with the area that could be impacted by additional pressure on parking. [4 responses]
- + **Impacts Privacy (4%):** Ensures that property owners whose privacy could be impacted are properly notified. [3 responses]
- + **Nuisance Factors (4%):** Ensure that property owners affected by potential nuisance factors are notified. Property owners affected by potential smell or light pollution should be notified. [3 responses]





6 NEXT STEPS

Now that Phase 2A of engagement has been completed, the City of Lethbridge project team is using the responses gathered from the Phase to help influence and determine future preliminary directions for the Land Use Bylaw, as well as inform future engagement occurring in the upcoming project phases. Following and in conjunction with internal work done by the project team, a number of key steps will occur over the following months.

Phase 2B Engagement

After the conclusion of Phase 2A in April, and the subsequent period of downtime in May, the second period of engagement for Phase 2—Phase 2B—will begin in June.

This period of engagement will encourage community members to provide their feedback on a number of preliminary directions the new Land Use Bylaw could take on the key topics presented in Phase 2A, to ensure the project is progressing down the correct path for the community.

During Phase 2B, community members and interested parties will have the opportunity to engage through the following methods and events:

- + **Online Survey**
- + **Drop-In Open House**
- + **Pop Up Events**

Additionally, the project team will continue to meet with organizations over this period, ensuring all voices can be heard.

Future Phases and Opportunities for Engagement

The next phase of engagement will occur in Phase 4 of the project, estimated to begin in late 2026, at which point the first draft of the new LUB will have been prepared. During this period, the community will have the opportunity to review this draft, and provide comments which will be used to revise the draft bylaw prior to its submission to Council. Once the bylaw is revised and complete, which is tentatively estimated to occur in early 2027, it will be submitted to Council for their consideration, with an accompanying public hearing process. Members of the public can also provide their opinions directly to City Council through that public hearing process.

For regular project updates and up to date information about future engagement events, please visit the project website at: <https://getinvolvedlethbridge.ca/lub>.

For any questions related to the project or engagement opportunities please contact the Project Team at either: ross.kilgour@lethbridge.ca or genesis.molesky@lethbridge.ca.



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