



CITY OF  
*Lethbridge*



CITY OF LETHBRIDGE



# Municipal Development Plan Review Project: What We Heard Report

AUGUST 2020

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## Engagement Introduction

The current Municipal Development Plan (Integrated Community Sustainability Plan / Municipal Development Plan, 2010), or MDP, sets the community vision and is the overarching community strategic plan, guiding the community’s future growth and development. City Council provided direction at Council’s MDP scoping workshop held in January 2019 that the MDP be reviewed and only updated where necessary to ensure its vision and objectives continue to be relevant in their ability to help achieve our community vision.

Reviewing the Municipal Development Plan takes the participation of all community members and organizations. A Community Engagement Strategy was developed to ensure participation is active, inclusive, and meaningful throughout the Municipal Development Plan Review Project (the MDP Review).

The Community Engagement Strategy (CES) brings clarity to:

- Why are we engaging?
- What information are we seeking?
- With whom are we engaging?
- How and when are we engaging?

### *Community Engagement Strategy*

The Project will carry out engagement with internal and external stakeholders and with the public. The overarching purpose of all engagement activities is to ensure those impacted by the MDP Review will have an opportunity to:

- Learn about the data and information collected to date,
- Provide input on policy direction, and
- Be informed of the progress of the Project.

Following the International Association of Public Practitioners (IAP2) Spectrum, in alignment with the City’s Public Participation Policy, the engagement levels reached include *Inform, Consult, and Involve*.

	INFORM	CONSULT	INVOLVE
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
PROMISE TO STAKEHOLDERS AND THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.

Table 1: Levels of Engagement

### Engagement Purpose

The purpose of the engagement carried out was to gather stakeholder and public feedback on specific topic areas in alignment with Council’s direction that the MDP be reviewed and only updated where necessary. The specific topic areas that were brought to stakeholders and the public for their feedback included: local economy, Indigenous relationships, future growth, and housing. Council had identified the topics of local economy and Indigenous relationships as needing to be reviewed and improved upon. In addition to these two topics, the project team identified future growth and housing as topics that required public feedback to better understand community needs and perspectives. Through the engagement activities on the specific topics, the *Consult* and *Involve* engagement levels were reached, per the IAP2 Spectrum.

In addition to the specific topics explored with stakeholders and the public, general online engagement was completed on all the topics that make up the MDP: places, community well-being, arts culture and heritage, environment, utilities and servicing, relationships, housing, and local economy. Through the general online engagement, the *Inform* and *Consult* levels were reached, per the IAP2 Spectrum.

### Engagement Activities

COVID 19 physical distancing measures impacted previously planned engagement events; the most notable change was the cancellation of an anticipated open house and replacement with online engagement.

ACTIVITY	DATE	PARTICIPANTS	LEVEL OF ENGAGEMENT
Get Involved Lethbridge Community Conversations	May & October 2019	150	Inform & Consult
Indigenous Engagement	November 2019 - February 2020	45	Consult & Involve
Economic Development Lethbridge Engagement	February 2020	7	Consult
Southeast Area Land Owners Engagement	March 2020	28	Consult
Housing Engagement	March - May 2020	500	Consult
Policy Objectives Survey	July - August 2020	88	Consult

Table 2: Engagement Activities

### Engagement Activities Summary

#### *Get Involved Lethbridge Community Conversations (GILCC) - Inform & Consult Engagement Level*

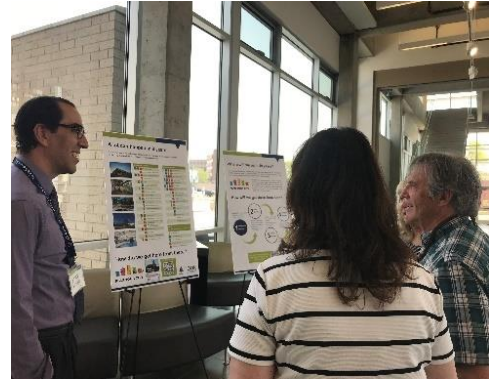
The GILCCs are interactive open houses showcasing multiple projects and initiatives that have been completed recently or that are underway. The MDP Review project was one of the projects showcased at two Community Conversations held in May and October 2019.

The Community Conversation held in May 2019 hosted a total of 150 attendees and the MDP Review project was one of 18 City projects showcased.

The engagement goal for this GILCC was to introduce MDP Review project and to initiate conversations around the outcomes of the current ICSP/MDP. We asked two questions to allow the public to reflect on the past 9 years:

1. What do you remember most about 2010?
2. What is most important to you in 2019?

The public remembered everyday life, events, investments and accomplishments, and they cared the most about the downtown, the environment, green spaces, community events, community services, east-side to west-side connections, and cycling and pedestrian infrastructure. The environment was the common theme for what was listed as most important in 2019; comments included pesticide reduction, the need for a climate change strategy, light pollution concerns, and green space protection.



The conversations with the public allowed the linkage between their responses and the ICSP/MDP policy sections: A Prosperous City, A Healthy & Diverse City, A Culturally Vibrant City, A Well Designed City and An Environmentally Responsible City. The policy sections were supported by projects that have been directed by the ICSP/MDP; including downtown revitalization, the Cycling Master Plan, Urban Forestry Management Plan and the ATB Leisure Centre. The project team also provided information about the timeline to review the ICSP/MDP and how the public can stay involved.

The Community Conversation held in October 2019 hosted a total of 304 attendees, and the MDP Review project was one of 25 City projects showcased.

The first engagement goal for this GILCC was to present the previously presented policy sections as outcomes: A Prosperous City, A Healthy & Diverse City, A Culturally Vibrant City, A Well Designed City, and An Environmentally Responsible City. The shift from policy sections to policy outcomes allows the values listed under the current ICSP/MDP to be carried over to the updated MDP while allowing the final document to be organized into topic-specific policy sections such as housing, local economy, places, and community well-being. The outcomes presented express the overarching goals of the City and guide the policy direction of each of the policy sections. Along with presenting the outcomes, conversations with attendees indicated that the top outcome of interest was A Healthy & Diverse City which influences the following policies: housing; community well-being; community engagement; relationships and reconciliation; and arts, culture, and heritage.



The second engagement goal for this GILCC was to begin conversations around housing and to gather the public's perceptions around multi-family housing types (secondary suite, duplex, townhouse, and

apartment). The survey available received 23 responses. The feedback received indicated that there was general acceptance of multi-family housing, as they do offer benefits, yet there were concerns that would need to be addressed.

The survey asked the participants to share their experience with multi-family housing. The majority, at 93% of respondents, had lived in multi-family housing; the top two housing types being apartments and secondary suites. The respondents were asked to identify the benefits they associate with multi-family housing. The top three benefits, as identified by the respondents were: that multi-family housing provides affordable housing options, makes better use of existing infrastructure, and can provide supplementary income to property owners. Other benefits identified by respondents that are often not considered but are valuable to the quality of life of residents include: the increased opportunities for socialization which contribute to mental health, as well as the creation of diverse communities.

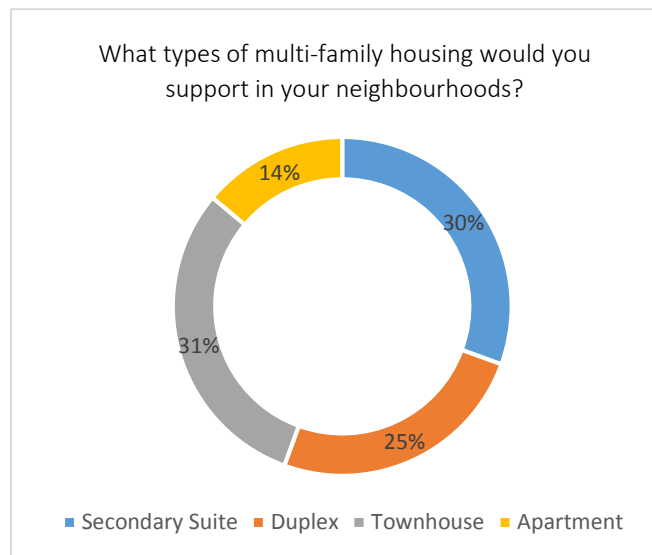


Figure 1: Survey Response

Along with benefits, the survey asked about the concerns or challenges associated with multi-family housing. The top three concerns or challenges, as identified by the respondents were: the pressure on parking availability, the safety of illegal secondary suites, and the increased traffic volumes. Lastly, the survey asked what types of multi-family housing the respondent would support in their neighbourhood, and 70% of respondents indicated support for at least one type of multi-family housing. Figure 1 shows the breakdown of the most popular responses.

The housing survey responses as well as the conversations with the GILCC attendees demonstrated a general acceptance of multi-family housing as well as the need for further conversation to ensure that policy direction is able to meet residents’ preferences and address concerns and challenges associated with multi-family housing.

*Indigenous Engagement - Consult & Involve Engagement Level*

Council provided the direction that the MDP be reviewed and only updated where necessary, and one of the two areas that they identified as needing to be reviewed and improved upon was Indigenous engagement and Reconciliation.

The City of Lethbridge is situated in the territory of the Blackfoot Peoples, and within Treaty 7 lands. The City of Lethbridge is also home to the Métis Nation of Alberta, Region III. Lethbridge shares a physical border with the Kainai Nation to the west, with many people traveling regularly between the Nation and the city. Lethbridge is also home to over 5000 people identifying as Aboriginal (First Nations, Métis, and Inuit) who have made – and continue to make - significant contributions to the city. In 2017, City Council adopted the Reconciliation Implementation Plan, which identifies City and community reconciliation priorities. The Reconciliation Implementation Plan was built on a set of guiding principles, which continue to evolve as we work together:

- Active participation



- Communication & public awareness
- Service provision
- Cultural identity & heritage
- Commemoration

In harmony with the Reconciliation Implementation Plan, Indigenous engagement was carried out to embrace and contribute to the City’s Reconciliation work through the development of the MDP Review. Work related to engagement was divided into two phases: *pre-engagement and engagement*.

### *Pre-engagement*

Pre-engagement involved a series of three 2-hour meetings. The first took place in November 2019 and was arranged with representatives from the Blackfoot Confederacy consultation and engagement offices (Kainai, Piikani, Siksika). The second included members of the Lethbridge Métis Council and took place in November 2019. The third, in December 2019, was a special meeting of the Reconciliation Lethbridge Advisory Committee.

At these meetings, the City shared an overview of the MDP review project and the draft policy areas that were being explored. The City requested feedback regarding participants’ perspectives of the project and how they imagined they, and other community members, would like to be engaged going forward.

Participants shared a number of suggestions for future engagement activities, including the importance of the following:

- Engaging with Elders;
- Reflecting on the possible needs of future generations;
- Being inclusive and working to bridge across communities;
- Recognizing history in strengthening relationships; and
- Valuing Elders’ and community members’ time and knowledge.

### *Engagement*

With the pre-engagement conversations in mind, a series of workshops was planned to support the voices of the urban Indigenous community and the City’s regional Indigenous neighbours. The workshops were organized as follows:

- Blackfoot Confederacy Elders (January 2020) – joint session with the Feasibility Study for an Indigenous Cultural Centre project
- Lethbridge Métis Council (February 2020)
- Urban Indigenous (February 2020)

### *Key Learnings and Themes*

Five significant Key Learnings and Themes heard through the MDP Review Indigenous engagements are described below and are presented in no particular order.

## **EDUCATION & LEARNING**

It is important to gain a further understanding of Indigenous Peoples and their cultures, including the distinct nature of First Nations and Métis. Indigenous Peoples should be welcome to teach students at educational institutions and land-based learning should be available to everyone. Information should be shared with Indigenous Peoples on what social and educational resources are available to them and how to access these resources.

### **INDIGENOUS HISTORIES & HERITAGES**

The distinct histories of the Blackfoot and Métis peoples from the area should be recognized and shared. Learning about Indigenous histories and heritages supports reconciliation through developing a foundation for shared understanding and helps to ensure Indigenous heritages are protected and celebrated.

### **CELEBRATE INDIGENOUS PEOPLES' CULTURES**

Blackfoot and Métis have distinct cultures and both should be celebrated and shared within the City. More opportunities can be created and offered for celebrating and displaying Indigenous Peoples' cultures to help protect and share Indigenous identities and heritages. Sharing Indigenous Peoples' cultures in public areas will help Indigenous Peoples feel welcome and valued while also increasing cultural awareness. Potential suggestions include more public art created by Indigenous artists, naming streets or parks, and creating cultural learning opportunities.

### **MISCONCEPTIONS, STEREOTYPES & RACISM**

Workshop participants shared that they often experience racism and sometimes even violence stemming from racism. Examples included challenges in obtaining housing and employment, facing prejudicial assumptions based on inaccurate and harmful stereotypes of Indigenous Peoples, and physical violence or the threat of physical violence in public spaces. Participants recognised there are many people from all backgrounds who make efforts to combat racism; however, the negative behaviour of individuals coupled with systemic racism that regularly goes unnoticed and unchallenged by bystanders, can lead to negative outcomes for Indigenous Peoples ranging from a lack of sense of belonging to serious physical and mental health consequences. Additionally, when Indigenous Peoples are invited to participate or be consulted, it can be perceived as an act of tokenism rather than an effort to build an authentic connection with individuals and the community.

### **BUILDING RELATIONSHIPS**

Relationships have been historically important to Indigenous Peoples. The City should honour relationships as well as incorporate Indigenous processes, approach and ways of knowing into City processes and systems. Mutually beneficial relationships need to be collectively built and strengthened between the City and Indigenous Communities through regular communication, increased opportunities for engagement, mutual trust, respect and commitment

Both the City and the Workshop participants expressed a desire for Engagement feedback to be woven into the MDP rather than in a single standalone section on Indigenous Peoples. Refer to Appendix A to learn more about the connections between the key learnings and the MDP policy areas.





### *Economic Development Lethbridge Engagement - Consult Engagement Level*

A focused conversation meeting was held with the Economic Development Lethbridge (EDL) Board of Directors on February 10, 2020 to gather their input as to what are the local economy strengths and opportunities and what areas could be improved. Additionally, EDL was asked how the updated MDP could maintain these strengths and build on the opportunities for years to come.

### *Local Economy Strengths and Opportunities*

- Lethbridge is the hub of the surrounding region.
- Lethbridge has a competitive advantage with “Turn-Key Infrastructure” for industrial development – Industrial parcels are developed by the City with utility services in place.
- The agricultural sector is a regional strength, and the MDP should focus on getting additional value-added agri-business in the City, such as food processors.
- Potential areas of growth in the tourism sector include:
  - Agri-food or “farm to table” tourism.
  - Indigenous Cultural Tourism. Existing areas of strength include the International Peace Powwow and Indigenous Relay Races, but there could be more done with linkages to the river valley and having a place to share more of the story of local First Nations.
  - Increased ability to host larger conventions and attract more business tourism.
- Supporting technological innovations that increase the competitiveness of local businesses that have been established for a number of years.
- Support increasing innovation to attract diverse and high-skilled employment through:
  - Intelligent YQL
  - Better broadband internet service options
  - Emerging technological supply chain and logistics
  - More opportunities for local start-up companies
- According to an Employment Gap Study, the gap that most limits the retention of skilled employment locally is a lack of social offering places (i.e. entertainment, unique pubs and restaurants etc.).
- Would like to see more new development in the City that is similar to downtown, has increased density, and is mixed use. This may help to attract skilled employers and to improve retail and social gathering opportunities. This type of development is less costly to service as well.

The updated MDP could include policy direction that could allow the City to maintain the strengths and build on the opportunities identified. It is EDL’s recommendation that the updated MDP policies align with EDL’s six pillars to help build and diversify the local economy:

1. Business Retention & Expansion
2. Investment Attraction
3. Marketing & Advocacy
4. Entrepreneurship & Innovation
5. Catalytic Projects
6. Operational Excellence

EDL also provided the project team with various background documents and studies that will assist MDP project staff in drafting the MDP document and its policies.

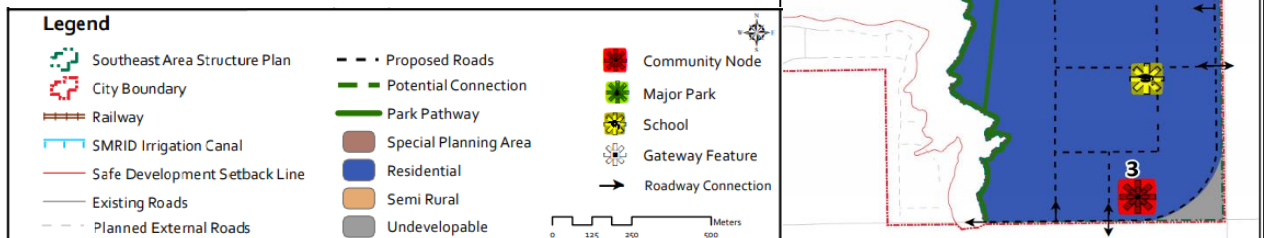
*Southeast Area Land Owners Engagement - Consult Engagement Level*

A focused conversation meeting was held on March 3, 2020 with representatives from one consultant and 11 landowners – a total of 28 individuals – that own property in the southeast area that is located between 24 Ave. S (Highway #4), the railway, and 43<sup>rd</sup> St. S.

This area has been planned primarily for industrial or employment-generating land uses in previous iterations of the Municipal Development Plan since its annexation into the City of Lethbridge in 1984. Through the public engagement that was previously conducted for the Southeast Area Structure Plan, most of the landowners in this area expressed that they would instead prefer residential development (a mix of low, medium, and high density) as the primary land use in the future, with large scale commercial and employment uses only located along 24 Ave. S and near 10 Ave. S. They believed that residential land use is more complementary to existing land uses in the area and would be quicker to develop, allowing these landowners to see their visions and plans realized faster.

As a result of this feedback the Southeast Area Structure Plan labeled this area as a “Special Planning Area” (area coloured brown in Map 1) and proposed two options: Option A, which planned for employment-generating land uses, as had been specified under previous versions of the MDP, and Option B which planned for a mix of commercial and residential land uses, as desired by most of the area landowners.

The Southeast Area Structure Plan specified that the updated MDP would consider these land use options and provide further directions for future development.



Map 1: Southeast Area Structure Plan Land Use Concept Map

At the March 3, 2020 meeting, MDP project team members presented the MDP review process that was underway, how the City has changed since previous versions of the MDP were adopted, and the potential impacts of the updated MDP supporting more residential development. This focused conversation revolved around the following questions:

- What changes have you seen in the community and in your area since 2010?
- As a landowner what future land uses would you like to see developed?
- From a community perspective, why do you think these types of land uses are appropriate in this area?

The participants noted that they had seen a lot of changes in the City as a whole since 2010, but almost none in their area of the City. They expressed a general consensus that they would still prefer to see mix of residential and commercial uses in that area, in alignment with Option B in the Southeast Area Structure Plan. They felt that employment-generating land uses would be better located in other areas of the City such as West Lethbridge, the Sherring Industrial Park, downtown, and at the Lethbridge Airport. They also requested that any future plans define what land uses are allowed in the area so that there is common understanding into the future.

The participants asked questions concerning the timing of development of this area, the provision of utility services, and the planning process amongst other questions.

### *Housing Engagement - Consult Engagement Level*

In 2019, the City of Lethbridge completed a housing needs assessment as part of the development of a Municipal Housing Strategy and Implementation Plan to address housing needs over the next five years.

To address these needs, the Housing Strategy and Implementation Plan proposed a series of short- and medium-term goals, such as supporting opportunities and developing targets for:

- Supportive housing;
- Housing which is affordable to households with low to moderate incomes;
- Expanded housing choice in low-density residential districts; and
- Protecting existing rental housing.

The implementation of several of the short-term goals would require changes to the City's Municipal Development Plan (MDP) and Land Use Bylaw (LUB).

As part of the MDP Review and anticipated Land Use Bylaw (LUB) updates, and in alignment with the Municipal Housing Strategy, the housing engagement activities carried out in April 2020 strived to:

- Gather feedback from residents on several of the short-term goals identified in the Housing Strategy and Implementation Plan.
- Understand the level of support, along with perspectives and concerns, among the public regarding the short-term goals.
- Identify potential changes to the MDP and LUB that are reflective of residents' needs and preferences.

A statistically valid telephone survey was conducted between March 25 and April 13, 2020 with 400 residents participating. Additionally, online engagement was conducted between April 20 to May 3, 2020 on the City's Get Involved website to explore the acceptability of the tools and regulations available to implement the goals of the Housing Strategy. The online engagement opportunities included: online survey, Q&A Tool, Ideas Tool, and a Webinar on April 30, 2020.

### *Telephone Survey Overview*

The purpose of the telephone survey was to gather feedback directly related to the Housing Strategy Implementation actions.

#### Key Learnings

- Residents are in general supportive of the short-term goals of the Municipal Housing Strategy and Implementation Plan with two exceptions: there is little support for lower parking

requirements (38%), and for medium and high-density residential developments in low density neighbourhoods (35%).

- 7 out of 10 respondents (69%) are supportive of permitting secondary suites in any residential districts in the City.
  - Those who are significantly more likely to be supportive are aged 18-54 (70-83%), live in the West area (75%) and rent their homes (81%).
  - Those who would not support secondary suites in any residential district mentioned parking concerns (43%) as their main concern, followed by property maintenance concerns (24%) and overcrowding (20%).
- Overall, residents believe it is important for the City to support all of the housing types that were suggested in the survey.

#### Public support of Short-Term Goals

- Permitting multi-family developments for rental in areas close to transit lines and amenities received highest support from the respondents (81%). This goal is significantly more likely to be supported by female respondents (71%) and those who rent (83%).
- Two thirds of all respondents supported the following short-term goals:
  - 5% of all new housing units should be affordable for households with moderate incomes either for rent or purchase (70% of respondents supported);
  - The Municipal Development Plan policies should support medium and high-density residential developments in locations near transit either for rent or purchase (67% of respondents supported); and
  - 15% of all new housing units should be affordable for low-income households either for rent or purchase (66% of respondents supported).

#### Importance for City to Support Housing Types

- Overall, all of the proposed housing types are believed to be important for the City to support, with ratings of 4 and 5 on a 5-point scale, with 70-89% of respondents support depending on the housing type.
- Those considered the most important for the City to support were:
  - Accessible housing units for individuals with disabilities (89% of respondents supported). Respondents who rent their home and those with an annual household income <\$60,000 were significantly more likely to consider this housing type as important to support;
  - Housing units especially for seniors (86% of respondents supported). Female respondents and those living in the western sector of the City were significantly more likely to consider this housing type as important to support; and
  - Affordable housing units for residents with low income (80% of respondents supported). Female respondents, those aged 18-34, those living in the western sector of the City, and those with an annual household income <\$60,000 were significantly more likely to consider this housing type as important to support.

#### *Online Engagement Feedback*

There were 90 responses received to the online survey, which posed some of the same questions as the telephone survey along with additional ones. The key themes gathered from the engagement include the following:

- There is a lack of affordable housing currently available, and affordable housing is a very important need recognized by participants.

- The City should take an active role in providing development regulation and/or provide guidelines to ensure a variety of housing options are available.
- The housing market should determine how and what development occurs.
- It is important to increase density to limit urban sprawl.
- Low density and single family neighbourhoods should be protected and maintained as low density.
- There should be a buffer between high density and low density neighbourhoods; the location of increased density needs to be strategic and impacts to adjacent residents should be limited.
- Neighbourhood infrastructure capacity (water, wastewater, parking, etc.) needs to be able to accommodate increased density.
- The transit system is not used enough to support higher density developments in transit corridors.
- Rental stock and renters need to be protected from losing rental units and increasing rent prices.

Refer to Appendix B to learn more about the feedback gathered through the telephone survey and the online engagement. These reports were previously shared at the July 27, 2020 City Council meeting (agenda item 5.6) as part of an update on the Municipal Housing Strategy. The full telephone survey report is [available here](#) on the Get Involved webpage for the Municipal Housing Strategy to provide additional context as staff look to reflect this higher level of detail in MDP policy.

## Objective Survey Engagement - Consult Engagement Level

Online engagement was conducted to share the draft policy objectives as well as to obtain public feedback to ensure the policy objectives are on the right track. The survey was answered by 88 participants.

The draft policy objectives were written in consideration of Council's direction at the MDP scoping workshop as well as the results of the gap analysis carried out which reviewed recent recommendation of City studies, plans, and reports.

There are nine policy sections, each with a number of objectives:

1. Economy
2. Arts, Culture & Heritage
3. Community Well-being
4. Housing
5. Places
6. Transportation
7. Utilities & Servicing
8. Environment
9. Relationships

The feedback received indicated that objectives are on the right track, however respondents also provided insight into how the draft objectives can be improved as well as suggestions for new objectives to be considered.

The feedback received is summarized below, organized by policy section. For each policy section, the survey asked two questions:

1. *Do you agree with the [policy section] objectives?  
If you wish, please expand on your answer.*
2. *Are there any other objectives you would propose adding?*

Refer to Appendix C to review the verbatim feedback received.

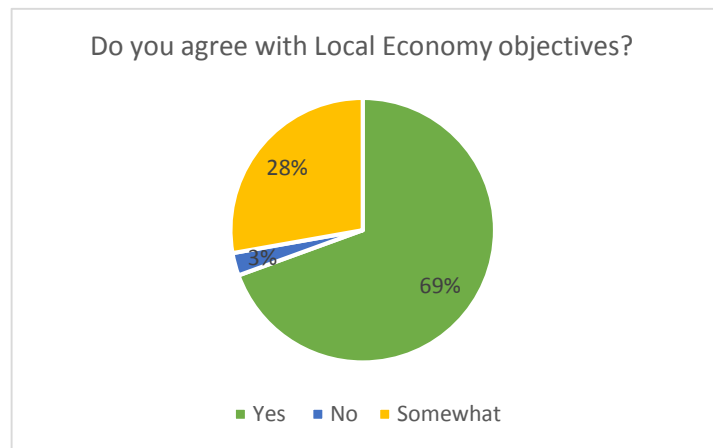
### *Local Economy Policy Section Objectives*

**Proposed objectives focus on:** promoting local economic development; attracting and retaining skilled workers; ensuring sufficient commercial and industrial land for development; efficient provision of infrastructure; balancing taxation with services; promoting tourism/hospitality industries; improving Lethbridge Airport; developing knowledge-based industries.

Based on the survey responses, Local Economy objectives were supported by the majority at 69%.

The respondents who answered *no* or *somewhat* provided the following reasons for their response:

- Objectives are a step forward and although not new the city should more seriously attempt to achieve them
- Attracting new businesses and lowering red tape should be prioritized to grow the local economy
- Lethbridge is different than Calgary, we are great in the agriculture and food processing sector, let's build on that.
- Higher education institutions in the city should have greater support and used as hubs for innovation.
- Amenities and services should be located in alignment with infrastructure capacity and population by sector.
- Support businesses in the downtown is needed.
- Build other regional connections, in addition to the airport.
- Support environmentally based economic growth in order to make sure Lethbridge is prepared for future climate change challenges.
- Tourism and Hospitality should support gathering Indigenous artists in Lethbridge.



The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

- Arts and Culture initiatives should be encouraged and expanded as a potential industry with a unique value proposition to help diversify the economy.
- Greater support and promotion of local businesses in our community. Providing support to increase foot traffic for businesses. An example is a walking street similar to Calgary's Stephen Ave that allows open bottle rules to add to a more inclusive /European feel to the city.

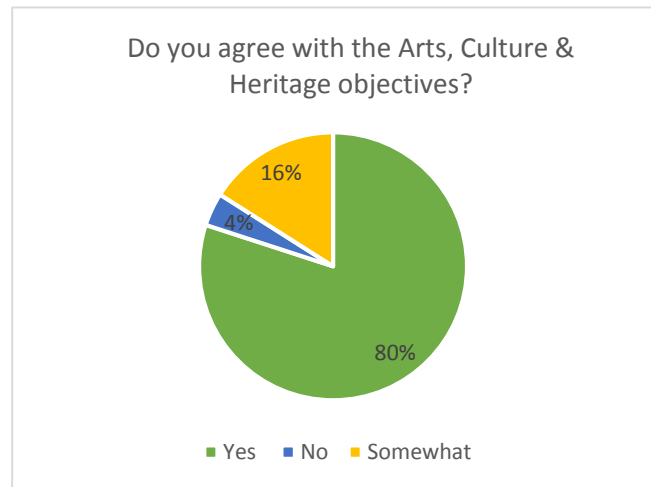


- Integration of housing within commercial development to promote a more walkable and livable city and attract young working professionals.

### Arts, Culture & Heritage Policy Section Objectives

**Proposed objectives focus on:** promoting residents' connection to the city's art, culture, and heritage; sharing and celebrating Indigenous art, culture, and history; arts and cultural facilities; promoting awareness and protection of our natural and historic resources.

Based on the survey responses, the Arts, Culture & Heritage objectives were largely well received with 80% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided the following reasons for their response:



- Perception that arts are already well funded.
- Include the promotion of cultural diversity and embracing new cultures. Our city is growing and becoming more diverse, if we have an objective to preserve history and heritage it should not be at the expense of progression and inclusiveness.
- Community participation is something that cannot be bought by a government, it needs to be grass roots.
- Objectives also needs to include a Traditional land acknowledgement
- Objectives could provide more details.

The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

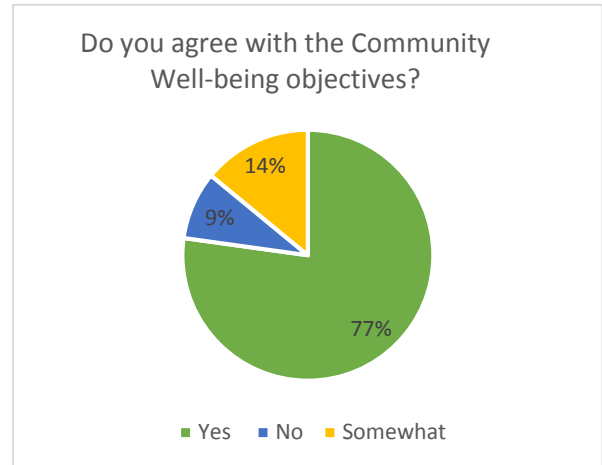
- Ensure arts and culture are accessible for everyone.
- Preservation of historic buildings.
- Arts & Culture is a quality of life element. There are opportunities to improve this sector that could grow the economy, improve tourism, provide meaningful employment and build international recognition.
- Promote youth artistic and cultural opportunities.
- Include the development of Centre for Performing Arts.

### Community Well-being Policy Section Objectives

**Proposed objectives focus on:** promoting inclusivity for all residents; promoting the organizing of community activities; promoting physical and mental health; recreational, cultural, and sports facilities; accessibility of community programs and services; supportive housing, intox and inpatient/outpatient treatment options.

Based on the survey responses, the Community Well-being objectives were largely well received with 77% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided the following reasons for their response:

- Drug crisis has posed safety challenges for the community.
- Go beyond increasing resident's perception of safety and invest in social programs and harm reduction to improve underlying problems that lead to safety concerns.
- Healthy Living should include support for healthy food environments.
- Mental health could also be part of the objectives.
- Healthy living should include support for healthy food environments.



The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

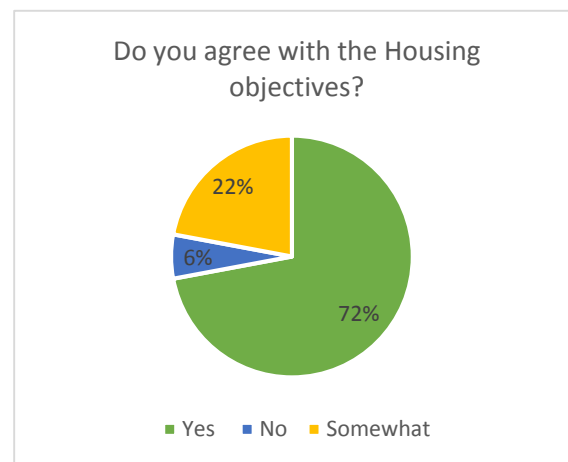
- Recreation facilities need to meet demand for user groups.
- Address existing systemic racism exists within City and the community.
- Continue to promote harm reduction strategies in the ongoing struggle against addictions issues in our community.
- The City could include bylaws to support healthier food environments and incorporating signage in areas like playgrounds in regards to tobacco and cannabis.

### *Housing Policy Section Objectives*

**Proposed objectives focus on:** promoting affordable and supportive housing; promoting options for ageing-in-place; ensuring new neighbourhoods make efficient use of land; increasing residential densities in existing areas; ensuring a choice of housing throughout the city.

Based on the survey responses, the Housing objectives were largely well received with 72% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided reasons for supporting and not supporting a range of housing options. The comment themes are as follows:

- The market should decide housing development.
- Low-cost housing and high density units should not be supported in existing neighbourhoods.
- Affordable housing is needed for students.
- Supportive housing is vital in helping individuals become successful contributing and members.



- In addition to affordable housing, social supports are necessary.
- Mid-cost housing and luxury housing should be a focus in the downtown.
- Objectives need to also include minimizing environmental impact of housing, financial incentives to encourage redevelopment.

The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

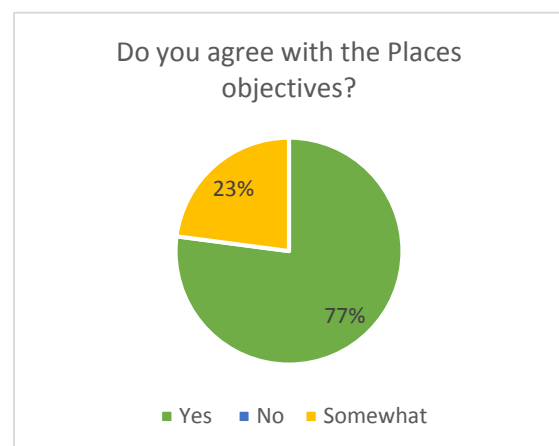
- Collaborate with community organizations to provide a range of housing.
- Ensure neighbours are involved in housing proposals.
- Attempt to balance environmental building materials for new homes while keeping them affordable.
- Address homelessness by learning from the success of other cities.
- Consider co-housing model to support aging in place.
- Concerns with neighbourhood associations that typically oppose change have too much impact on redevelopment.

### Places Policy Section Objectives

**Proposed objectives focus on:** parks design and accessibility; protecting natural habitat; protecting Aboriginal and Treaty Rights; Environmental Reserve lands; ensuring commercial land use opportunities throughout the city; increasing activity in commercial areas; ensuring opportunities for efficient use of industrial land; promoting the development of the agri-food industry; promoting walkable neighbourhoods; encouraging infill development; encouraging age-friendly community design; orderly growth; orderly development of Lethbridge Airport; ensuring downtown develops as a strong and vibrant neighbourhood and a pedestrian-friendly place; sustainable landscaping; promoting a sustainable development pattern; growing the urban forest; accessibility throughout the city; ensuring pedestrian-friendly commercial areas; establishing a long-term vision for existing areas; coordinating land use with transit planning.

Based on the survey responses, the Places objectives were largely well received with 77% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided reasons for supporting and not supporting a range of housing options. The comment themes are as follows:

- Include acknowledging that the "places" of Lethbridge exists on Blackfoot territory (Treaty 7). In addition to acknowledging the land, Indigenous place names as well as perspectives on the land should be considered in the objectives.
- Importance of the downtown - would like to see it as a safe and vibrant area of the city.
- The river valley offers great recreation opportunities and access to the natural environment and it is important that it is preserve for years to come.



- Neighbourhood design that incorporates walkability and opportunities for cycling
- Development regulations will need to change to accomplish some of the objectives and these changes are likely to face public pushback and that may limit potential to achieve the objectives.

The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

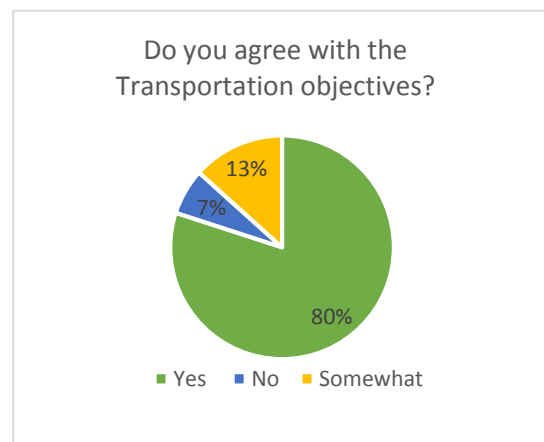
- Importance of aligning the pace of development and redevelopment to infrastructure capacity.
- Importance of naming of places to accurately reflect the true history of the land.
- Importance of preserving and native vegetation in the river valley and in the urban environment.
- Explore benefits of eliminating minimum parking requirements.

### *Transportation Policy Section Objectives*

**Proposed policies will focus on:** increasing the sustainability of the transportation system; incorporating opportunities for multimodal transportation and accessibility; supporting public transit; assessing the need for new forms of infrastructure and technology; monitoring the need to adjust parking regulations; creating transit-oriented development; applying universal design principles; promoting the safety of users of all transportation modes.

Based on the survey responses, the Transportation objectives were largely well received with 80% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided the following reasons for their response:

- Adjust investment on public transit to match the public acceptability of public transportation in the city.
- Continue maintaining corridors to commercial hubs.
- Access-a-Ride needs to be improved scheduling to decrease users' ride time.



The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

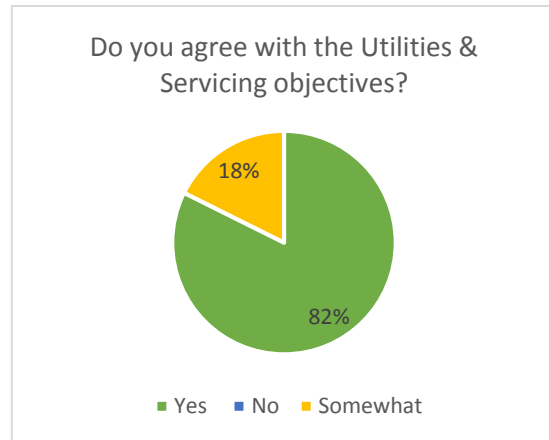
- Consider incorporating a woman's safety experience as active transportation users.
- Consider adopting a free-ridership public transit model for low-income people.
- Pedestrian and cyclist safety needs to be supported.
- Objectives should seek to promote active transportation to decrease reliance on cars.
- Explore a third river crossing.

### Utilities & Servicing Policy Section Objectives

**Proposed policies will focus on:** ensuring safe, reliable and efficient service delivery; promoting coordinated service delivery; studying infrastructure capacity; updating infrastructure standards; promoting improved water quality in stormwater management facilities; reducing corporate energy consumption; supporting renewable energy projects.

Based on the survey responses, the Utilities & Servicing objectives were largely well received with 82% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided the following reasons for their response:

- Lack of support for renewable energy due to their high cost.
- Energy efficiency and renewable and alternative energy projects should be a priority.
- Waste reduction should be a priority.



The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

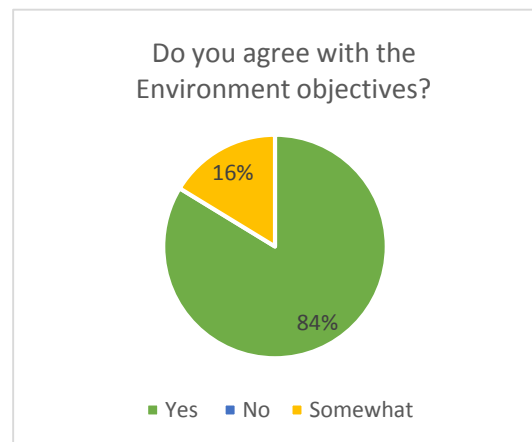
- Compost is a necessity today.
- Provide more support for solid waste management to reduce the pressures on the landfills.
- Consider the challenges that changing waste and recycling collection points from the rear to the front will cause in older neighbourhoods.

### Environment Policy Section Objectives

**Proposed policies will focus on:** evaluating environmental impacts; positioning the community for resiliency to climate change; promoting biodiversity; conserving natural and culturally significant lands; brownfield site remediation; wildfire mitigation; setbacks around oil and gas facilities; promoting water conservation; promoting clean air; reducing greenhouse gas emissions; promoting public education; collaborating with partners.

Based on the survey responses, the Environment objectives were largely well received with 84% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided the following reasons for their response:

- Ensure alignment with Places policies to achieve a balance of development and natural area preservation.
- Objectives need to reflect Blackfoot perspectives on the land.



- Objectives should outline what is included in resource conservation
- The environment and preservation efforts should extend beyond the city and to the surrounding region.

The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

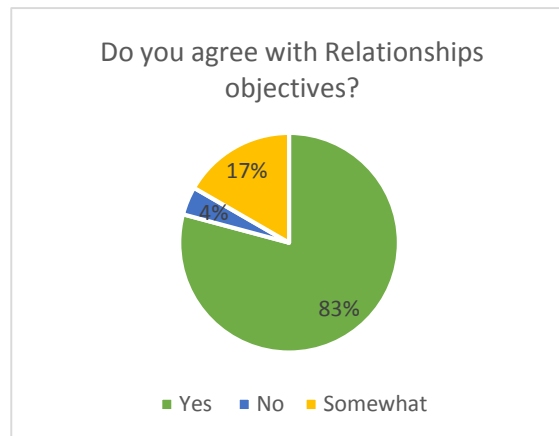
- Include replanting and preserving existing native vegetation.
- A contributor to environmental pollution is car dependency - focusing on active transportation would help address this.
- In alignment with other policy sections, land acknowledgement should be part of these objectives.
- Include support for innovation and development of sustainable technology and economies that promote, protect or enhance the environment.
- This section should include guidance on land reclamation and restoration.

### *Relationships Policy Section Objectives*

**Proposed policies will focus on:** collaborating with surrounding communities, the County, and First Nations; collaborating with local partners; strengthening relationships with community, Indigenous, public, and private partners; advancing local reconciliation initiatives.

Based on the survey responses, the Relationships objectives were largely well received with 83% of respondents agreeing with the objectives. The respondents who answered *no* or *somewhat* provided the following reasons for their response:

- Southern Alberta is part of the Metis Homeland and the Metis were influential in the development of this area.
- Lethbridge needs to focus on contributing to the region by building relationships and learning from others.
- Reconciliation is very important to Lethbridge and should be prioritized in the objectives.
- Reconciliation will require relationship building with all Lethbridge residents.



The second question, *Are there any other objectives you would propose adding?* provided an opportunity for respondents to identify any gaps in the objectives. The themes found in the feedback include the following:

- Lethbridge should fulfill a key role in the region and provide support services for high need people from other communities surrounding the City.
- Reconciliation should include the City employing more indigenous people to help run the City.
- An objective should speak to stronger relationships the police and the Indigenous and black people as well as people of color.
- A separate objective could speak to enhancing relationships with new Canadians, all people of colour and those with differing backgrounds and beliefs.



## Appendices

*Appendix A: Indigenous Engagement Report*

*Appendix B: Housing Engagement Report*

*Appendix C: Objective Survey Engagement Verbatim Feedback*

*Appendix A:  
Indigenous Engagement Report*



**Municipal  
Development  
Plan Review:  
Indigenous  
Engagement  
Summary**

VERSION #2

JUNE 2020

PREPARED BY:  
Aubin Consulting  
& the City of Lethbridge

## ACKNOWLEDGEMENT

*We would like to acknowledge all participants in the Municipal Development Plan Review and thank them for their time and perspectives during the process. In particular, we appreciate the support and guidance from Elders and advisors from Kainai, Piikani, and Siksika; Elders and Council from the Lethbridge Métis; and members of the Reconciliation Lethbridge Advisory Committee.*

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

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## 1. BACKGROUND

The City of Lethbridge values inclusion, equity, and diversity. The City is committed to working towards becoming a community of reconciliation in partnership with all Urban Indigenous peoples, the Blackfoot Confederacy Nations, and the Métis Nation of Alberta Region 3.

In this spirit, the City retained Aubin Consulting to provide support in developing meaningful engagement activities for the Municipal Development Plan (MDP) Review that support the voices of the Urban Indigenous community and regional Indigenous neighbours and consider these perspectives in a way that is appropriate to diverse community needs.

The MDP sets the vision and goals for the City of Lethbridge over the next 2-3 generations. It provides a legislative framework for Council, City Administration and the community as a whole to plan for the growth and the changing needs of residents while reflecting the community's values and aspirations. The MDP contains broad policies intended to guide all aspects of the City's operations.

As the current MDP is now approaching 10 years old, it is necessary to undertake a review and update of the plan.

### 1.1 INDIGENOUS RELATIONS AND RECONCILIATION LETHBRIDGE

The City of Lethbridge is situated in the territory of the Blackfoot Peoples, and within Treaty 7 lands. The City of Lethbridge is also home to the Métis Nation of Alberta, Region III. Lethbridge shares a physical border with the Kainai Nation to the west, with many people traveling regularly between the Nation and the city. Lethbridge is also home to over 5000 people identifying as Aboriginal (First Nations, Métis, and Inuit) who have made - and continue to make - significant contributions to the city. In 2017, City Council adopted the Reconciliation Implementation Plan, which identifies City and community reconciliation priorities. The Implementation Plan was built on a set of guiding principles, which continue to evolve as we work together:

**Active Participation:** *The City of Lethbridge will seek the advice, consult and participation of the Urban Indigenous Community on issues of mutual interest in the community and to promote working collaboratively on these issues between the City of Lethbridge and the Urban Indigenous Community.*

**Communication & Public Awareness:** *The City of Lethbridge will promote its support for reconciliation as a method of raising awareness for the community, endorse educational opportunities and create an understanding of the reconciliation process.*



**Service Provision:** *The City of Lethbridge supports providing relevant services to the Urban Indigenous population that minimizes any disadvantage encountered by Indigenous people and where the responsibility to do so rests with the City of Lethbridge. The City of Lethbridge will advocate to provincial and federal governments for enhanced services where it is recommended.*

**Cultural Identity & Heritage:** *The City of Lethbridge acknowledges the continued cultural and spiritual connection that the Blackfoot people have to their lands and will seek opportunities to recognize Blackfoot heritage through physical structures like public art or monuments and by supporting community cultural activities.*

**Commemoration:** *The City of Lethbridge will work with the Kainai Nation, the Piikani Nation and the Lethbridge Indigenous Sharing Network to assist with recognizing Indigenous history in the city that represent and reflect the past, present and future contributions of Indigenous people to the City of Lethbridge.*

The process of developing the Reconciliation Implementation Plan also helped to formalize the City's Territory Acknowledgment.

## **LETHBRIDGE INITIATIVES**

Reconciliation is about creating shared understanding and building strong relationships and respect between Indigenous and non-Indigenous peoples. While no one action or initiative creates this alone, some of the work the City of Lethbridge has undertaken in its work on reconciliation is highlighted here.

In 2018, the City created the Reconciliation Lethbridge Advisory Committee (RLAC) with representatives from the education, health and wellness, and business sectors along with City Council. RLAC works as an advisory body to the City and as a gateway for dialogue between the City and the Urban Indigenous community. RLAC supports a number of initiatives and events throughout the year.

In 2019, the RLAC led the work of the City to celebrate International Year of Indigenous Languages. As part of this initiative, the City of Lethbridge adopted "OKI" as the Official Greeting of the City. A feasibility study for an Indigenous Cultural Centre (ICC) was also initiated in 2019, with a final report presented to Lethbridge City Council in early 2020. The purpose of this study was to generate greater clarity and develop a shared understanding of the purpose, function, costs and governance structure of a future ICC in Lethbridge.

In 2019, the City also introduced the role of Indigenous Relations Advisor. By engaging a staff person within the City administration to support relationship building, City Council has

emphasized the importance placed on this work.

City staff have also been more actively involved in training and professional development. Some of the opportunities have included the Kairos Blanket Exercise, a Tipi Camp, and other activities during Reconciliation Week and elsewhere in the community. The City is committed to offering these training opportunities for staff and continues to build relationships in order to develop this further.

Regionally, the City is also strengthening its relationships with the Blackfoot Confederacy. The City collaborated with the Blackfoot Confederacy Nations of Alberta and Arrow Archaeology Limited to do important baseline Traditional Knowledge and Land Use Assessment work in 2016-17 and is also exploring how to better recognise, conserve, and promote Indigenous heritage and culture into the future. This collaboration has been acknowledged as an important precedent project by municipalities and planners across the country and the City is exploring opportunities to make this practice more common.

The City is also in the planning stages to permanently raise the Blackfoot Confederacy Flag at City Hall. The City is strengthening its relationship with Kainai Nation through greater dialogue and collaboration and looks forward to working more closely with Piikani and Siksika Nations in the future.

The City is also endeavouring to have more regular and meaningful dialogue about projects and initiatives, like the Municipal Development Plan Review.

## **1.2 THE MUNICIPAL DEVELOPMENT PLAN REVIEW**

The Municipal Development Plan is prepared in accordance with the Municipal Government Act (MGA) of the Province of Alberta. All statutory (passed by bylaw) and non-statutory plans, policies and guidelines must be consistent with the policies of the MDP.

As the City of Lethbridge is located in a watershed region with an approved Regional Plan, our MDP is required to be consistent with the South Saskatchewan Regional Plan (SSRP). It must also be consistent with any Inter-municipal Development Plans adopted by the City of Lethbridge and surrounding communities.

The current MDP was adopted in 2010 by Lethbridge City Council.

The review process began with a City of Lethbridge City Council Workshop in January 2019 to establish the scope and objectives for the project. Work has since been underway, taking place

in 4 phases:

#### *Background research*

- Establish project plan;
- Review past plans / work / discussions; and
- Targeted discussions to fill gaps.

#### *Drafting the plan*

- Develop draft policy for consideration; and
- Develop draft outcomes & deliverables.

#### *Reviewing the plan*

- Council engagement process (led by Council);
- Review draft policy with key stakeholders;
- Revise draft; and
- Establish clear, measurable outcomes & deliverables.

#### *Completing the plan*

- Council final review of plan; and
- Statutory approval process.

The approval process for the updated MDP will take place in the winter/spring of 2021.

### **MDP REVIEW PURPOSE & OBJECTIVES**

The role of a MDP is to plan for future growth and development within a municipality. The review will ensure the vision and policies of the MDP continue to be relevant in their ability to help achieve our community vision.

As outlined in the Municipal Government Act, **MDPs are required to address** matters such as:

- Future land use within the municipality;
- Future development in the municipality;
- Transportation systems within the municipality and in relation to adjacent municipalities; and
- Municipal services and facilities.

**An MDP may also address:**

- Financing and programming of municipal infrastructure;
- Coordination of municipal programs relating to the physical, social and economic development of the municipality;
- Environmental matters;
- Conservation reserves;
- Financial resources of the municipality;
- Economic development;
- Relationship building; and,
- The municipality's development constraints and goals, objectives, targets, planning policies and corporate strategies.

While there is flexibility allowed in the approach that municipalities take to MDP policy development, the MGA does outline a number of entities that must be involved when preparing a statutory plan. A recent update to the MGA (2017 Bill 8) added a clause to specifically state that, in the case of a municipal development plan, municipalities must notify '(i) the Indian band of any adjacent Indian reserve, or (ii) any adjacent Metis settlement of the plan preparation and provide opportunities to that Indian band or Metis settlement to make suggestions and representations' (MGA section 636(1)(g)).

**CURRENT MDP VISION STATEMENT & POLICIES**

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

City Council sees this vision statement as continuing to be relevant for the community, and it serves as the working vision statement for the review.

The policies of the current MDP are grouped into six categories:

*Lethbridge is...*

*A Prosperous City:*

Lethbridge supports local and regional business and strong financial stewardship.

*A Healthy and Diverse City:*

Lethbridge is welcoming, diverse and inclusive—providing opportunities for personal and

social development.

*A Culturally Vibrant City:*

Lethbridge celebrating history, the arts and recreation.

*A Well Designed City:*

Lethbridge uses land and infrastructure efficiently, and maintains a strong park and open space system, a vibrant downtown, and quality urban design.

*An Environmentally Responsible City:*

Lethbridge conserves and uses resources as efficiently as possible.

*A City that Supports the Region:*

Lethbridge builds strong relationships with neighbouring communities.

In the updated MDP, these statements will be used to illustrate the outcomes we are trying to achieve as a community.

To reach each of these outcomes, work is required in a number of areas. Policy statements in the updated MDP will be organized according to the following nine Policy Areas:

- Places
- Environment
- Community Well Being
- Housing
- Arts & Culture
- Local Economy
- Relationships
- Utilities
- Transportation

This allows us to recognise that multiple Policy Areas contribute to achieving an outcome. This will improve the measurability of the Plan, enhance the ability to connect outcomes with contributing actions, support decision making, and support efficient application of resources.

## 2 INDIGENOUS ENGAGEMENT

Work related to engagement was divided into two phases: pre-engagement and engagement. This was done to allow the opportunity for initial conversations and sharing to focus on building working relationships and mutual understanding. Pre-engagement activities also provided the opportunity to:

- Engage with partners to determine areas of interest for discussion in relation to the MDP;
- Explore the most appropriate ways of engaging the Urban Indigenous community and regional Indigenous communities; and
- Co-create an Engagement Plan that would support meaningful conversation.

### 2.1 PRE-ENGAGEMENT

Pre-engagement involved a series of three 2-hour meetings. The first took place in November 2019 and was arranged with representatives from the Blackfoot Confederacy consultation and engagement offices (Kainai, Piikani, Siksika). The second included members of the Lethbridge Métis Council and took place in November 2019. The third, in December 2019, was a special meeting of the Reconciliation Lethbridge Advisory Committee.

At these meetings, the City shared an overview of the MDP review project and the draft policy areas that were being explored. The City requested feedback regarding participants' perspectives of the project and how they imagined they, and other community members, would like to be engaged going forward.

Participants shared a number of suggestions for future engagement activities, including the importance of:

- Engaging with Elders;
- Reflecting on the possible needs of future generations;
- Being inclusive and working to bridge across communities;
- Recognizing history in strengthening relationships; and
- Valuing Elders' and community members' time and knowledge.

### 2.2 ENGAGEMENT

With the pre-engagement conversations in mind, a series of workshops was planned to support the voices of the urban Indigenous community and regional Indigenous neighbours.

The workshops were organized as follows:

- Blackfoot Confederacy Elders (January 2020) – joint session with the Feasibility Study for an Indigenous Cultural Centre project
- Lethbridge Métis Council (February 2020)
- Urban Indigenous (February 2020)

Based on previous discussions and the ideas shared, a joint session was held to engage the Blackfoot Elders collectively on two separate projects – the MDP along with the feasibility study for an Indigenous Cultural Centre. Synergies had been recognised between the two projects, and a joint session was proposed in order to allow discussions to build on one another and to help respect Elders' busy schedules by gathering input over one day rather than two. Each Nation (Kainai, Piikani, Siksika) was encouraged to involve as many Elders as possible to participate in the discussion.

The Lethbridge Métis Council was encouraged to extend the workshop invitation to Elders, members, and Council members that they felt would be important to have participate.

Following recommendations from some members of the Reconciliation Committee, the City reached out to engage Urban Indigenous-serving organizations in Lethbridge with an invitation to an afternoon workshop. The organizations contacted were encouraged to share this invitation with their networks, and the event was posted on Eventbrite. The City acknowledges that the service providers do not speak for members of the Urban Indigenous community, but understands that they are in a position to be informed on the challenges and opportunities Urban Indigenous people may experience in Lethbridge. Organizations may also identify opportunities for incorporating the Urban Indigenous community's voice, values, culture and knowledge into the policies of the MDP. A workbook was available with questions relating to opportunities and challenges Urban Indigenous peoples face as well as the most important ideas to consider as Lethbridge plans for the future.

Workshops were held at the Galt Museum and Archives in Lethbridge.

## **WORKSHOP FORMAT**

Each workshop began with a prayer led by an Elder and the sharing of food. To provide context for the conversations to follow, the City shared about initiatives related to reconciliation that are currently underway and provided an overview of the MDP review project. Participants were then invited to share their perspectives and experiences through discussion.

MDP Policy Areas were combined for a total of four discussion topics to stimulate conversation



and to reflect themes identified in pre-engagement discussions as being the most relevant. MDP Policy Area groupings were: Arts/Culture & Local Economy, Community Wellbeing & Housing, Places & Environment, and Relationships. Two MDP Policy Areas (Transportation and Utilities) were omitted from the discussion. A number of prompting questions were provided for each of the grouped Policy Areas. Questions focused on visualizing Lethbridge in the future:

Imagine Lethbridge for the next generation...

- Why is it important for the City to consider \_\_\_\_\_ (Policy Area pair)?
- What do you hope is different for the next generation regarding \_\_\_\_\_ (Policy Area pair)?
- How can the City begin advancing efforts in these areas and what might be the challenges and opportunities along the way?

For the Blackfoot Confederacy and the Urban Indigenous workshops, each table was assigned two grouped Policy Areas in order to ensure that all topics were covered in at least one discussion. City staff acted as facilitators and note takers, recording the participants' responses to the prompting questions on post-it notes under the applicable Policy Area grouping. A presenter was identified to share back one or two important points with all workshop participants. For the session with the Lethbridge Métis, the group participated as a whole, rather than at separate tables.

In total, 15 Blackfoot Elders and administrative staff (from Kainai, Piikani, and Siksika) attended the Blackfoot Confederacy workshop; 5 Elders, members, and Council members attended the Lethbridge Métis session; and 25 participants from Urban Indigenous-serving organizations attended the Urban Indigenous workshop. Staff members from the City and the City's Indigenous engagement consultant were also in attendance at each session. During the workshops, the City respected and participated in the cultural protocols to create a positive environment for the participants.

### 3 WHAT WE HEARD

Throughout the engagements, comments and feedback shared by Indigenous Communities were recorded by note takers. Following the completion of all engagements, City staff and the Indigenous Engagement Consultant collaboratively reviewed the feedback from the three engagements and organized/summarized the data into Key Learnings and Themes. The Key Learnings and Themes reflect an overview of what was heard throughout the engagements and are not attributed to the views or feedback shared during the specific engagements held with the Blackfoot Confederacy, Lethbridge Métis, or Urban Indigenous communities. The City shared a draft of this report and invited Workshop Participants to verify the information presented in the following sections. The report was revised to reflect those further comments.

#### 3.1 KEY LEARNINGS AND THEMES

Five significant Key Learnings and Themes heard through the MDP Review Indigenous engagements are described below and are presented in no particular order.

##### **EDUCATION & LEARNING**

It is important to gain a further understanding of Indigenous Peoples<sup>1</sup> and their cultures, including the distinct nature of First Nations and Métis. Indigenous Peoples should be welcome to teach students at educational institutions and land-based learning should be available to everyone. Information should be shared with Indigenous Peoples on what social and educational resources are available to them and how to access the resources.

##### **INDIGENOUS HISTORIES & HERITAGES**

The distinct histories of the Blackfoot and Métis peoples from the area should be recognized and shared. Learning about Indigenous histories and heritages supports reconciliation through developing a foundation for shared understanding and helps to ensure Indigenous heritages is protected and celebrated.

##### **CELEBRATE INDIGENOUS PEOPLES' CULTURES**

Blackfoot and Métis have distinct cultures and both should be celebrated and shared within the City. More opportunities can be created and offered for celebrating and displaying Indigenous Peoples' cultures to help protect and share Indigenous identities and heritages. Sharing Indigenous Peoples' cultures in public areas will help Indigenous Peoples feel welcome and valued while also increasing cultural awareness. Potential

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<sup>1</sup> In this report, the terms Indigenous, Indigenous Peoples, and Indigenous Communities refer to First Nations (specifically including the Blackfoot Confederacy Nations of Kainai, Siksika, and Piikani), the Métis (with a specific focus on the Lethbridge Métis Council), and the Urban Indigenous (which includes all First Nations, Métis, and Inuit people that may be living in, or visiting, Lethbridge).

suggestions include more public art created by Indigenous artists, naming streets or parks and creating cultural learning opportunities.

### **MISCONCEPTIONS, STEREOTYPES & RACISM**

Workshop participants shared that they often experience racism and sometimes even violence stemming from racism. Examples included challenges in obtaining housing and employment, facing prejudicial assumptions based on inaccurate and harmful stereotypes of Indigenous Peoples, and physical violence or the threat of physical violence in public spaces. Participants recognised there are many people from all backgrounds who make efforts to combat racism; however, the negative behaviour of individuals coupled with systemic racism<sup>2</sup> that regularly goes unnoticed and unchallenged by bystanders, can lead to negative outcomes for Indigenous Peoples ranging from a lack of sense of belonging to serious physical and mental health consequences. Additionally, when Indigenous Peoples are invited to participate or be

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<sup>2</sup> In his testimony to the Standing Committee on Canadian Heritage, Senator Murray Sinclair described systemic racism as follows:

People have a hard time understanding what systemic discrimination is and what systemic racism is. This is because it's not the kind of racism that comes necessarily from the behaviour, words, and actions of individuals, other than the fact that they are guided by the system in which they are functioning. The phrase that I always like to use is that systemic racism is the racism that's left over after you get rid of the racists. Once you get rid of the racists within the justice system, for example, you will still have racism perpetrated by the justice system. This is because the justice system follows certain rules, procedures, guidelines, precedents, and laws that are inherently discriminatory and racist because those laws, policies, procedures, processes, and beliefs—including beliefs that direct individuals on how and when to exercise their discretion—come from a history of the common law, which comes from a different culture, a different way of thinking.

In the same proceedings, Mr. Sam Ery, Associate Deputy Minister of the Inclusion, Diversity and Anti-Racism Division of the Government of Ontario, noted:

Systemic racism is often caused by conscious or unconscious biases in policies, practices, and procedures that privilege or disadvantage particular groups of people based on perceptions of race. It's not always intentional, but whether or not it's intentional has little bearing on the inequitable outcomes indigenous and racialized people experience.

Fry, H. & al. (2018). Taking action against systemic racism and religious discrimination including islamophobia, Report of the Standing Committee on Canadian Heritage, 42<sup>nd</sup> parliament, 1<sup>st</sup> session (February), <https://www.ourcommons.ca/Content/Committee/421/CHPC/Reports/RP9315686/chpcrp10/chpcrp10-e.pdf>

consulted, it can be perceived as an act of tokenism rather than an effort to build an authentic connection with individuals and the community.

### **BUILDING RELATIONSHIPS**

Relationships have been historically important to Indigenous Peoples. The City should honour relationships as well as incorporate Indigenous processes, approach and ways of knowing into City processes and systems. Mutually beneficial relationships need to be collectively built and strengthened between the City and Indigenous Communities through regular communication, increased opportunities for engagement, mutual trust, respect and commitment.

## **3.2 KEY LEARNINGS AND THEMES AND MDP POLICY AREA CONNECTIONS**

Both the City and the Workshop participants expressed a desire for Engagement feedback to be woven into the MDP rather than in a single standalone section on Indigenous Peoples. *Tables 3.2-3.6* highlight potential connections between the grouped Policy Areas from the MDP and the Key Learnings and Themes heard during engagement. These connections can be used as a starting point for discussion for the inclusion and consideration of Indigenous Peoples and culture in developing MDP goals and policies.

## MDP POLICY AREAS

The MDP policy areas have been combined and summarized into four groups outlined in *Table 3.1 – Grouped MDP Policy Areas*.

**Table 3.1 – Grouped MDP Policy Areas**

Grouped Policy Areas	Description
<p><b>Arts/Culture &amp; Local Economy</b></p>	<p>Arts/Culture includes arts and cultural programming, heritage protection, place-making and celebrating Lethbridge’s cultural identities.</p> <p>Local Economy includes topics such as supporting local economic development, regional economic growth and prosperity, local and regional tourism and innovation.</p>
<p><b>Community Wellbeing &amp; Housing</b></p>	<p>Community Wellbeing includes community support programs, safety, social inclusion and building a healthy and active community. Housing includes topics such as safe, affordable and accessible housing.</p>
<p><b>Places &amp; Environment</b></p>	<p>Places includes both natural environments, like the river valley, parks and the coulees and trails, and built environments, like neighbourhoods, shopping centres and industrial areas. Environment includes land, water, air, energy, and resources and how we manage and protect them.</p>
<p><b>Relationships</b></p>	<p>Relationships includes communication and meaningful engagement with local government partners, regional government partners and community partners to understand shared priorities and work together to address challenges and create partnerships.</p>

## CONNECTIONS TO KEY THEMES AND LEARNINGS

**Table 3.2 – Education and Learning**

		Grouped MDP Policy Areas			
		Arts/Culture & Local Economy	Community Wellbeing & Housing	Places & Environment	Relationships
Key Themes and Learnings from Engagement	Education & Learning	Incorporating Indigenous People’s art, culture and language help to promote and provide education and awareness of Indigenous Peoples’ cultures and histories.	Indigenous Peoples face challenges when obtaining housing and accessing services. The City can provide more support through sharing information on how to access services, programs and funding.	It is important to understand the value of natural environments and how they have traditionally been used.	Education for City staff and leadership on Indigenous histories and cultures for is a foundational starting point for building authentic and mutually beneficial relationships.

**Table 3.3 – Indigenous History & Heritage**

		Grouped MDP Policy Areas			
		Arts/Culture & Local Economy	Community Wellbeing & Housing	Places & Environment	Relationships
Key Themes & Learnings from Engagement	Indigenous Histories & Heritages	Arts and culture programming is a way to recognize and acknowledge Indigenous histories.	Understanding Indigenous traditional ways-of-knowing, histories, challenges and opportunities will allow for services to be adjusted to better serve and support Indigenous Peoples.	It is important to acknowledge and respect that the land is a significant part of Indigenous histories and heritages.	Relationships have been central to Indigenous ways-of-being. Understanding Indigenous histories builds a shared understanding and is a starting point for strong relationships.



**Table 3.4 – Misconceptions, Stereotypes & Racism**

		Grouped MDP Policy Areas			
		Arts/Culture & Local Economy	Community Wellbeing & Housing	Places & Environment	Relationships
<b>Key Themes &amp; Learnings from Engagement</b>	<b>Misconceptions, Stereotypes &amp; Racism</b>	Increasing Indigenous awareness through arts and culture can help to reduce misconceptions and assist in removing barriers for Indigenous entrepreneurs and artists. Build on opportunities and success that some Indigenous small business owners and entrepreneurs have generated to help overcome these barriers and misconceptions.	Reducing misconceptions, stereotypes & racism helps with a greater sense of belonging, feeling safe and being able to access community services such as housing, programs and services free from prejudice and unintentional bias.	Educational physical markers in public places such as plaques, cairns, place names and other areas of significance can help build understanding and acceptance.  Allowing Indigenous Peoples to practice their cultures in places, such as an Indigenous Cultural Centre, helps to build awareness and reduce misconceptions and stereotypes.	Indigenous awareness training for all City staff would help reduce misconceptions & stereotypes and support the inclusive policies, processes, programs and services which would contribute to further relationship building.

**Table 3.5 – Celebrate Indigenous Peoples’ Cultures**

		Grouped MDP Policy Areas			
		Arts/Culture & Local Economy	Community Wellbeing & Housing	Places & Environment	Relationships
<b>Key Themes &amp; Learnings from Engagement</b>	<b>Celebrate Indigenous Peoples’ Cultures</b>	Art and culture programming are important ways to celebrate Indigenous Peoples’ cultures. The development of the Indigenous Cultural Centre is an important way to help celebrate arts and culture while also supporting economic development.	Promoting and carrying out Indigenous ceremonies and celebrations helps raise awareness and helps to build pride, self-identification and a stronger sense of belonging for Indigenous Peoples.	Support the inclusion of Indigenous traditional uses, practices and ways of knowing to provide safe access to important places and areas throughout the city	Relationships are a central piece of Indigenous Peoples’ cultures. Acknowledging and celebrating each other's cultures is an important part of strengthening relationships.

**Table 3.6 – Building Relationships**

		Grouped MDP Policy Areas			
		Arts/Culture & Local Economy	Community Wellbeing & Housing	Places & Environment	Relationships
Key Themes & Learning from Engagement	Building Relationships	Relationships with Indigenous Peoples and Communities will help the City in making fulsome decisions for public art, enhancing culture & building the local economy.	Continue to build and foster long-term relationships and support the co-creation and co-delivery of impactful and representative programs, services and initiatives to support Indigenous Peoples.	Incorporate Indigenous knowledge and ways-of-knowing to help co-steward environmental areas, traditionally and culturally important places and identify meaningful opportunities for Indigenous groups to be part of future land use planning.	Mutually beneficial relationships are foundational for the City and Indigenous Peoples and Nations to move forward together in working towards truth and reconciliation.

## 4 NEXT STEPS

The Blackfoot Confederacy, Lethbridge Métis, and Urban Indigenous engagements provided valuable feedback and insights to inform the MDP Review project. The following next steps are recommended by the Indigenous Engagement Consultant for the City to continue to build on the momentum of the MDP Review engagements and continue to build relationships with Indigenous Communities.

### VERIFICATION & VALIDATION

The City has committed to share the What We Heard report with the Blackfoot, Métis, and Urban Indigenous communities for review, feedback, and validation. The share-back will provide an opportunity to clarify any misunderstandings or misinterpretations and to build or expand upon what is included, as well as provide an opportunity to demonstrate the City's commitment to building greater awareness and long-term relationships.

### RELATIONSHIP BUILDING

Building and strengthening relationships between the City and Indigenous Peoples was an overarching theme and a critical foundation of the Key Themes and Learnings. The City should continue to work to build strong relationships and determine key people on the City's team to maintain consistency. Additionally, relationships should be developed beyond the individual level to be between the governments at the City and Blackfoot Confederacy and Lethbridge Métis Council.

Indigenous Awareness Training and promotion of Indigenous arts, culture, language, and ways-of-knowing should be provided for all City staff to help establish a strong foundation for these relationships.

### ON-GOING & FUTURE ENGAGEMENT

As the City moves forward with the MDP, engagement should be continued through providing updates through bulletins, websites, social media, pop-ups and other preferred engagement methods and events. Future amendments and reviews to the Lethbridge MDP should also include further engagement, along with other key City of Lethbridge plans and reports.

*Appendix B:  
Housing Engagement Report*



CITY OF  
*Lethbridge*



CITY OF LETHBRIDGE

# Housing Strategy and Implementation Plan Engagement What We Heard Summary

VERSION 1

May 2020

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### Appendix A – Verbatim Feedback



## ABOUT THE PROJECT

In 2019, the City of Lethbridge completed a housing needs assessment as part of the development of a Municipal Housing Strategy and Implementation Plan to address housing needs over the next five years. This strategy provides a clear roadmap to fill housing gaps and guides the City in leveraging and allocating resources to projects that are strategic in meeting the needs of all residents, especially priority groups. The Housing Strategy identifies several emerging and future housing needs and gaps, concluding that:

- There is a need for more subsidized rental housing options for low income households;
- There is an increasing number of people in the City with special needs, such as seniors, people with disabilities and mental health issues, and homeless people, who require more permanent and transitional supportive and accessible housing options which are program specific;
- The increasing demand for rental housing is putting pressure on both the primary and secondary rental markets, creating a need for more purpose-built rental units and ensuring that the existing stock is in good condition; and
- The City has a large population of seniors and small households (1-2 people) driving the demand for smaller dwellings and creating the need to diversify the housing supply to accommodate their lifestyles.

To address these needs, the Housing Strategy and Implementation Plan proposed a series of short- and medium-term goals, such as supporting opportunities and developing targets for:

- Supportive housing;
- Housing which is affordable to households with low to moderate incomes;
- Expanded housing choice in low-density residential districts; and
- Protecting existing rental housing.

The Housing Strategy and Implementation Plan include the following short-term goals:

- Develop definition for affordable housing
- Identify housing targets for affordable housing for households with low and moderate incomes
- Support the development of affordable and supportive housing across the City
- Support development of secondary suites and duplexes in low-density residential districts across the City
- Explore the feasibility of a rental conversion policy to protect existing rental housing

- Encourage the development of a mix of smaller units and family-sized in new multi-residential developments in medium and high-density residential districts

Implementation of several of the short-term goals would require changes to the City's Municipal Development Plan (MDP) and Land Use Bylaw (LUB).

## PUBLIC ENGAGEMENT OVERVIEW

The City is currently reviewing and updating both the MDP and LUB and conducted engagement opportunities in April 2020 to:

- Gather feedback from residents on several of the short-term goals identified in the Housing Strategy and Implementation Plan
- Understand the level of awareness and support, and perspectives and concerns among the public regarding the short-term goals
- Identify potential changes to the MDP and LUB that are reflective of residents' needs and preferences

A statistically valid telephone survey was conducted between March 25 to April 13, 2020 with 400 residents participating. The purpose of the telephone survey was to gather feedback directly related to the Housing Strategy Implementation actions.

Online engagement was conducted between April 20 to May 3, 2020 on the City of Lethbridge website: <https://getinvolvedlethbridge.ca/municipal-housing-strategy> to explore the acceptability of the tools and regulations available to implement the goals of the Housing Strategy

Online engagement opportunities included:

- Online Survey
- Q and A Tool
- Ideas Tool
- Webinar on April 30, 2020

A summary of feedback received from the online survey and ideas tool is included in the following pages. No questions were received through the Q and A tool. A separate FAQ document was shared on the project website which includes questions that were asked during the webinar on April 30.

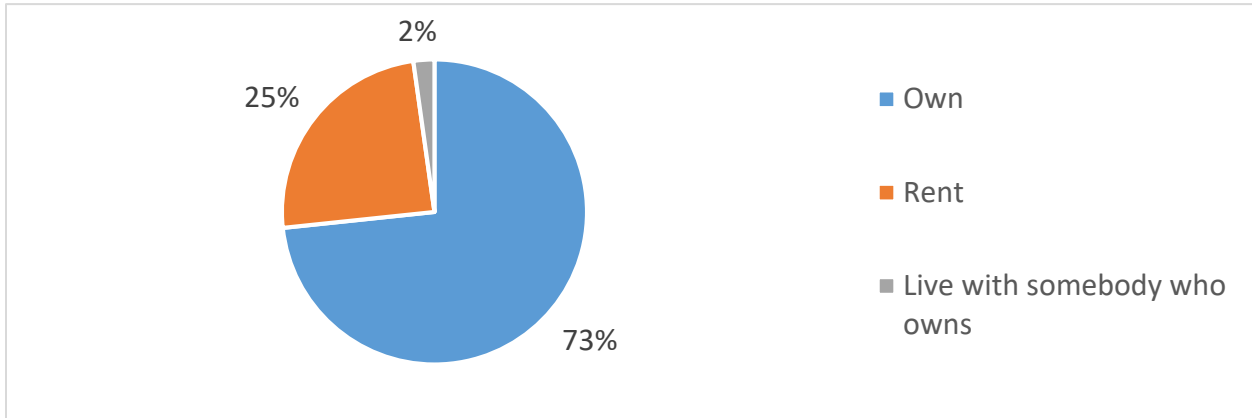
There were 90 responses received to the online survey. Overall key themes that we heard are included below. A summary of key themes that we heard in response to each survey question is included in the following pages with the verbatim feedback included in Appendix A.

### Overall Key Themes

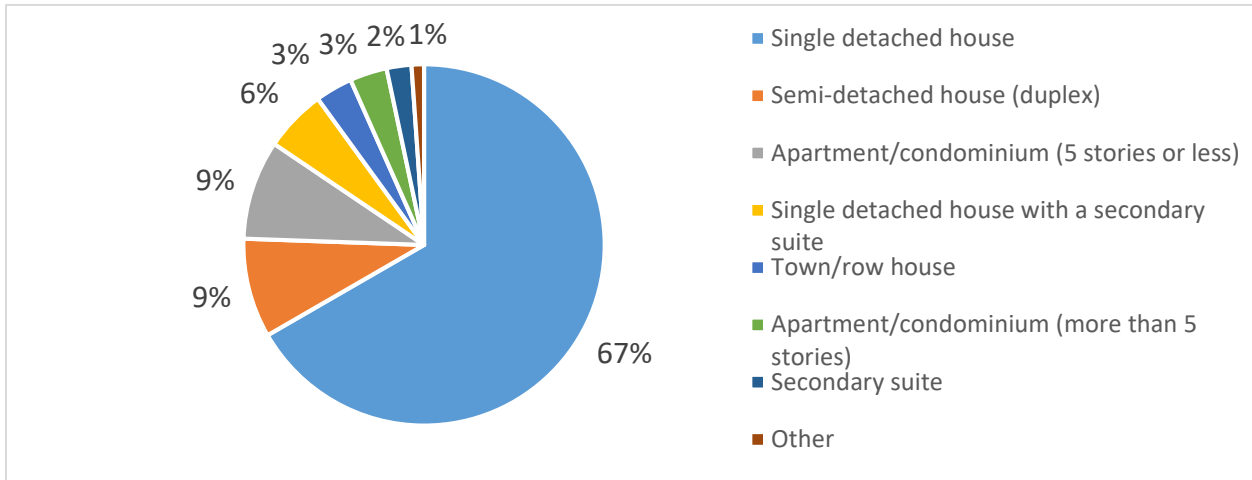
- There is a lack of affordable housing currently available, and affordable housing is a very important need for participants
- The City should take an active role in providing development regulation and/or provide guidelines to ensure a variety of housing options are available
- The housing market should determine how and what development occurs
- It is important to increase density to limit urban sprawl
- Low density and single family neighbourhoods should be protected and maintained as low density
- There should be a buffer between high density and low density neighbourhoods; the location of increased density needs to be strategic and impacts to adjacent residents should be limited
- Neighbourhood infrastructure capacity (water, wastewater, parking, etc.) needs to be able to accommodate increased density
- The transit system is not used enough to support higher density developments in transit corridors
- Rental stock and renters need to be protected from losing rental units and increasing rent prices

## ABOUT PARTICIPANTS

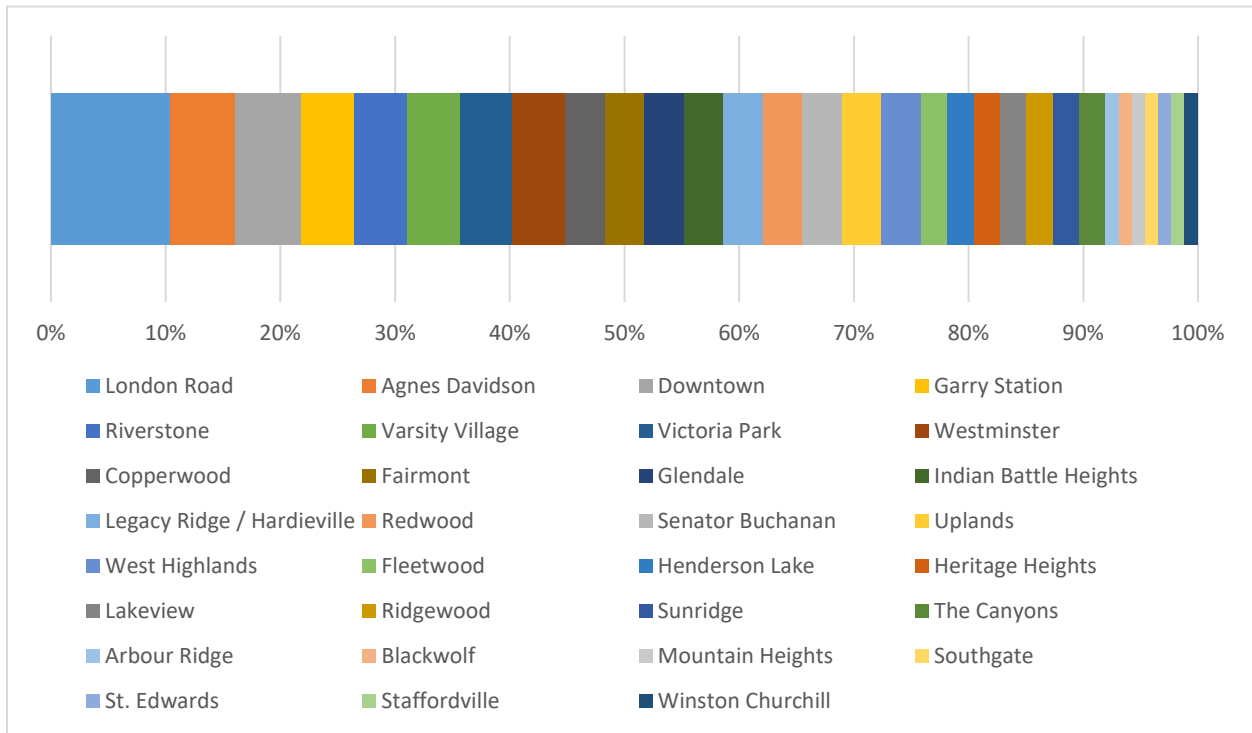
DO YOU OWN, LIVE WITH SOMEBODY WHO OWNS OR RENT YOUR CURRENT HOME?



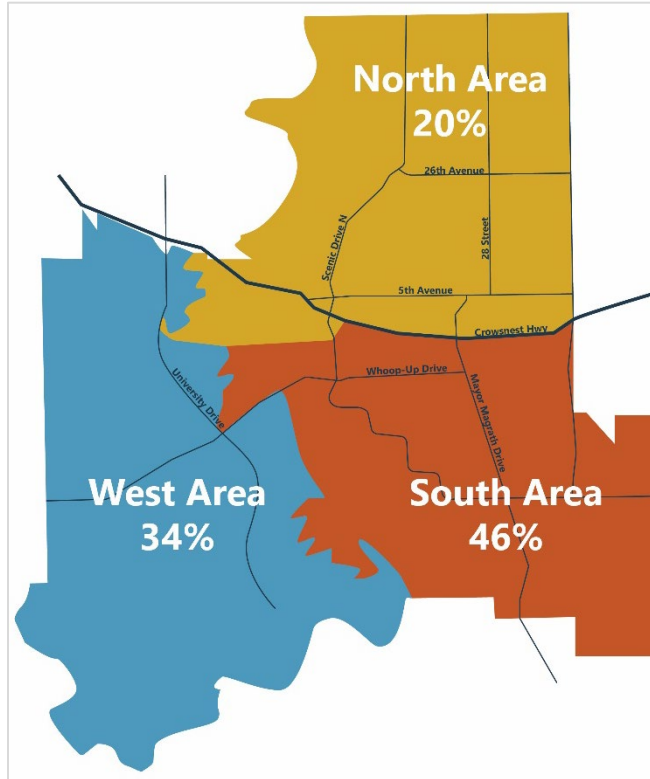
WHICH OF THE FOLLOWING BEST DESCRIBES YOUR CURRENT HOME?



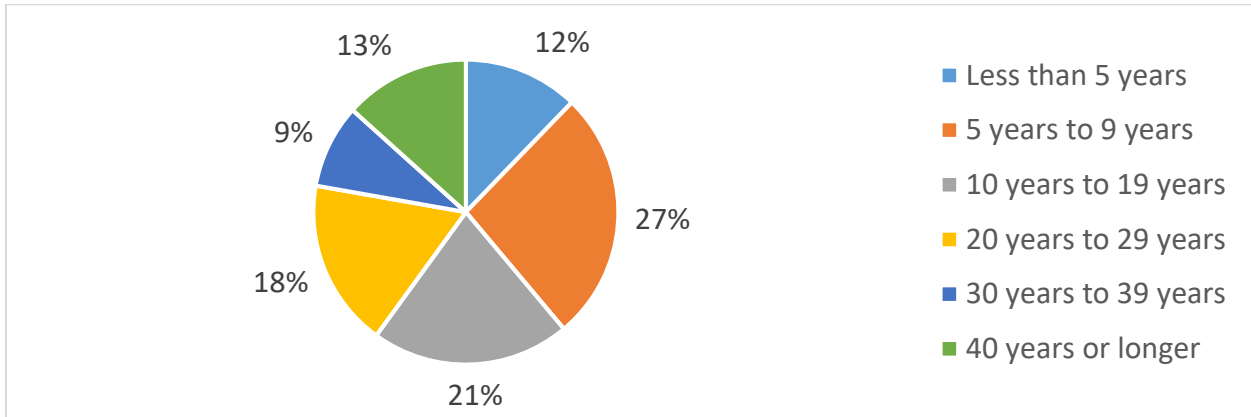
## WHAT NEIGHBOURHOOD DO YOU CURRENTLY LIVE IN?



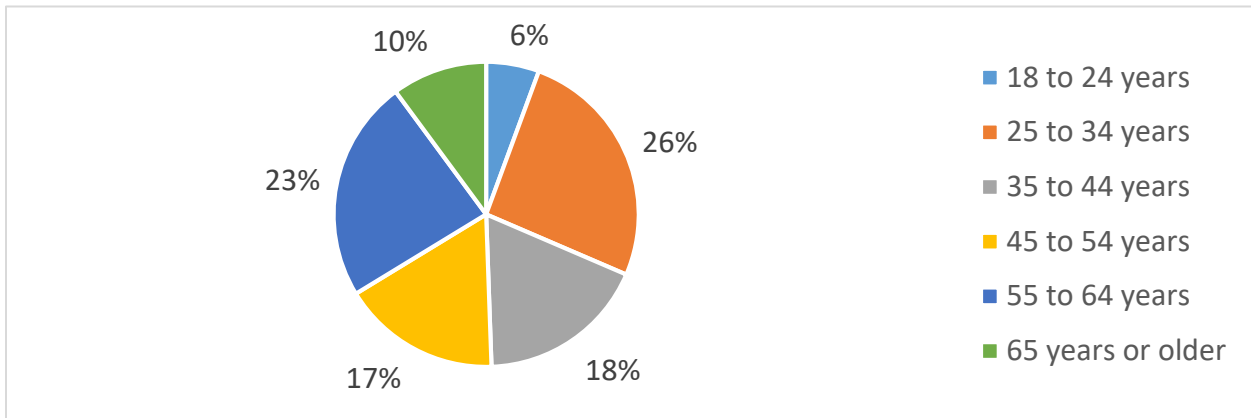
## PARTICIPATION BY AREA:



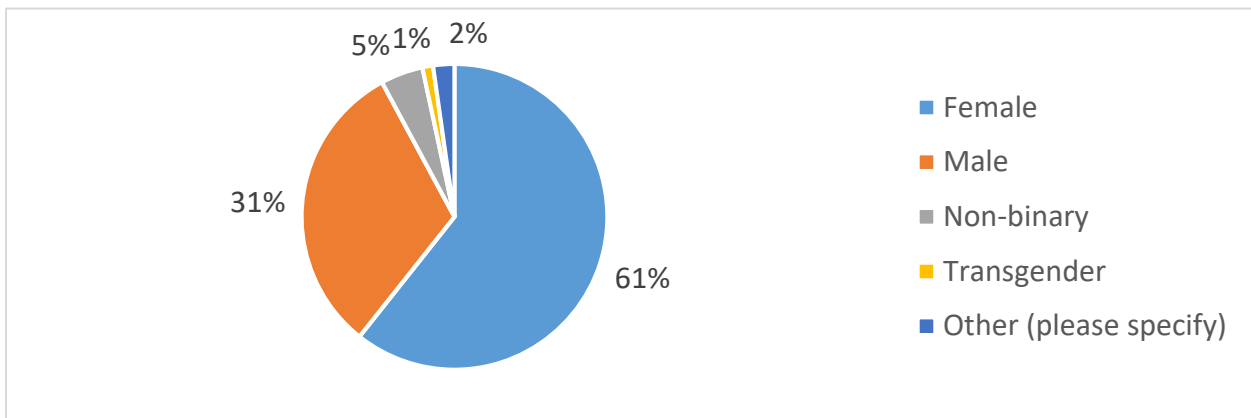
PLEASE TELL US HOW LONG YOU HAVE LIVED IN LETHBRIDGE:



PLEASE INDICATE YOUR AGE:

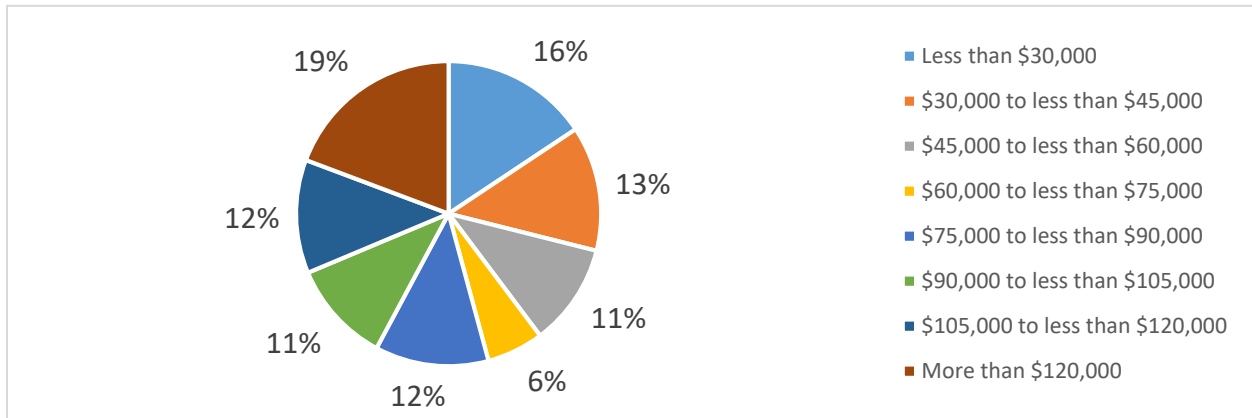


WHICH GENDER DO YOU MOST IDENTIFY WITH?

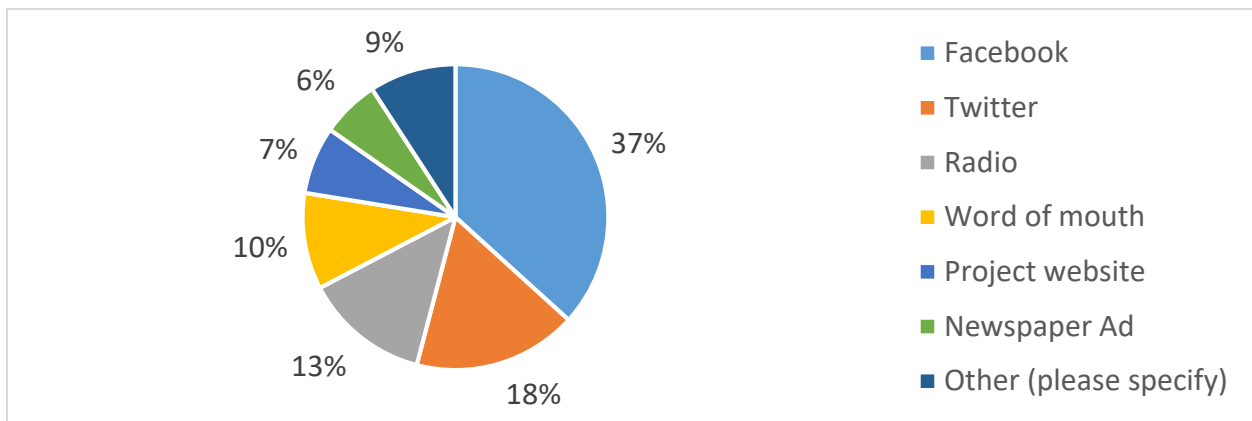




WHICH CATEGORY BEST DESCRIBES YOUR TOTAL HOUSEHOLD INCOME BEFORE TAXES FOR LAST YEAR (2019)?



HOW DID YOU HEAR ABOUT THE SURVEY?



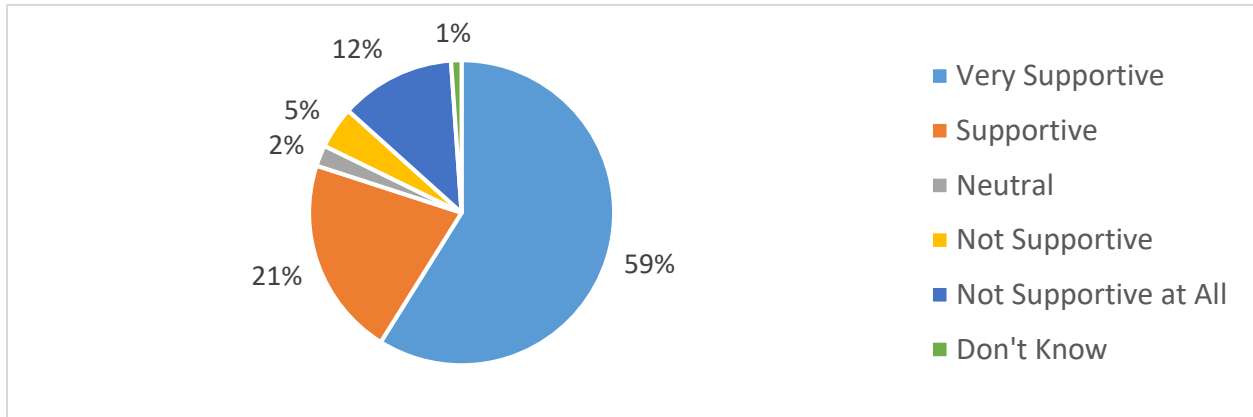
- Other:
  - Email



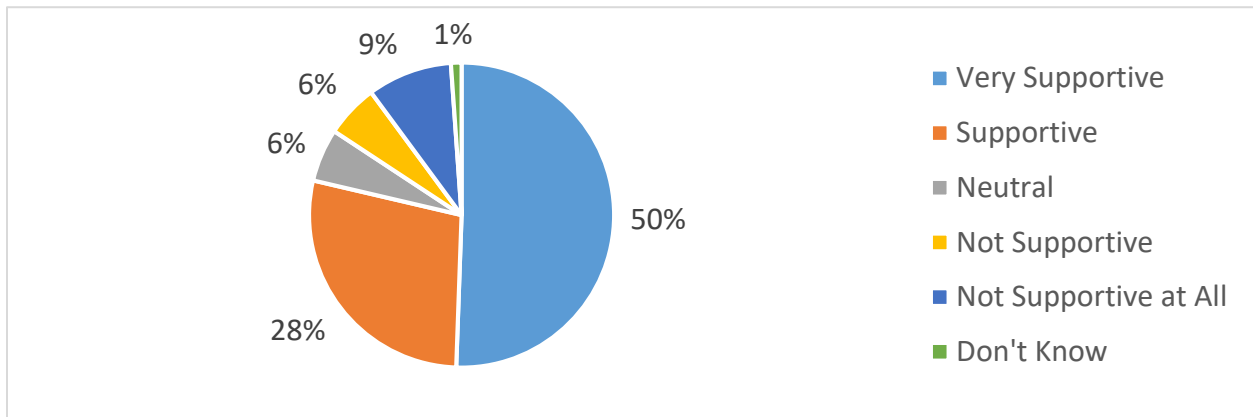
## IMPLEMENTATION PLAN GOALS

### Q1 HOW SUPPORTIVE ARE YOU OF THE FOLLOWING SHORT-TERM GOALS?

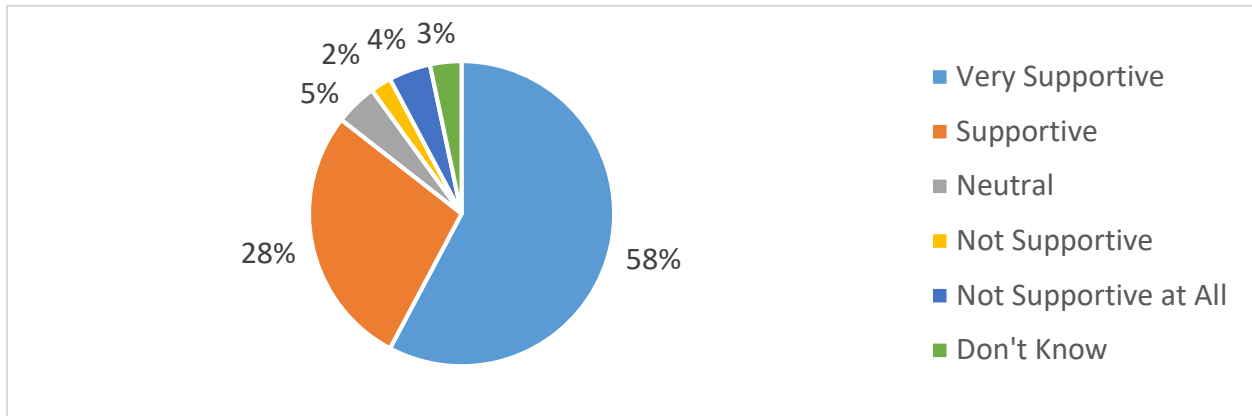
15% OF ALL NEW HOUSING UNITS SHOULD BE AFFORDABLE FOR LOW-INCOME HOUSEHOLDS, EITHER FOR RENT OR PURCHASE.



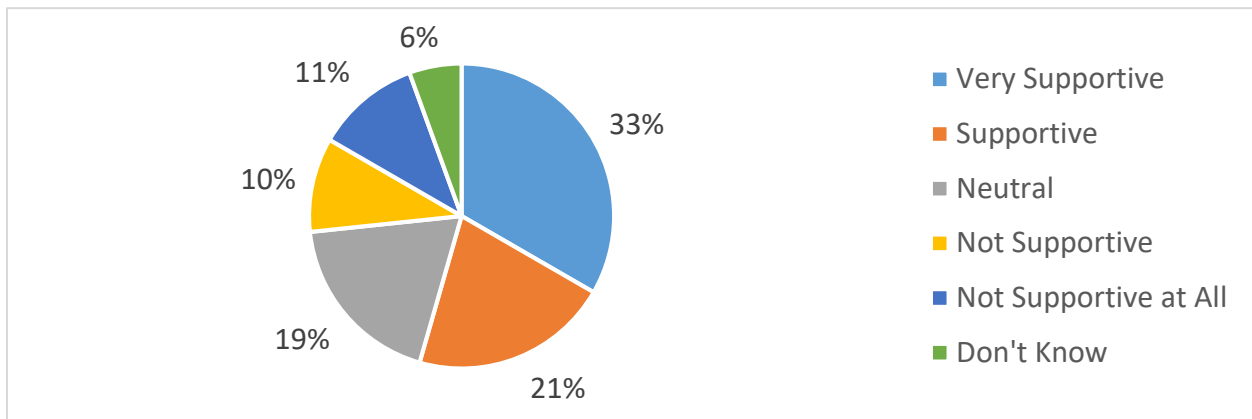
5% OF ALL NEW HOUSING UNITS SHOULD BE AFFORDABLE FOR HOUSEHOLDS WITH MODERATE INCOMES, EITHER FOR RENT OR PURCHASE.



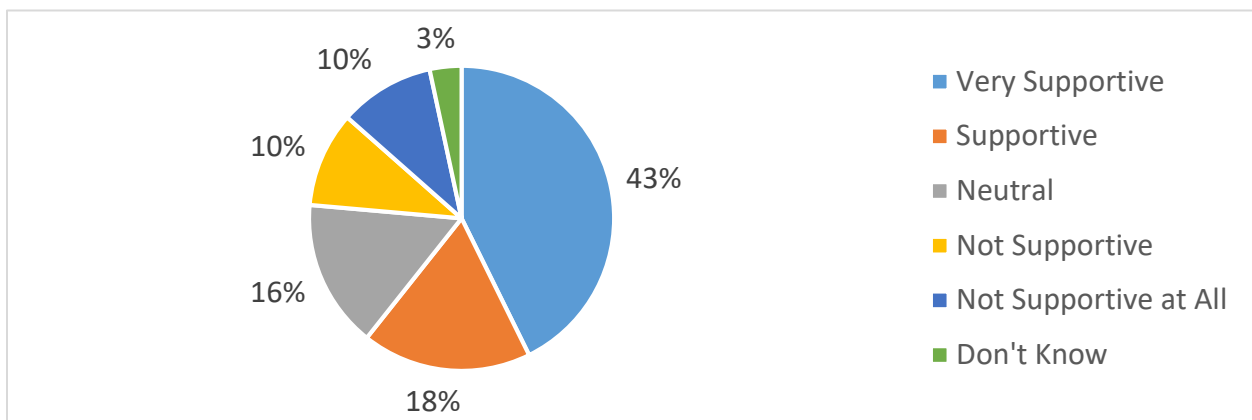
MULTI-FAMILY DEVELOPMENTS FOR RENTAL SHOULD BE PERMITTED IN AREAS CLOSE TO TRANSIT LINES AND AMENITIES.



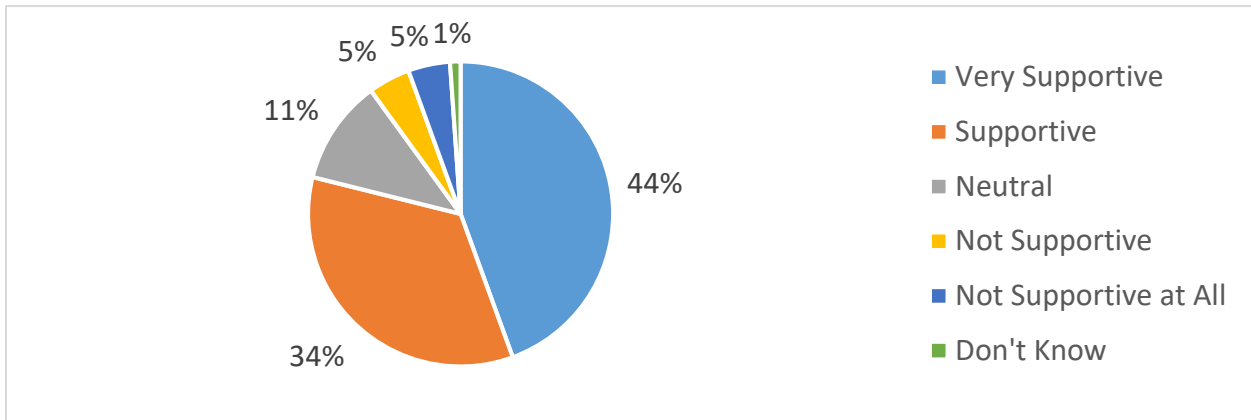
THERE SHOULD BE LOWER PARKING REQUIREMENTS (I.E., THE NUMBER OF STALLS PER BEDROOM) FOR AFFORDABLE AND SUPPORTIVE HOUSING NEAR TRANSIT.



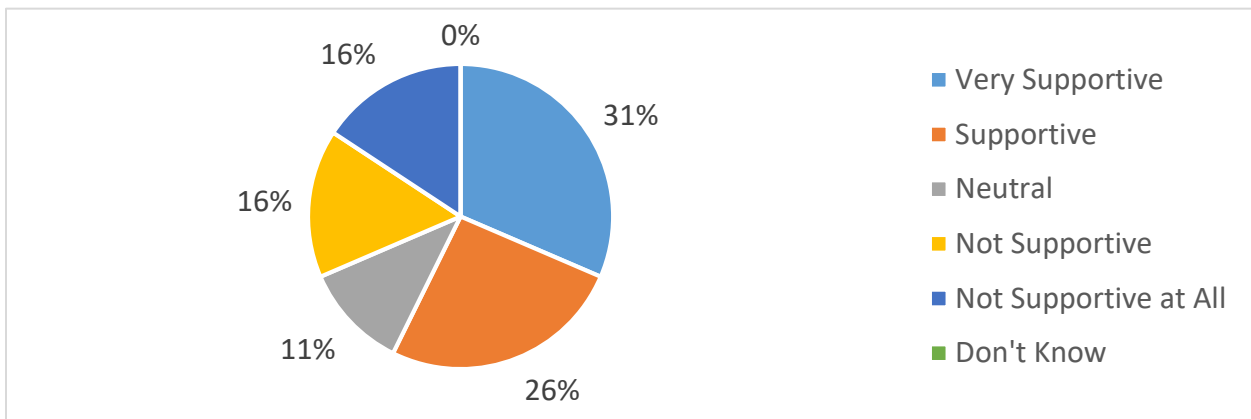
SHARED HOUSING ARRANGEMENTS WHERE UNRELATED PERSONS CAN RESIDE TOGETHER SHOULD BE PERMITTED IN ALL RESIDENTIAL DISTRICTS.



THE MUNICIPAL DEVELOPMENT PLAN POLICIES SHOULD SUPPORT MEDIUM AND HIGH-DENSITY RESIDENTIAL DEVELOPMENTS IN LOCATIONS NEAR TRANSIT, EITHER FOR RENT OR PURCHASE.

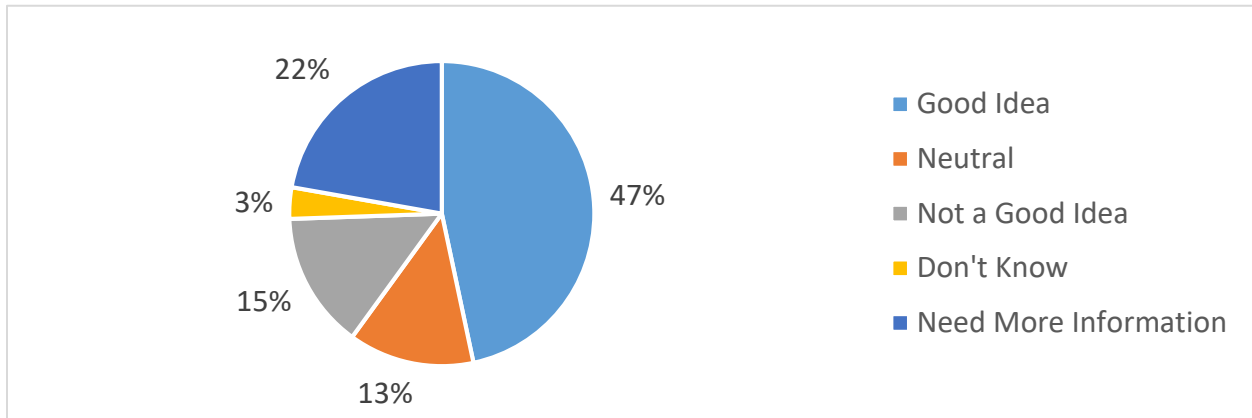


THE MUNICIPAL DEVELOPMENT PLAN POLICIES SHOULD SUPPORT MEDIUM AND HIGH-DENSITY RESIDENTIAL DEVELOPMENTS IN EXISTING LOW-DENSITY NEIGHBOURHOODS, EITHER FOR RENT OR PURCHASE.



## POTENTIAL IDEAS

Q2 SHARE YOUR THOUGHTS ON WHETHER YOU THINK THE IDEAS BELOW MIGHT BE GOOD FOR THE CITY TO CONSIDER EXPLORING AND EXPLAIN YOUR ANSWER  
**ESTABLISHED AREAS GUIDELINES** TO ENSURE NEW DEVELOPMENT FITS WITH THE CHARACTER OF EXISTING NEIGHBOURHOODS



### KEY THEMES

#### Good Idea – 47%

- Aesthetics and characteristics (look, height, density, etc.) should conform to the existing neighbourhood, particularly in older, established neighbourhoods
- If infill and new buildings are too different from the existing look and feel of the neighbourhood, it could reduce property values and cause residents to leave the neighbourhood
- Should include controls for property maintenance, reduce public nuisance, and prevent illegal behaviour

#### Neutral – 13%

- New development should be permitted in moderation to provide a diversity and mix of aesthetics

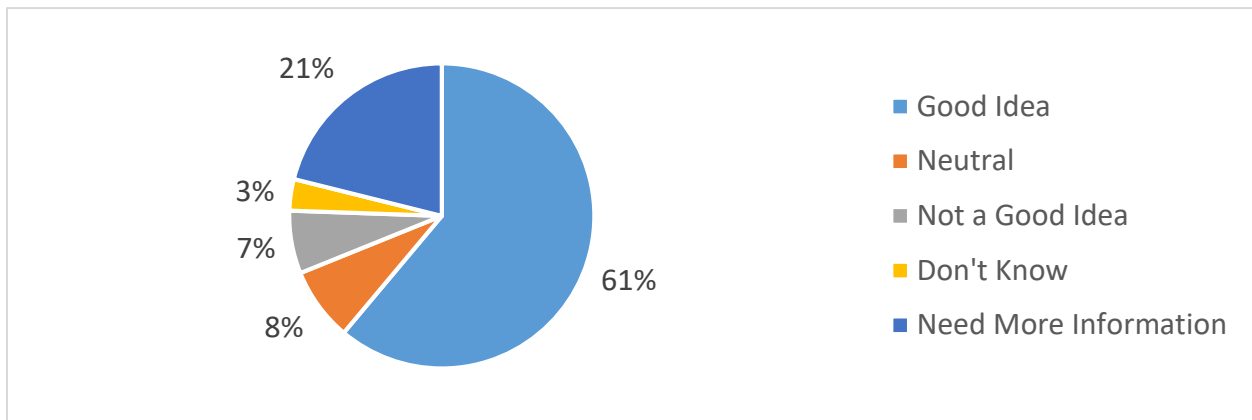
#### Not a Good Idea – 15%

- Guidelines should not prohibit opportunities for affordable housing; allowing affordable housing is more important than strict guidelines

#### Don't Know – 3% and Need More Information – 22%

- Need more information on how "Character" would be defined and by whom
- Need more information on what the guidelines contain and refer to (density, architectural controls, size, etc.)
- Aesthetics change over time; concern that guidelines would limit positive change and can adapt to changing aesthetic

**ENGAGEMENT AND COMMUNICATIONS POLICY FOR INFILL HOUSING DEVELOPMENT**  
TO ESTABLISH A PROCESS FOR NOTIFICATION, COMMUNICATIONS AND ENGAGEMENT  
FOR ADJACENT RESIDENTS AND THE LOCAL NEIGHBOURHOOD



**KEY THEMES**

**Good Idea – 61%**

- Those impacted most by a decision are aware and have a good understanding of the approval process
- Those who are impacted most by a decision have a right to be involved in the decision-making process
- Public input and awareness is needed, but it needs to be balanced if change and innovation is needed

**Neutral – 8%**

- Concern about public resistance to change

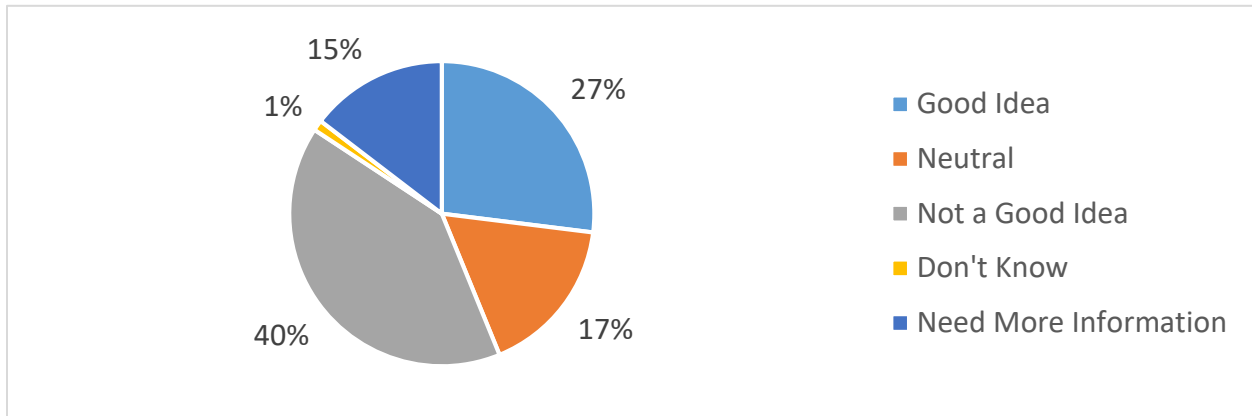
**Not a Good Idea - 7%**

- Concern about adding time and costs to the development process
- Concern about public resistance to change
- Not needed if other controls are in place

**Don't Know – 3% and Need More Information – 21%**

- Needs more information on the types of communication and engagement proposed
- A lack of understanding the purpose and level/promise of an engagement process

## INCREASED DENSITY ON SINGLE LOTS TO ALLOW UP TO THREE DWELLING UNITS ON AN EXISTING SINGLE-DETACHED LOT



### KEY THEMES

#### Good Idea – 27%

- Increased density is important to prevent sprawl and provide affordable housing options
- Opportunity to create sense of community and safer, more activated spaces
- Parking capacity needs to be considered
- Needs to be in strategic locations to limit impacts to adjacent neighbours
- Density changes should be implemented over time, so the change does not overwhelm a neighbourhood

#### Neutral – 17%

- More information is needed

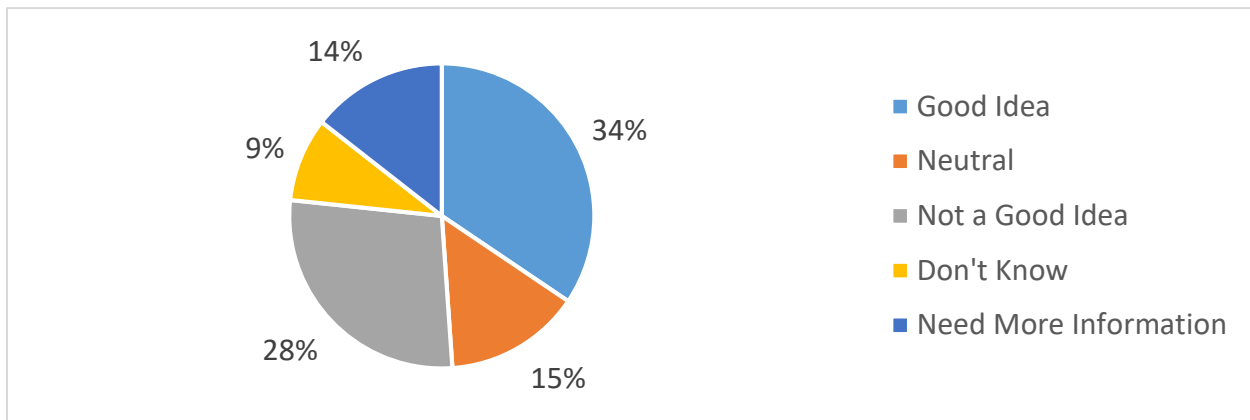
#### Not a Good Idea – 40%

- High density is not desired as it feels crowded and large lots with private space for personal use is important
- Concern about existing neighbourhood infrastructure capacity (parking, sewage, water, etc.) can support an increased population density
- More eco-friendly to modify existing buildings than develop new units on a single-detached lot, and it is important to maintain greenspace

#### Don't Know – 1% and Need More Information – 15%

- Depends on location of infill and if neighbourhood infrastructure capacity (parking, sewage, water etc.) can support an increased population density
- Important to maintain greenspace

**REMOVE MINIMUM PARKING REQUIREMENTS FOR HIGHER DENSITY DEVELOPMENT NEAR TRANSIT ROUTES LIKE 3RD AVENUE AND MAYOR MAGRATH DRIVE AS FEWER PEOPLE WOULD NEED ACCESS TO A VEHICLE**



**KEY THEMES**

**Good Idea – 34%**

- The City should encourage car-free options because:
  - Cars take up space, and parking and vehicle operation cost is expensive
  - It is more eco-friendly
  - This idea provides options for people without cars, such as low income and seniors
  - It increases transit use
  - It is an opportunity to revitalize and reactivate the downtown core
- Transit capacity and affordability needs to be improved

**Neutral – 15%**

- Transit capacity (routes/network, frequency, size) and use is insufficient to support this idea
- Needs clarity on options for people who do own cars to ensure on-street parking is not impacted

- Some people have reduced mobility and are unable to use transit

**Not a Good Idea – 28%**

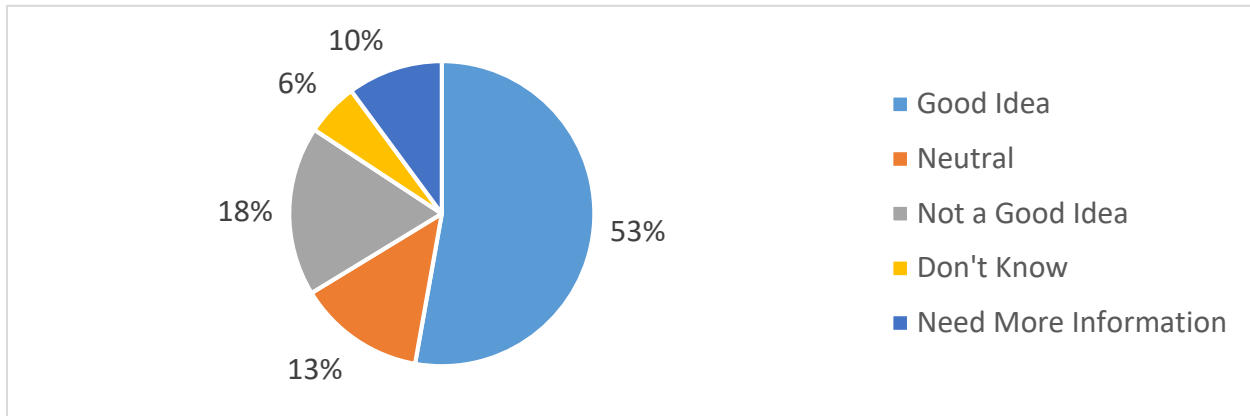
- Street parking is already crowded in some areas, concern it will be made worse
- Many low-income residents have vehicles and require parking
- Transit capacity is insufficient to support this idea

**Don't Know – 9% and Need More Information – 14%**

- Needs more information on the impacts
- Ideas for alternative solutions could include park and ride or parking space rentals
- Transit would need to be improved



## INCENTIVES FOR DEVELOPERS TO PROVIDE A CERTAIN PERCENTAGE OF AFFORDABLE AND/OR HOUSING UNITS IN A DEVELOPMENT



### KEY THEMES

#### Good Idea – 53%

- Will push developers to invest in more creative options for affordable housing
- If affordable housing is more profitable for developers, it makes it more feasible
- Quality and aesthetics are important characteristics to maintain with affordable housing development
- A percentage of affordable housing should be a requirement

#### Neutral – 13%

- Concern about developers profiting from taxpayers
- Rather than incentives, it should be a requirement

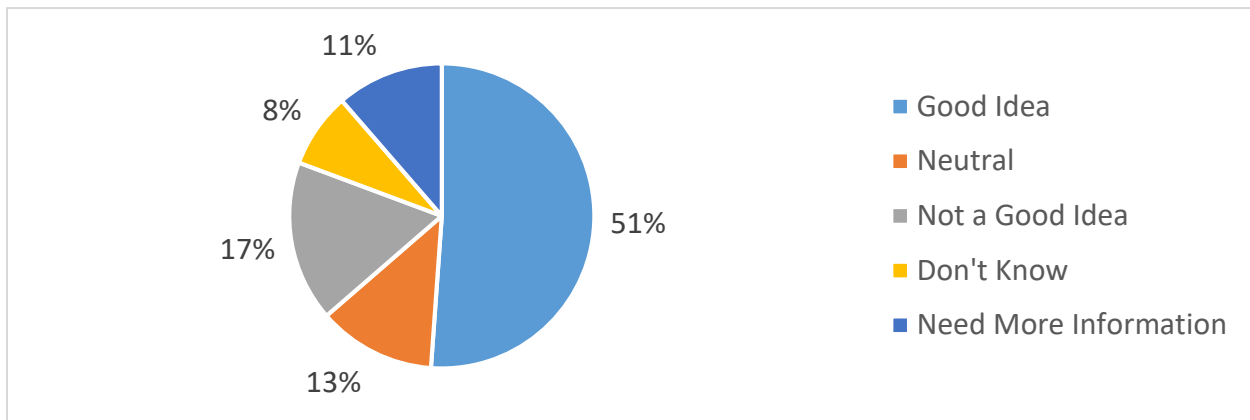
#### Not a Good Idea – 18%

- The market should let supply and demand determine what is developed
- Need to limit government interference
- Concern about developers profiting from taxpayers
- Solutions should be met through other regulations and requirements such as:
  - A percentage of affordable housing should be a requirement
  - Make it easier for citizens to get into home ownership and get a mortgage

#### Don't Know – 6% and Need More Information – 10%

- Need more information on the types of incentives and percentages
- Quality and aesthetics need to be maintained

**REQUIRE A MINIMUM PERCENTAGE OF 2- AND 3- BEDROOM UNITS IN NEW MULTI-UNIT BUILDINGS TO SUPPORT DEVELOPMENT OF 2- AND 3- BEDROOM UNITS FOR FAMILIES**



**KEY THEMES**

**Good Idea – 51%**

- It is important to ensure family-oriented options are available and prioritized
- It is currently difficult to find family-oriented options
- It is important consider diverse and inclusive options for multi-generational and large families

**Neutral – 13%**

- Only if there is a need
- Size, quality and flexible spaces are important

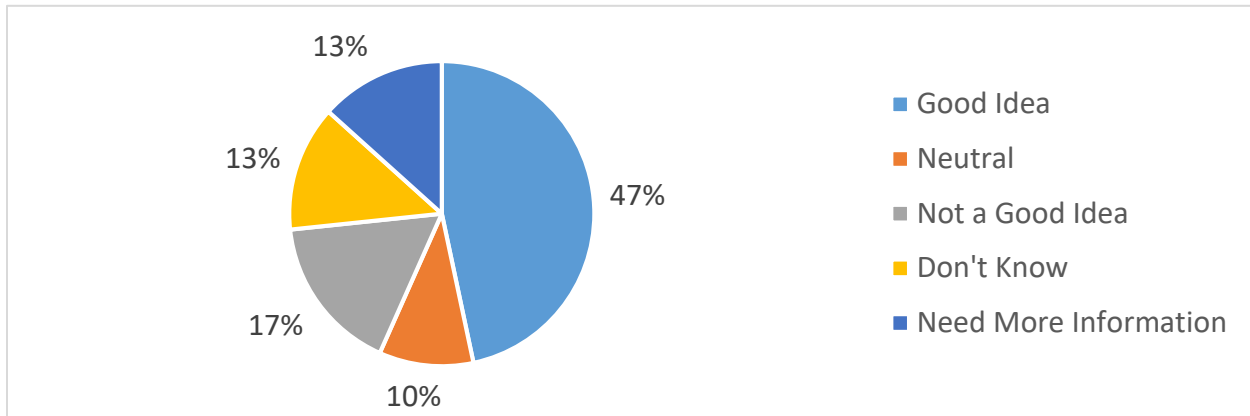
**Not a Good Idea – 17%**

- The market should let supply and demand determine what is developed
- There must be an existing need in order to develop 2- and 3-bedroom units
- Single bedroom units are also important for singles and seniors
- Some concern about increased noise with proximity of smaller units to larger units

**Don't Know – 8% and Need More Information – 11%**

- Important to consider adults who do not want to live near many families/ children due to potential for increased noise
- Need a better understanding on the subject

## RENTAL CONVERSION POLICY TO PROTECT EXISTING RENTAL HOUSING STOCK BY LIMITING RENTAL UNITS BEING CONVERTED TO CONDOMINIUMS



### KEY THEMES

#### Good Idea – 47%

- It is important to protect and maintain rental stock for people who cannot afford or do not want to own a home
- It is currently difficult to find a good rental property in a good location, and rent costs are increasing
- It is important to have available rentals for seniors, low income people and students

#### Neutral – 10%

- Affordable housing is important with both rentals and new developments

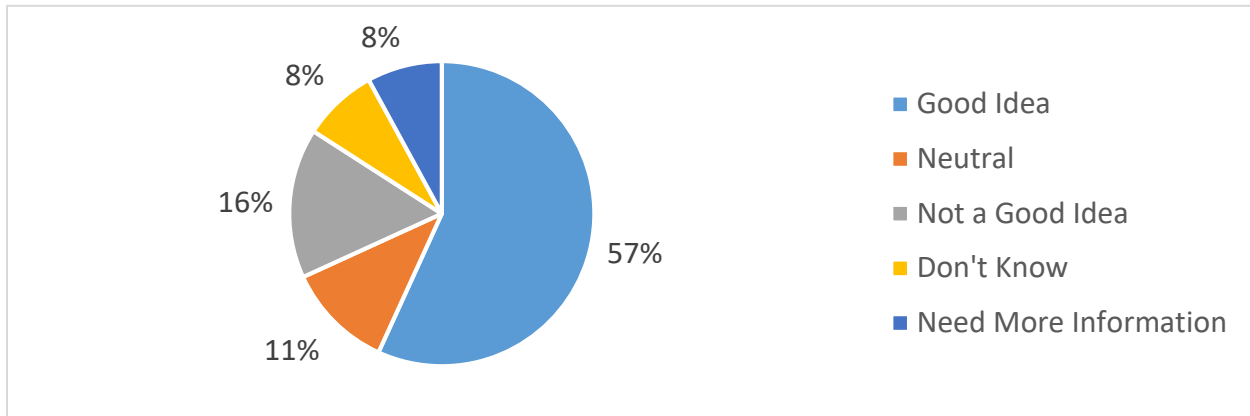
#### Not a Good Idea – 17%

- Affordable rentals are important; however, the market should let supply and demand determine what is developed
- Should not restrict what owners are permitted to do with their property

#### Don't Know – 13% and Need More Information – 13%

- There must be a need in order to support more rentals
- Property owners' rights should not be limited

## CITY LAND ACQUISITION STRATEGY TO SUPPORT THE CITY IN BUYING LAND FOR THE DEVELOPMENT OF AFFORDABLE AND SOCIAL HOUSING



### KEY THEMES

#### Good Idea – 57%

- Aesthetics and quality are important
- The City could be a leader in addressing affordable housing

#### Neutral – 11%

- Location is an important consideration
- Could be addressed through alternate solutions, such as supporting increased density, limiting property speculation, restricting short-term rentals and providing incentives to developers

#### Not a Good Idea – 16%

- The City should not be spending resources in this area

#### Don't Know – 8% and Need More Information – 8%

- Affordable housing is important, but this may not be the best way to achieve it

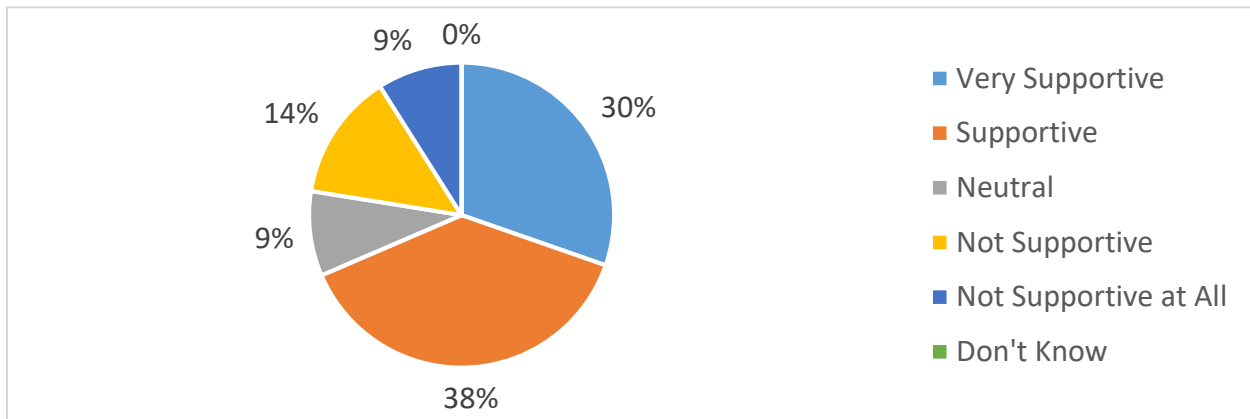
DO YOU HAVE ANY OTHER IDEAS YOU WOULD LIKE TO SHARE?

#### KEY THEMES

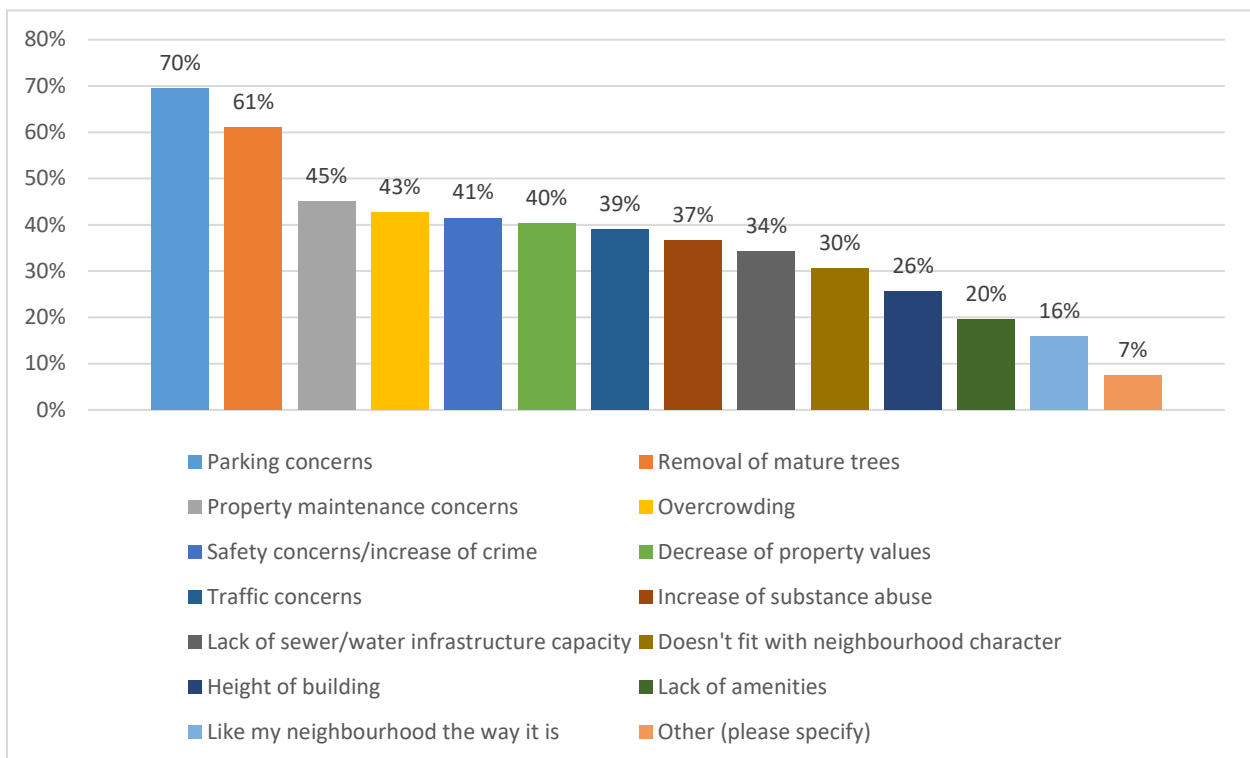
- Rent controls to protect renters from increasing rent prices
- Tax incentives for developers and landowners to create affordable and higher density housing options
- Reduce barriers to home ownership
- Consideration for single bedroom affordable housing for singles and seniors
- Improve the transit system to support high density
- Increase density with multi-unit dwellings
- Increase density in strategic locations, such as the downtown core
- Maintain low density and protect mature neighbourhoods
- Eco-friendly and sustainable options, such as sustainable energy (solar panels, wind, etc.), tiny homes, and eco-friendly materials
- Support innovative and creative solutions, such as tiny homes and communal spaces for recreation and agriculture (community gardens, beehives, etc.)
- Ensure that new developments are required to have good quality construction and aesthetics that match the character of the neighbourhood

## INFILL HOUSING

### Q3 HOW SUPPORTIVE ARE YOU OF PERMITTING DUPLEXES IN ANY RESIDENTIAL DISTRICT IN THE CITY?



### Q4 WHAT CONCERNS DO YOU HAVE ABOUT REDEVELOPMENT OF LOTS IN EXISTING NEIGHBOURHOODS TO PROVIDE DUPLEXES AS A HOUSING OPTION IN LOW-DENSITY RESIDENTIAL NEIGHBOURHOODS?

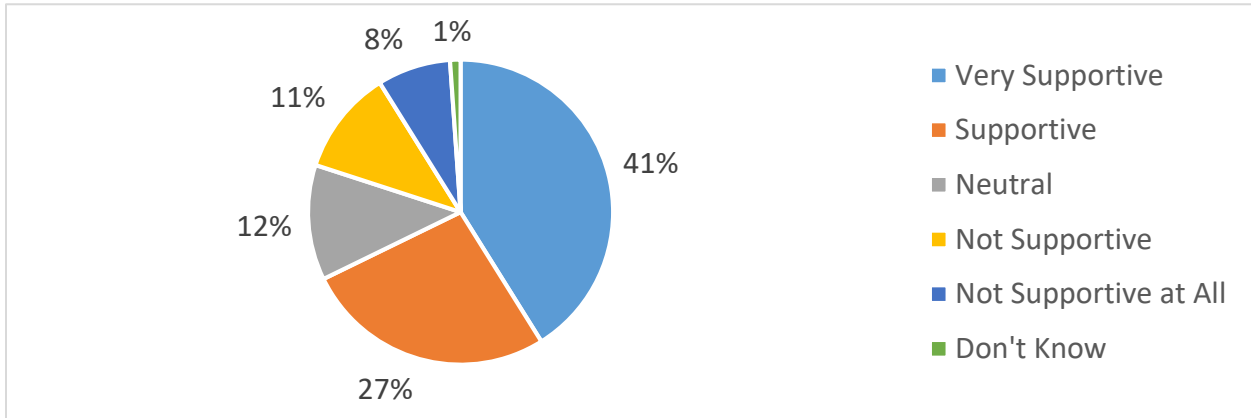


DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

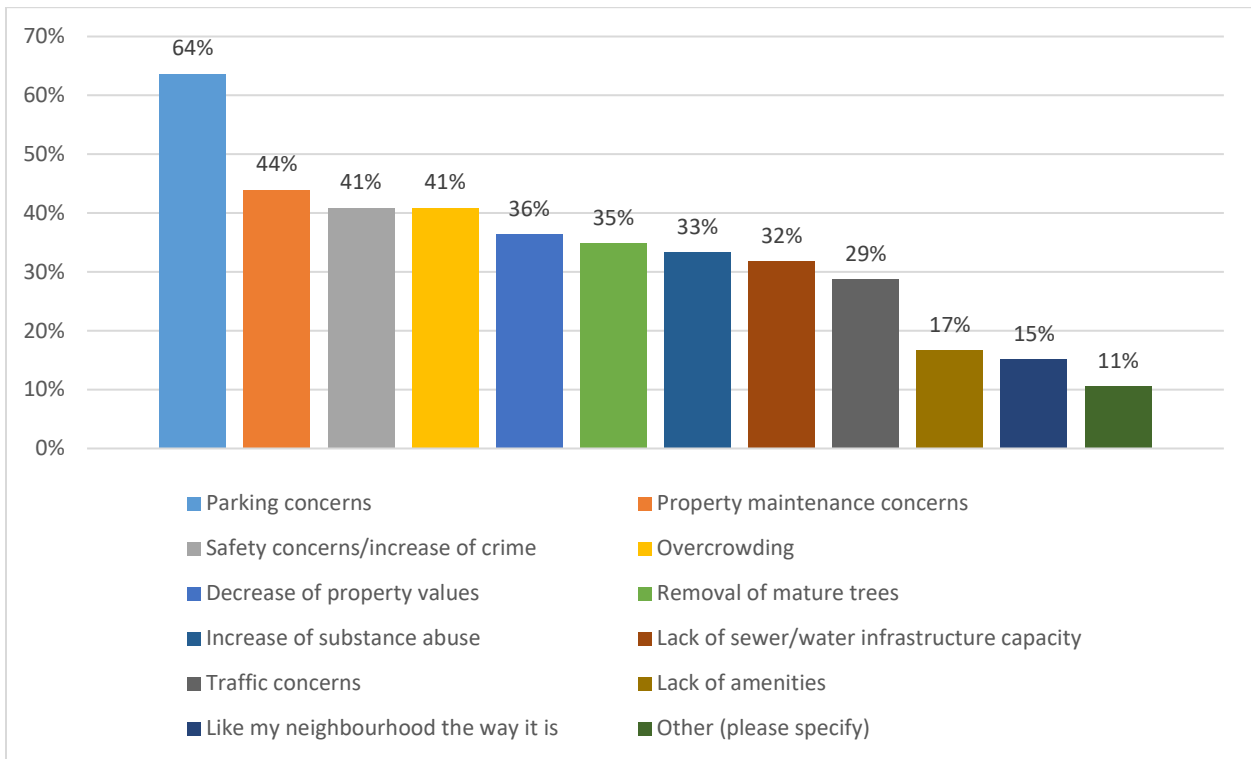
#### KEY THEMES

- Height and aesthetic controls are needed
- Impacts to neighbours' properties need to be limited, such as availability to natural light
- Duplexes should be located in appropriate areas with amenities and access to transportation
- Duplexes should not be permitted in existing neighbourhoods
- Engagement is needed with the community
- Neighbourhood infrastructure capacity needs to be able to accommodate increased growth
- Owners should be required to maintain the property
- Some duplexes are already being developed and have been working well in some neighbourhoods

**Q5 HOW SUPPORTIVE ARE YOU OF PERMITTING SECONDARY SUITES, SUCH AS BASEMENTS SUITES, SUITES ABOVE GARAGES OR GARDEN SUITES IN ANY RESIDENTIAL DISTRICT IN THE CITY?**



**Q6 ARE THERE ANY PARTICULAR REASONS WHY YOU WOULD NOT SUPPORT SECONDARY SUITES IN ANY RESIDENTIAL DISTRICT IN THE CITY?**





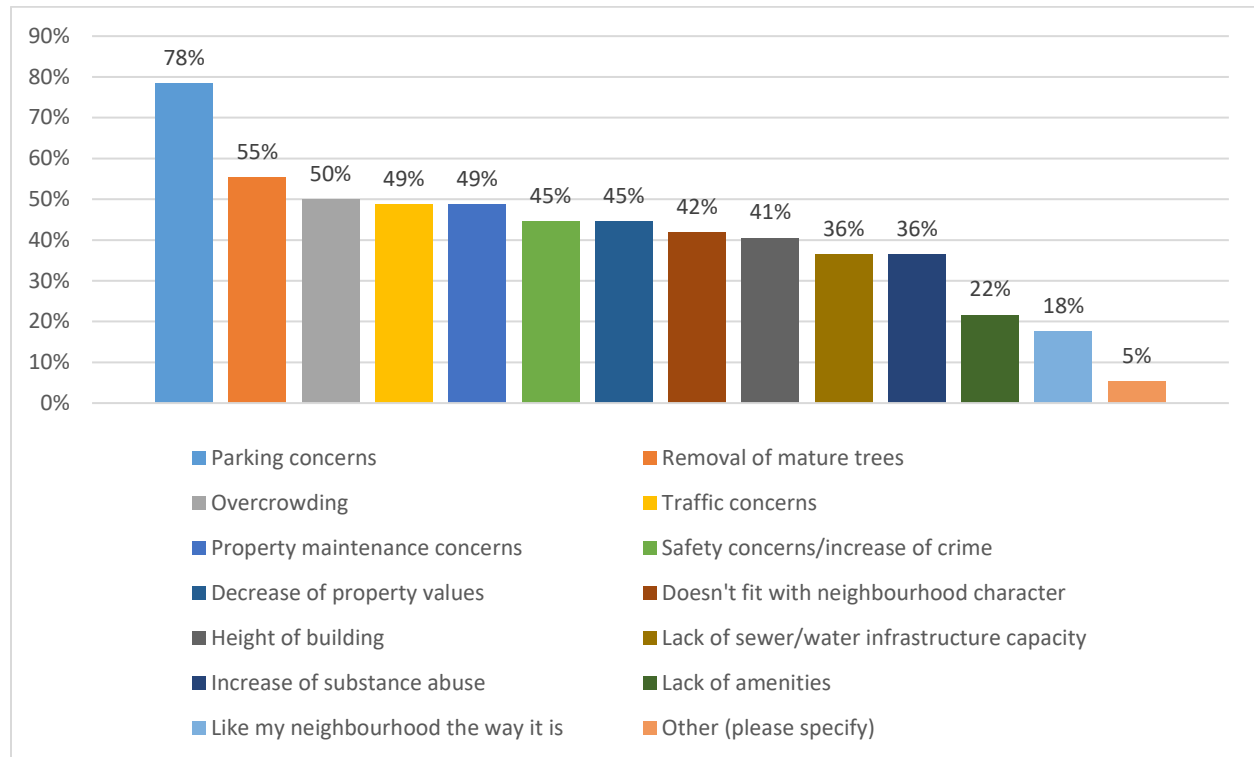
DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

#### KEY THEMES

- A majority of community agreement should be required
- Mature trees need to be protected
- Parking concerns need to be addressed through innovative solutions
- Secondary suites provide a reasonable form of increased density in neighbourhoods
- Garden suites are not supported as there is not enough room for two dwelling units on a lot in some of the newer communities
- Property owners need to be held accountable for maintaining their properties
- Need to ensure secondary suites meet all building and safety codes and have been inspected
- Concerns about increase in crime due to illegal tenant behaviours and lack of police and bylaw enforcement
- Only certain areas should permit secondary suites – not city wide

## MULTI-FAMILY HOUSING

### Q7 WHAT CONCERNS DO YOU HAVE ABOUT REDEVELOPMENT OF LOTS IN EXISTING NEIGHBOURHOODS TO PROVIDE ADDITIONAL MULTI-FAMILY HOUSING OPTIONS SUCH AS TOWNHOUSES, FOURPLEXES AND LOW-RISE APARTMENT BUILDINGS?



### DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

#### KEY THEMES

- Important to engage with the community
- Duplexes should be located in appropriate areas with amenities and access to transportation
- Neighbourhood infrastructure capacity (water, wastewater, parking, transit) needs to be able to accommodate for additional use and growth
- A sense of community and architectural controls are needed to ensure more support of this type of development
- Concerns about increase in crime due to illegal tenant behaviours and lack of police and bylaw enforcement
- The market should determine what is developed and when
- Maintain low-density neighbourhoods; restrict this type of redevelopment to a percentage of the neighbourhood

## ADDITIONAL COMMENTS

### Q8 DO YOU HAVE ANY ADDITIONAL COMMENTS ABOUT HOUSING IN THE CITY?

#### KEY THEMES

- Affordable housing options, including affordable renting options, is needed and is important, in particular, for people with low income, seniors and Indigenous People
- Sprawl needs to be limited and neighbourhoods should include a mix of amenities and services
- More density should be considered in the downtown core
- High density housing should not be developed in low density neighbourhoods
- Additional transit options are needed to help decrease traffic and parking issues and increase overall affordability reduce residents' reliance on vehicles
- Concerns about increased crime, substance use and illegal activities
- Cost of living, including property taxes and rent prices, is high and continues to increase
- The City should not be, or should limit, spending resources for housing

## IDEAS TOOL – WHAT WE HEARD

There were seven ideas provided using the ideas tool. The ideas provided by residents below highlight the characteristics that are important to them regarding the development of new duplexes and secondary suites, and multi-family housing styles like fourplexes, townhouses, and low-rise apartment buildings, that best fit within the existing neighbourhood context.

### IMPROVE HOUSING

#### HOW DO WE IMPROVE HOUSING IN LETHBRIDGE?

*No responses received*

### WHAT'S IMPORTANT

#### WHAT'S IMPORTANT TO YOU?

**Idea:** Small accessible apartments

- Comment response: I like this plan. I also like the idea of several homes around a little park.



**Idea:** Use of small housing units

- My house's east face is windowless and faces a fairly busy street, making for wasted grass space. A portable house such as a container home could fit there. In this area redevelopment is more common than infill. The City could retain ownership and management of a tenant.

**Idea:** Pleasing multi-unit development

- Could Lethbridge replicate the Olympic Village in Montreal? It looks good, doesn't create wind tunnels and it is apparently pleasant to live in attracting a variety of people.

**Idea:** Laneway/garden/garage suites

- A simple way to promote increased density in all neighbourhoods. Lanes seem to be utilized for less and less with garbage pickup shifted to the streets. Not to mention these suites act as mortgage support for homeowners.



**Idea:** Small scale neighbourhood mixed use

- Subtle density increase with small scale residential opportunities helps build complete neighbourhoods. Would be great along 13 St N, around the hospital, downtown, etc.



**Idea:** Larger scale mixed use

- For targeted areas of higher density. This would be great for Downtown, 3 Ave S, MMD, old London Drugs/24hr Fitness, and our old grocery sites — Safeway north and Sobeys South



**Idea:** Multigenerational mixed-use area in the warehouse district

- The same sort of development occurred with the brewery district in Edmonton. We need to do something to encourage more people living in the heart of our city rather than rely on expensive urban sprawl on the West side and North sides of the city. It has a more neutral carbon footprint in that people live directly with the amenities they need and don't have to rely on transportation. The current warehouse area the east of downtown is underutilized and prime for a development of this sort.



## NEXT STEPS

Feedback received through the online engagement will help to identify potential changes to the MDP and LUB that are reflective of residents' needs and perspectives and additional engagement will occur prior to any housing-related changes being implemented.

The updated MDP is anticipated to be adopted in Winter 2021 with the next phase of public engagement for the MDP set to begin mid-June 2020. More information on the MDP process can be found by visiting: <https://getinvolvedlethbridge.ca/mdp-2019>

Housing-related LUB updates are expected following the adoption of the updated MDP. Further stakeholder and public engagement will take place before the LUB is updated.





CITY OF LETHBRIDGE

# Housing Strategy and Implementation Plan Engagement Appendix A – Verbatim Feedback

VERSION 1

MAY 2020



## APPENDIX A – VERBATIM FEEDBACK

**Please note:** All the comments below are printed as received. The comments are organized by the questions asked. Comments are unedited as to spelling, grammar, use of contractions, abbreviations, etc. Comments are only edited to remove profanity or personally identifying information.

### HOW SUPPORTIVE ARE YOU OF THE FOLLOWING SHORT-TERM GOALS?

#### ESTABLISHED AREAS GUIDELINES TO ENSURE NEW DEVELOPMENT FITS WITH THE CHARACTER OF EXISTING NEIGHBOURHOODS

- Large structural changes or big developments maybe but it should not be strict on appearance or something like that. I do not know a lot about this.
- In areas like London Road Area some of the homes just on the skirts of the area stick out like a sore thumb and take away from the character of the neighbourhood.
- Older established neighborhoods such as London Road need better protection from senseless destruction. These neighborhoods continue to lose their historic fabric and senses of community with each godawful infill that destroys the mature and historic landscape of the community. If a developer wants a hideous new box, they should build it in the newer developed areas of the city...
- Only to curb the most outrageous building plans, not nice modern developments in older neighbourhoods
- A lot of value in real estate is location, if you allow all areas to become a hodgepodge it will ruin the character of the area and sellability of the property
- Neighborhood with yards & bungalows should not be mixed with 5 storey buildings having asphalt parking lots
- Different neighbourhoods have different characters, which makes them more appealing to live in.
- I need to know what the guidelines are.
- Developers should not be able put in new properties or developments that are inconsistent with the existing look and feel of the neighbourhood.
- your question doesn't say what you are referring to. Are you asking about density, design? In my opinion the mixture of single family and high-density units has proven to bring an element into single family neighborhoods! You purchase a nice house in a nice neighborhood and then a fourplex rental complex goes up and suddenly my back alley became a drug area. at least make this affordable low-income housing for seniors, family's but not allow rental. That would discourage a transient population. Also, there is no affordable senior housing where we can purchase and not be put in situations, we can't manage in a mixed housing situation.
- good idea for downtown areas which have neighborhoods with certain housing styles. probably less important for more recently developed communities.



- The survey question does not detail enough information for me to make an educated answer.
- Neighborhoods change over time and what was character 20 years ago is not character today
- More esthetically pleasing brings more people
- I think the city of Lethbridge should allow people to build mobile homes in the city if they have a 4 ft wall or basement underneath.
- Boxed housing, easily loss of value homes should be avoided. Arch Controls to increase the Aesthetic and higher-grade materials to reduce wear n tear should he considered.
- It is nice for neighbourhods to have their own style or flair.
- you don't want a bunch new modern houses in an area where the houses are older like on the northside around 12th street
- People purchase homes or move into accommodation based on community feelings and do not want drastic changes
- To rebuild very old neighborhoods, it's costly to design old style houses. Affordable housing is key.
- I definitely agree with this. I live in the London Road area and I find many of the infills to really disrupt the feel of a street. Especially the colossal ones that loom over the neighbors. Personally, I would be unhappy if I lived next to that, and it blocked all my light because it's so huge! On a more subjective level I also think they don't look good.
- But on another note, I am a renter, and I live in an older house that has not been very well maintained. It has been for sale for almost a year. The landlord originally owned this house and the neighbor's house and listed them at high prices despite them being not in great condition hoping that a developer would buy them. So, I do think that it should be considered that these landfills are something landlords consider when choosing not to put work into houses, hoping they will be sold and demolished.
- New builds or infills should not be significantly larger or smaller than existing structures. If currently detached homes in area, should not develop high density in area
- What's going to ruin the character more: an apartment building, or the optics of people living in their vehicles?
- Lethbridge needs more affordable housing period. Part of the problem is that existing developments are often for higher income buyers. Established area guides dictate that affordable housing is forced together creating tenement style neighborhoods and food deserts. Affordable housing needs to be accessible throughout the city so that everyone is able to access employment, transit and high-quality food.
- If someone buys a house in a nice safe low density neighbourhood & then the city has the ability to allow high-density low-income housing, then that's not fair. People buy houses in areas they choose. If their neighbourhood changes (especially if the crime rate increases because of a higher population density) then they shouldn't have to pay property taxes. That's not what they signed up for.



- I think that some increase in high density housing is really important to prevent excessive sprawl and unnecessary driving, but tearing down nice old homes to build it isn't the way to go, though some exceptions might be needed
- Not sure what character means in this context. The perceived rich vs poor neighborhoods? Only big single-family homes? Not a good idea. Character
- = Architectural control good and bad depending on zoning. Open diverse and inclusive neighborhoods make for strong communities / cities. Need affordable and appropriate housing.
- Too broad of a question.
- In theory, this sounds good, but it means that neighbourhoods don't change from their "existing character" (whatever that means). It may be better to have a vision for the changes that are always happening within neighbourhoods.
- Example: large apartment complex should not go up in the middle of a suburb
- In order to spread neighbour inclusivity it is important that the dwelling fits in with the character of the existing neighbourhood. If this doesn't happen it will create animosity between the new and old developments and divide the neighbourhood.
- Does "character of existing neighbourhoods" means that old small homes in an area would force new buildings or renovations to stay similar? If so, then I am against that. Communities change, so does building permits and renewable technology for homes, this should be a good thing where older homes keep their character while newer builds/renos show off their difference.
- This will help to minimize conflict and mistakes. If neighborhoods define, how they like to see further development, the chance is they will be supportive of new plans.
- Prioritize affordable housing over aesthetics
- Having guidelines is important for the established areas however they need to be forward thinking and promote growth and development and not prevent or add unnecessary barriers. Change is good for these neighbourhoods do not place too many limits where change can occur as that drives up the price for those areas. Allow natural and organic change.
- Neighborhoods are made up of people, not houses. Don't really care what people live in or where.
- Sounds like a good idea as I interpret it, but others might see it as "architectural standards" i.e. what is considered to match my standards.
- I think neighbourhoods should be open to change, but there should be neighbourhood enhancements to match densification.
- new houses should not destroy natural light options & privacy of existing neighbors
- Ex: gigantic tall houses should not be allowed beside a bungalow style house
- If you purchase a house where it is to be single family only & then it gets changed to multi family; it definitely decreases your value, parking issues
- Tends to create a "class" system in the city.
- Base the project on need and cost, not how it matches the neighborhood.



- I can see the potential benefit of this, in that it allows existing residents and other stakeholders a voice in development. I can also see the potential drawback in exactly the same thing, if single-family homeowners take the same nimby view of density that they have in other instances.
- What are the guidelines? Who decides? How will it be enforced? What about personal freedoms?
- Living in an area in Lethbridge that has a major employer and continuous redevelopment and densification I find it appalling that the City lacks the fortitude to be able to deal with the issues that occur when changing the intent of the area. Faced with increased crime, parking issues and the influx of people that do not respect the character and nature of the area is disconcerting. I realize that the city is changing, but from my perspective - not in a good way. When we purchased in the area it was predominantly single family with 3 apartments and virtually no crime. The area has changed dramatically forcing residents to invest in greater security measures to hopefully mitigate theft.
- Guidelines will help create a neighbourhood where existing residents do not feel threatened or that their properties are being devalued if anyone can build anything they want.
- That said, there are some very creative and aesthetically pleasing designs that mix beautifully in some old neighbourhoods that indeed bring new life to those areas. Not an easy yes/no situation!
- everything ends up being Not In My Backyard and they use the character of the existing neighborhood to defend their decision
- Who would determine what fits the character of a neighborhood? Very challenging.
- Character of neighbourhood should not be limited to housing design but should ensure residents conform to housing rules, number of allowed tenants and pets per household (whether relatives or not), safety, cleanliness and local laws. I resent low income housing in which illicit drug consumption, drug sales, prostitution or other illegalities occur. The quality of my support depends on the quality of measures in place to ensure law and order.
- We need to make Lethbridge accessible to everyone and preventing people from moving to certain neighbourhoods unless they can afford the aesthetic is not okay. Let the development happen
- Present zoning does not always reflect the use of the property. This is usually foreseeable and should be proper for the development to reduce issues in the future.
- Right now, a 50-child daycare centre is a permitted use in an established neighbourhood. Not fair to neighbours next door who put their life savings into their home expecting they could enjoy their back yard in their retirement.
- I think this is a good idea to ensure new developments don't make existing residents resentful and to keep community cohesion. I would not want to see high density development thrown into an established community of low-density homes.
- Have not read any Established Areas Guidelines.



- Developments should be made based off need and not off "fits" of current neighbourhoods.
- Not a priority.
- New housing mixed in old established neighborhoods provide a nice mix
- It could also make neighborhoods more desired and improve the property values of everyone in the area
- Cookie cutter neighborhoods where all the houses are the same (and only a handful of builders are allowed in) are not a positive feature, in my opinion. What is wrong with diversity?

#### ENGAGEMENT AND COMMUNICATIONS POLICY FOR INFILL HOUSING DEVELOPMENT TO ESTABLISH A PROCESS FOR NOTIFICATION, COMMUNICATIONS AND ENGAGEMENT FOR ADJACENT RESIDENTS AND THE LOCAL NEIGHBOURHOOD

- A lack of understanding of the process has always been a problem from both the applicant and the area residents. A clear and concise policy for both sides would go a long way in creating more meaningful dialogue.
- People should be aware of what is being built in their neighborhood
- We had two homes built behind us. The first was fine but the second one left an atrocious mess in the alleyway. I would like to be informed of what they're doing and how they plan on doing it without leaving a huge imprint behind.
- Informing residents about development should been done.
- Local residents need to be made aware of planned infills. Also believe that until an occupancy permit is given for an infill no other until within 2 blocks should be permitted to keep down noise and traffic for neighbors.
- I am afraid that if too much engagement unfolds, the bureaucracy to get anything done will become so burdensome that builders will go elsewhere... the old NIMBY syndrome can take over easily and swiftly!
- It will affect those people the most. They should be aware.
- People are invested in their neighbourhoods and want some control on changes to their community
- Communication is key in improving our city and engaging citizens in caring for each other. Affordable housing must be as aesthetically pleasing and comfortable to live in and look at as any other home on the market. Often push-back against affordable housing comes from misconceptions that low-income housing must be by nature ugly, dangerous and bad for the surrounding area. Introducing warm, welcoming multi family units with garden boxes, bright colors and community engaging elements can strengthen neighborhoods and garner support.
- Communications could improve (newspaper is no longer effective)
- Infill building should not overwhelm or overshadow neighbours without space.
- I usually believe the more communication and stronger engagement the better
- Gives opportunity for open communication and no surprises.



- It's nice to be aware of what's going on in your neighborhood. Then concerns can be voiced and addressed before building takes place
- Does this mean a flyer is mailed out notifying surrounding homes of something? More info is needed. \* Should have definition to hover over as part of survey or terms to know before doing survey \*
- I would be afraid that it would discourage and add time and costs to already expensive infill development that is needed on older neighbourhoods where many old houses need to be redone or replaced.
- With in reason, but there are lots of older housing that will need to be replaced in the next 20 years. This should be an easy process for the person willing to invest in the community.
- Infills can drastically change the feel of a neighbourhood; to keep the neighbourhood community close, conversations and notices should be shared.
- People want to be heard and engaged about where they live and what changes may be occurring.
- I don't know what that would look like and what the goal would be, so I can't comment
- People who live and have lived in area for years should have input in future plans
- Again, people should have a say in what happens in the neighbourhood they chose to live in & pay for.
- Involving adjacent residents is a good idea.
- Everyone has the option for input especially where some residents lived for a lifetime.
- Local residents will appreciate an opportunity to have input in decisions that effect their area.
- Nimby (not in my backyard) tends to be the knee jerk reaction in higher end residential neighbourhoods.
- I would need examples of what this would look like to make an informed decision.
- I do think neighboring residencies should get a say. If they own the place a big landfill next door would impact the value of their home. Even as a renter, it would greatly impact the amount of light my house gets, which could be quite bothersome. What people do next door does impact your livelihood and I would love to see us all making decisions about our neighborhoods as a community!
- I believe public input needs to be enacted when developing in mature neighborhoods.
- Make all hearings consistently applied, West Minister's neighbourhood community plan needs a kick in the behind. Any area where there is an ability to re-purpose ghetto areas should be supported
- I don't even understand the question
- This is a democratic process and will help to minimize conflict.
- Having been involved in the infill process on multiple occasions and in various positions I find that the city doesn't care what the existing neighbors think of the proposed development - only that it "FITS". This is hogwash - parking is critical in all areas of the city. Densification requires 2 car stall - full size as people in Lethbridge live LARGE not small - per unit regardless of the nature of the proposed tenant. A good example of poor



planning was the Hospital Area Redevelopment Plan put forward years ago that was being pushed down the area residents' throats. A great exercise in "Theory" but lacking when it came to the vision of residents in the area which was to maintain the area as single family with some multi family and apartments available. This city has a tendency to lack vision. There was a proposal to develop an area redevelopment plan that took into account the "Right to Light" and other "Best Practices" that other large cities like Calgary have in place. Where is it?? I asked recently and was told it hasn't been done yet. Should we not finish something before we start another!!!

- Neighborhood feedback essential
- Doesn't matter to me.
- I do not support all infill developments
- There is always the nay sayers and those who oppose change, without good reasons. So, it should be taken as a grain of salt.
- (The daycare on the west side by Nicholas S. Is a good example)
- Neighbours or potential neighbours need to be consulted and heard on all infills. Decisions to move into any neighbourhood need to be informed decisions based on future developments and changes.
- Infills, especially in neighbourhoods like London Road, take away from the character of the neighbourhood in a big way.
- Always good to have open transparent communication. Sometimes though calls for strong civic leadership to support right ideas for right reasons. Greater community good. There is a point though when too much density is not great either - need balance.
- good idea but will likely will receive lots of NIMBY - ultimately you have to build where it makes most sense.
- The people in the neighborhood will complain if its a project they don't want in their area. Necessary housing and projects should be placed where required.
- In these beautiful heritage areas, the integrity of the design of the homes should be monitored to avoid an infill that does not keep the heritage aesthetic! big contemporary box units just kill the look of the area!
- Should always be able to be made aware when potential change is coming however within reason. Cannot create a process that allowed NIMBY to proliferate and stall growth and development specifically around density and mixed tenure housing which causes the most angst but is the most needed in the community. We truly need to embrace density (high density for Lethbridge is nothing - let's get over it and move on) and affordable and practical housing options for everyone.
- Hard to make sound progress due to nimbyism and prejudices.
- I think if other policies are in place to ensure the infill will mesh well with the established community then there is no need to have a policy for this specifically.
- hypothetically, contacting the neighbourhood is good, but this is Lethbridge and there's a bunch of assholes here who need to shut up.





## INCREASED DENSITY ON SINGLE LOTS TO ALLOW UP TO THREE DWELLING UNITS ON AN EXISTING SINGLE-DETACHED LOT

- If affordable to low-moderate income, then yes. Otherwise, no.
- Depends on where
- it sounds like your crowding a bunch of people on one lot
- Density increase is not always the best solution to a housing shortage. And often this approach is a City after more tax dollars and not neighbourhood improvement
- Best idea yet! Keeps housing supply up and therefore housing prices and rents down. Keep infrastructure costs to a minimum. Makes for safer and more livable communities (as long as good noise and waste bylaws are in place and enforced).
- I don't agree or disagree with this, I feel like the idea of using existing housing needs to be enforced. A green building is a building that already exists.
- Density is important, moving forward.
- I believe it would need to ensure existing infrastructure can support increased sewer, water, power, and parking requirements. in some areas street parking is already at a premium. as you pave more of these areas for parking, the greater the storm run-off as well.
- Lots are already small and cramped
- Increased density on single lots might mean increased noise, increased need of parking. Not sure if this makes sense. It also means more space will be covered by buildings and less space for yards where rainwater can infiltrate to the ground. How will rainwater be managed?
- I already don't like how the new neighborhoods have such small lots. Let's go back to the old neighborhoods style with big lots and room for a detached garage, and trees along the front blvd.
- Not a fan if becoming a city jammed packed and if any of this means losing green space, I don't think it is worth it
- We need more large housing facilities and less single living housing units.
- older neighbourhoods are not designed for mass population increases, i.e.: sewer & rainwater drainage; insufficient street parking leads to existing neighbours not being able to park in front of own house
- This could cause congestion with parking and garbage collection. It is also nice for the residents to have a bit of green space and not have as many people sharing the common areas.
- As this city ages and "grows", it should grow UP not OUT. We will need to preserve our existing agricultural land, to grow good food locally. City-scapes need to be planned thoughtfully, to benefit everyone, instead of being left to the real estate developers whose motives are for profit mostly. We have already lost a lot of river views and wildlife corridors along the coulee tops that benefit everyone, by developing land too close to the river 'breaks' where the valley meets the prairie.
- Traffic issues
- This really depends on how the regulations are made.





- An increased demand for on street parking and high density/lower rent units lead to neighborhood problems.
- The existing owners did not buy into a high-density neighborhood and it's not fair to lower their property values.
- Increased housing density allows people to access independent housing in a safer manner than some shared housing where many people live in one single detached dwelling. Everyone has a right to a safe comfortable home. Making spaces smaller and more compact in ways that are comfortable and safe (Japanese multi-use style spaces) can only improve our community.
- leave neighborhoods intact, don't force established residents to deal with increased parking issues and increased volume of activity in the area. They invested in their homes in an area because they like it as is!
- I think this has great potential to upset community balance such as having six cars (two per each household) parked on streets never designed to accommodate this. I think this shifts community dynamics too much.
- I think (up to a point) that more people in a neighbourhood, out and about, makes an area safer. But we might try to avoid suddenly having 3 dwellings and 6 parking spots on every lot. Trees and green spaces are also good.
- I think that could possibly be fine. It sort of depends, but I know there is a need for housing here. Some of the older duplex's are very cute. And I know that many of the older houses in this area are apartments. It would definitely be better than one massive house for one single family if I had to choose between the two! Especially this close to downtown in an ever-growing city.
- Limiting to two or three will not disrupt character of neighborhood
- Lethbridge is way behind on the concept of allowing things like tiny homes, mother-in-law detached housing and small backyard rental units. We need to step into the 21st century. Especially now as our economy is on major downturn and people are struggling to find housing options.
- But need distance form any other similar high-density housing for parking considerations
- Need more information.

**REMOVE MINIMUM PARKING REQUIREMENTS FOR HIGHER DENSITY DEVELOPMENT NEAR TRANSIT ROUTES LIKE 3RD AVENUE AND MAYOR MAGRATH DRIVE AS FEWER PEOPLE WOULD NEED ACCESS TO A VEHICLE**

- Density building is important for Lethbridge, you need people living in tall buildings with easy access to transit for both the environment and the economy. Please do not copy Calgary and sprawl out forever, build density now.
- We need to increase our density in our city's core. This may require changing bylaws to help the process.
- Street parking is bad already.
- Just unclear what expectations for parking will be for those who do have car.



- Who says there will not be vehicles spread out in the neighbourhood
- Also helps environmental sustainability
- Parking wars increased tensions and frustration will develop
- Parking and car considerations take up too much space.
- Parking requirements increase costs without providing value, especially as Lethbridge has too much area dedicated to cars already. Increase density, improve transit, reduce traffic!
- Need more information.
- It makes sense somewhat I am just wondering what the implications are or why people would be against that as it is not something, I am personally affected by
- Anything that encourages transit (if transit was actually affordable in this city) is good for the environment.
- I would believe downtown parking restrictions would be better off being relaxed.
- Will not work, will have parking wars
- A vehicle 'lot' near transit collector locations would make sense (park-and-ride) would make sense, would it not? Should not these be in the high-density areas, logically?
- Sounds reasonable.
- I think it can be considered but the assumption that people near transit will use transit is erroneous. If they are high income, they may have multiple vehicles and a major concern is people just occupying all street parking because of increased density when it cannot be accommodated. In general, it likely makes some sense for low income focused housing, but this could create a lot more parked cars on streets than anticipated.
- not everybody likes riding the bus
- Density lowers property values and fundamentally alters the look and feel of neighbourhoods. If you want density - do it in new neighbourhoods where buyers have the choice to put up with it or not
- A lot of lower income housing becomes and rental and with rental the chance for single room rental which can lead to more vehicles regardless of transit availability. This could potentially mean more parking spots required not less.
- Our transit system is not good enough to assume that many people don't have vehicles. Even low-income people have cars or friends with vehicles who will need a parking space. It could cause conflicts if not done properly.
- So many people had vehicles that I'm worried it would just lead to more on-street parking
- This would only work if the existing transit routes were expanded to guarantee people could reasonably be able to make it to their destination by transit, some people have reduced mobility and may not be able to walk far after taking the bus
- Question 6: I am concerned about common ventilation (and the spread of bugs, illnesses, cigarette or other smoke).
- Question 7: Minimum parking requirements should be available to the residents. If they don't require the allotted parking space(s), then the low-income manager can rent the parking spot to the general public.



- not allowed in these types of situations as we are a long ways off from ride sharing rentals with n Lethbridge
- Not sure should be wide open zoning allowing for three residences on all lots may be too intense. Do need ability to be flexible though in allowing for this. Parking is always tough - good idea to have ability to be less strict.
- You would need to improve the bus schedule a bit for this, I think. Some people need a car to get to work, etc., depending on where they are going. If this was the case too, I think there would need to be a closer grocery store. The problem is, there's London Road Market which although very nice doesn't always have the variety of the larger stores that are more challenging to get to by bus (Save On or Safeway in either direction).
- You can't assume just because they are on a transit route that they will use it. There will be upset neighbours.
- Especially if the development is for supportive or seniors housing where the demand for packing could reasonably expected to be lower.
- I know many citizens in Lethbridge that have no need for a vehicle at all as they are on excellent bus routes or have just decided not to purchase a vehicle. Car and ride sharing should also be promoted in our city.
- Car use should be discouraged at every opportunity (as long as good options are readily available).
- Most people have vehicles. It'd be silly to make less parking available.
- It's true that fewer people would NEED vehicle access; but would fewer people actually own vehicles? Something like this needs to be part of a longer-term, integrated transit plan.
- It is a good idea; however, transit must be good enough that most people in these areas can actually use it.
- Current minimum requirements are work.
- The city, unfortunately, is built for car traffic. I think students and budget-conscious people (and others) might opt for walking/transit/biking if they were easy and safe. How to do this in a culture that insists that it is their right to drive everywhere is difficult.
- Those people still have cars. That decision will just crowd surrounding streets.
- Even if fewer people have vehicles, there are always visitors and if parking is not available then neighbors will be finding visitors vehicles I. Their areas.
- This is not true - check parking around the low-cost housing development by China Town south of Arby's. Parking is at a premium 24 hours a day. There were supposed to be "NO CARS" as the tenants were low income and didn't drive - BS!! If you build it, they will come bringing their cars with them. Why also have you not implemented a complete 2-hour parking zone around the hospital that extends from Mayor Magrath Drive to 13th Street and from 6th Avenue to 12TH Avenue South? You are relying on neighbors to deal with the virus as it is slowly killed off in one area and then starts anew adjacent to that area? The only way to build that type of housing is to put an enforceable caveat on each tenant or purchaser's rental agreement of purchase agreement that they "Cannot own a



vehicle" that requires any type of parking. As for parking - do a survey and rethink the measurements of a stall - vehicles are getting larger - not smaller!!!

- There should be less private parking in general outside of residential areas.
- There are still people that need to park around their houses even though they live close to transit. Depending on what the residents do as a job taking transit isn't an option. Example a carpenter
- Many households have more than one vehicle, even with access to transit.
- This only works if you actually fund transit.
- Confused by these transit questions especially the one in previous section that spoke about transit lines. don't think we have those. But more confusing is this notion of more density near transit. in Lethbridge we have and will continue to have a broken model for transit which is based on equal service everywhere. Transit routes literally cover 3/4 of the city so what your asking is density everywhere? No, transit needs to be offered in much higher frequencies on major routes incl. university drive, Columbia drive, scenic drive, 6th Ave, 13th St, downtown, MMD, etc. and then you can priorities these areas for density. The best transportation plan is a good land use plan and the best land use plan is a good transportation plan. This work has to be done together and has to happen if we expect change.
- People have too many cars anyway. When I was a kid, one was plenty.
- We should be encouraging people to live without a full-time vehicle. City should encourage car-free life.
- Not everyone owns a vehicle. Some people would like to go without a vehicle. Creating ways in which individuals can more easily access housing in the downtown area will promote a more vibrant and safe downtown area. Increasing the frequency of transit will also make it easier for people to live in areas near their employment.
- Lower income people often don't have vehicles.

#### INCENTIVES FOR DEVELOPERS TO PROVIDE A CERTAIN PERCENTAGE OF AFFORDABLE AND/OR HOUSING UNITS IN A DEVELOPMENT

- It will kickstart more affordable housing and will encourage builders to consider creative options for providing new, safe and beautiful homes for folks who would otherwise never have the opportunity to even think about purchasing
- Need support for developers and builders to get more appropriate affordable housing. Building is costly, affordable housing is hard to cash flow - capital investments make sense vs ongoing operational dollars. Front end investments help to make affordable housing an opportunity to break even and perhaps provide a chance for good cash flow lowering need for ongoing long-lasting need for support.
- This will cause developers to cut corners. & be even more of a waste of money.
- Depends on the incentive. They need to make a living. They do not need to become wealthy on the taxpayers' dime.



- I believe that everyone should be able to purchase a home for their family. There is too much red tape and crap people have to do to qualify for a mortgage. I pay more in rent than I would with a mortgage. It is wrong on so many levels
- Not enough affordable rentals in Lethbridge as it is.
- Just don't make it a boondoggle that allows developers to build a small number of not-really-affordable affordable units and pay no taxes.
- What kind of incentives should the developers receive? They are already getting paid enough.
- why doesn't the government find a path for people to home ownership instead??  
increased density, remove the mortgage stress test, increase mortgage duration, allow for zero down mortgages, allow it as a second mortgage (can be government loan NOT interest free BUT indexed to inflation so the time value of money doesn't erode my tax payments)
- Waiting for a building developer to build housing for low income is to wait for pigs to fly. You must give reason to capitalism to care about socialism housing, otherwise you end up like Toronto and Vancouver, etc. where affordable housing is a tent in the park.
- Some tax incentive or something to get homes built and ready for more influx of people moving to this windy city.
- What incentives? Not all incentives are a good idea.
- Cost can add up in developing lots, and building lots, so offering incentives would be good. Cost of building multi family is pricy, and the actual land development is quite pricey/making lots expensive as well.
- As long as those incentives get passed, to a degree, to buyers. The incentive needs to exist to make sure that developers aren't losing out dramatically, but making a percentage required as part of the larger piece should be factored into costs. Increasing an incentive as the required percentages climb is a good idea but shouldn't increase without the percentages increase.
- Not necessary
- This is an excellent idea but would have to be balanced with the cost of the incentives offered. I also see that there are quite a few spec houses currently built or being built that a very large percentage of our population could never afford unless they had two incomes in the household. We need to convince builders to do some downsizing.
- We are a society that is still driven by profit. Developers need the monetary issue resolved as they completed developments.
- The market should decide - governments rarely do a good job of incentivizing the right behaviours and do not understand the profit drivers of the construction industry - i.e.: if companies can't make a decent profit they will not build it regardless of nickel and dime type incentives - AND more importantly... why would municipal tax dollars be used to subsidize housing for certain groups over others.
- Affordable housing is crucial
- Let market dictate what gets built
- Do not subsidize developers.



- It's not happening on its own so would say we need to do something different.
- Sometimes developers give in different ways to help a community prosper. So, it would be nice to encourage this more through incentives. I am in the residential construction field myself.
- well built, stylish and affordable housing would be lovely.
- how many units?
- Why are we incentivizing developers - they are in it for the money and the market will dictate what is constructed. If we are looking at a redevelopment and want low cost densification with close proximity to transportation and shopping, I think the time is perfect to look within. The area south of City Hall is perfect to build a massive low-income complex. We as citizens have already purchased the area and it would be a spectacular use of this area and show that Mayor and Council are not suffering from "NIMBY" disease!
- they won't do it otherwise
- I have no data on this, so I have no opinion.
- If we want more affordable housing in Lethbridge, we have to make it more attractive for developers.
- Good idea to a point.
- What kind of incentives? We assume all developers are for-profit motivated.
- We have a major homeless and low incoming housing problem
- Lethbridge continues to allow affordable housing to be demolished. Developers buy up affordable housing and replace it with unaffordable mcmansions.
- Developers make lots of money, they should do this because it's the right thing to do! I'm sick of corporations getting paid to the right thing! They make money regardless!
- Good idea, but what would the incentive be? And why do Developers have to have an incentive? Why don't they want to build affordable housing?
- If there is a demand for this type of housing, they will build it. Stop interfering with the market. Why subsidize builders they make lots of money already and at the expense of a regular taxpayer - come on!
- Probably required to make it happen.
- It's difficult for people to afford housing if they are not making more than minimum wage or working part time. It's important for people to have affordable housing and not have to worry about if they have a place to live
- In order to maximize participation this should include incentives for nonprofit organizations to work with developers in developing the housing types most recommended in the city housing needs assessment. The largest incentives should be made available to those developments that allow for non-profit organizations, developers and government (all levels) to work together in a 3P development relationship.
- It costs the same to build low income housing as it costs to build regular housing. There is no market-driven incentive for profiteers to build low income housing as it cuts into their profit margin. Low income housing should be obtained and supervised by a city or



region so that the city or region is accountable and responsible for ongoing supervision. I see incentive to developers as an attempt for municipal powers to wash their hands of their own supervisory duties.

- Not only incentives but requirements. Affordable housing is the responsibility of everyone, including builders.
- The present "try to get every house about the same look/value/appeal to certain demographic" thinking leads to neighbourhoods all attracting one certain age group, or type of family. If there could be a variety of types of accommodation available in a neighbourhood, attracting a variety of types of people, it would be more interesting/helpful/safe.
- Incentives are only good if there are parameters in place on affordable housing. The housing must be as comfortable, spacious and well-built as any adjoining "non-affordable" units.
- I do not think that forcing or incentivizing a percentage of new development to be for low-income individuals is wise. I think the private sector is best suited to balance this and the city could consider things such as rent controls instead if they wanted to get involved. I think this would lead to cutting corners in such developments to lower costs and make the developments not attractive on the secondary market beyond the sole use of low-income housing.
- I know nothing of the economics of building. I think it's an industry in great need of innovation. Why not have affordable space and adapt it for families looking for accommodation - change the building to suit the tenants/buyers rather than the other way round. Changing tenants could mean building modification, but that possibility might support stable residency. Building affordable units - does that mean cheaply built? Maybe the same goes for the rent/purchase arrangement?
- What building innovation could improve life for residents of Lethbridge.
- Instead of incentives, just make it a requirement.
- Depends where the building is
- I would like more housing like The Haig for low income seniors like myself
- Personally, I don't think they need an incentive for this, I think it should be a requirement.
- Just make it law. Developers make huge amounts on crappy construction here, and due to the city's regulations, only a select number can even build. If they want to charge over 500k for a tinderbox with slapped on granite counters, at least make them make tinderboxes for the rest of us.

**REQUIRE A MINIMUM PERCENTAGE OF 2- AND 3- BEDROOM UNITS IN NEW MULTI-UNIT BUILDINGS TO SUPPORT DEVELOPMENT OF 2- AND 3- BEDROOM UNITS FOR FAMILIES**

- I'm not sure, I don't fully understand this. But I guess partially the issue probably is that they can charge more for a lower quality single bedroom apartment? That's what I've noticed in many of the places around here.





- no one is going to come out of the covid19 pandemic unscathed financially
- not everybody requires more than one bedroom
- Not sure what is being asked for here and why
- Unless Lethbridge wants single people or childless couples to live here, why would you NOT build 2-3-bedroom housing? Seems like a stupid question. Families, especially immigrant families need these 3-bedroom housing which means you get a growing population (more taxes!))
- Finding units for families is often difficult.
- I would have to know what the minimum percentage would be.
- I'm not sure all buildings of a certain type should only target similar potential residents.
- I think the bedrooms should be more since people have more than one or two children.
- Society is growing and requires more room for families.
- If there's a shortage of 2- & 3-bedroom places, then I'm in support of this.
- Supporting families is important.
- They will probably do that anyways; apartment buildings always have a mix.
- Would also suggest 4+ bedroom options to give consideration to our Indigenous and ethnic populations who have large family sizes and have multigenerational living. Also, more likely to be lower income so seems like a good fit.
- Trying to find a 2-bedroom was exceptionally frustrating but trying to find a 2-bedroom with enough room was even harder.
- More family rentals please.
- Too restrictful should allow one-bedroom units.
- Not sure it's up to the developer
- Other than current demographics, one can not predict future needs. Build what you can that is currently representational of demographics with design features upon building that will allow some latitude for conversion of unit from 2 to 3 bedrooms if necessary.
- Could be a good idea but size matters. Flexible, decent sized spaces that can be reconfigured would be better. A basic shell with kitchen space and separate bathroom where one could install temporary or moveable walls would be ideal.
- Good for families and roommates alike.
- Most minorities have larger families, and this will accommodate them.
- Making this kind of housing family friendly benefits neighbourhoods and reduces barriers.
- Again - given the changing demographics and housing preferences in our society... flexible design should take precedence over specific bedroom numbers.
- Families require these living arrangements.
- Let the market dictate. Professionals know best, not bureaucrats
- I agree with creating affordable places for families
- Low income families deserve the same housing as families making more money
- Families are important
- People need the option of rental options for larger families. Also allowing for a certain percentage of larger units could attract more young families into this city.





- Need has been shown for more primary rental market housing.
- I would assume if demand is there a developer would include these units, why would you force them?
- Many larger units do not want families in their buildings as children are noisier. And, others do not want to have a group of roommates In Their units (students) because of noise as well. So, to mandate a certain number of 2-3-bedroom units may create other issues. Not sure what current guidelines are... can a building say, 'no children'???
- Requiring developers to build to suit a mandate set forth by the city is foolish! Market demand will dictate what is required! Less government is always best - If I wanted to be told what I have to do rather than decide what I should do I would still live in my parents basement and work for the family business. There is a housing issue present in our community, but it will not be solved by Big Brother tactics - there is no civic, provincial, of federal commitment for solving this issue.
- Should have always had this.
- Either that or much smaller one-bedroom places so that you can fit more units in a complex.
- I think extra insulation of some sort to decrease noise.
- Townhouse, yes.
- so, you discriminate against single people? Allow the free market to intervene
- Don't interfere with the market.
- I think if a development is designed to be for single bedroom living and the market has a need for this, then there is no reason to force this otherwise. Some people desire this lifestyle and I don't think they should be forced to have neighbors that don't fit the type of quality of life they want.
- could be noise & busy issues, some people prefer to live in similar size units to keep units to similar noise. i.e.: shift workers or retired or single people may not want to live next door to large families.
- The demographics are shifting to smaller families. If anything, the housing needs suggest that more singles or empty nesters, many of them seniors would be the fastest growing demographic. So, more emphasis would be to require a minimum 1-bedroom units in new multi unit housing. If we're concerned about development of housing for families, more support should be given to low density, low cost or rent, single family dwellings.

#### RENTAL CONVERSION POLICY TO PROTECT EXISTING RENTAL HOUSING STOCK BY LIMITING RENTAL UNITS BEING CONVERTED TO CONDOMINIUMS

- If we are to learn anything from Vancouver, Toronto, and Calgary is that by protecting rental units is to keep the YOUTH in the city, otherwise they leave town.
- Rental units are a must have for cities. If every unit became a condo, then the city only cares about businesses and not citizens. Rental unit quotas keep people housed and avoids "tent cities"
- A tough call. In sense of need for more primary rental good. Sometimes though condos might be good for affordable housing.



- These converted condo's provide good entry level housing.
- Minimum wage does not allow for sufficient wage upon which to live independently. Minimum wage jobs are not stable. In order to address accessibility to owning v renting society has to be able to address the gap between rich and poor.
- More government interference in the market will only have unintended consequences - look at the disaster that is Seattle or San Francisco for examples
- Agreed, as not everyone can afford or wants, to switch from rental to condo.
- not everybody can afford condos
- How can you tell the owner they can't do this
- Let the market dictate
- As long as there is room to replace rental units in the form of new developments, I'm for it.
- Again, the idea of preventing an owner from providing home ownership to a sector of our society is ludicrous. The issue is that lo cost housing should be central in the city as well as developed by the local government with provincial and federal funding. Mandating a building owner to continue to rent a building that was purchased prior to any level of government decision of its intended usage places the government in the precarious position of potential litigation - a total waste of taxpayers' dollars. Future construction could have caveats placed on them during development.
- not everyone can afford to buy condo & still pay condo fees
- some people need shorter term living arrangements
- Seems a bit too hands on and trying to guide the market. Too much effort to try and control. Create an incentive rather than control and punishment.
- I have no data on this, so I have no opinion.
- Conversion to condos often means cost increase and loss of affordable housing. toughen up the rights of landlords to deal with problematic tenants as often conversion is the only way for landlords to eradicate dead beat tenants
- We need to have a good choice of rental units as a city. Converting apartments to condos decreases that choice and puts those who cannot or do not want to purchase in desperate situations.
- Too restrictive on property owners.
- It can be very hard to find rentals with a good location, and that is worsened by them being turned into condos
- Once again free-market interference. FIND a way to make people owners, not subsidized renters, give a man a fish he eats for a day, teach him to fish he eats forever.
- Not experienced in this, so I don't have much to input.
- Please protect
- I don't know enough to make an informed decision.
- Need to stop the increase in rising rent prices. This is a good way to do that.
- Condominiums not the best model for future development.
- If Rentals are converted to condominiums and there is a demand for more rental properties, they will be built.



- If there aren't enough rentals maybe but it's not really fair to the owners of the units to impose restrictions. Sometimes people get fed up with tenants who won't pay & take advantage of the system & constantly wreck things so it would be better for them to sell.
- Restricting landlords' freedom is not desirable.
- Condos kill rental opportunities.
- This is necessary so that no one is forced out of their homes and into less desirable living situations.
- I understand there can be concerns in ensuring low income people have places to rent but denying a property owner the ability to stop renting the unit and turning it into a condo because of this seems too intrusive. If units are left unrented because owners do not want to rent them out, that will also cause problems for the city.
- Yes! As a renter it's getting harder and harder around here. London Road has way less rentals then it used to.
- In other areas where this was allowed it took away from the rental pool to make way for luxury conversions and took out a whole rental resource!
- Less condos
- Gives a level of security to renters.
- Rental units are necessary & must be protected from vulture capitalism
- While I agree rental stock needs to be maintained, it may be more attractive to developers who want to convert older rental space to condominiums, that they need to build new rental stock as an option.
- We have to make sure that there are places to live for students and young people who a just starting their careers and done have the savings or income to purchase property or pay high rental costs.
- Condos and condo boards need better regulation
- I would support the policy of specifying conversions being encouraged for low cost seniors or supportive housing developments along with incentives to go along with development, rather than just limit conversions all together.
- Rental stock has to be protected and supply increased. On a related note, short term rentals should be highly regulated and kept to a minimum. If people need the income of short-term rentals to make their mortgage payments, then they can't afford a home.

#### CITY LAND ACQUISITION STRATEGY TO SUPPORT THE CITY IN BUYING LAND FOR THE DEVELOPMENT OF AFFORDABLE AND SOCIAL HOUSING

- Taxpayers are exhausted by the city spending already
- Long as all projects are tendered, set architectural control and buildable areas. Then split up the project to numerous builders so you get varied project, and innovative ideas, while not being accused of unfair selection processes
- Please don't waste a bunch of money. It shouldn't cost millions to acquire land & build some simple housing...



- Would support this idea as long as every residential area didn't have to include multi-family housing. Need more single-family home developments not ruined by overcrowding like Southbrook community.
- Better bylaws to increase density and limit property speculation and house flipping will go a long way to keep housing costs down. Clamping down on short-term rentals and providing the right incentives to developers should then be enough.
- Lethbridge needs a way higher volume of low income and affordable rentals, especially 1 bedroom or bachelor units for youth 18-24.
- The city would do a better job focusing on quality affordable housing \* versus a developer doing minimum code for profit
- We definitely need more affordable housing. I am not sure what the best way to do that is.
- The city cannot afford more social programs.
- Affordable and social housing is not a for-profit undertaking but is a public good. There needs to be universal affordable housing, and less for-profit housing, especially in rental markets.
- Would like what land is trying to be bought clarified as we are already on treaty land and closely located to a reservation
- We need places to live.
- Love this, great idea!
- Required.
- The city wants to get involved in that?! Why not just mandate it
- depends on the land
- I'm not interested in my tax dollars going to social programs like this.
- The city must champion affordable housing because developers won't
- the city should not be in the business of affordable or social housing.
- How much money do we as a city waste on these projects, you can lead a horse to water, but you can't make them drink? People are homeless because of their choices. The taxpayers are tired of paying for City Council to feel like good guys while they spend our money on projects that have little to no chance of success.
- Our city needs to not only step up to the plate on this but should lead the charge. Developers, by definition, are only looking for maximum profit on investments. We more freedom to engage in food production at home including bees, chickens etc. We should offer incentives for
- Best investment as long as the locations make sense and it is managed properly.
- 17 has no question. See question 16 for my answer.
- NA
- Less government the better
- Depends on what the strategy is.
- I do not think the city should be focusing on spending resources in this area. I feel like this is should be left to the private sector
- I did?
- read the above answers



## DO YOU HAVE OTHER IDEAS YOU WOULD LIKE TO SHARE?

- Mature neighborhoods like London Road need protection from senseless destruction and unsuitable development for the area.
- I just want to say again that myself and I think most people like the older neighborhoods with big lots, room for back alleys and detached garages and fire pits. The new neighborhood designs are so dense that the houses are almost touching. It's not very nice. Also, the City should be planting Elm trees on all new boulevards.
- Another thing I'd like to say, when planning these new developments, just use the grid style road system. The haphazard road system in a lot of new developments is just bad planning. Name with streets and avenues.
- Really happy to see strong support for affordable housing and housing across the continuum
- Help people get a home of their own to purchase. Single parents, people with disabilities often cannot purchase a home.
- affordable and low-income places for individuals/solo renters
- make safe affordable housing for elderly and seniors, there is non in this town. I don't understand how a 1-bedroom townhouse can cost more than a house and carry the same if not more taxes than a house!
- Isn't it time that we really took a long look inward at the costs of operating this city? Wages, benefits, development of expensive white elephants (Casa, YMCA, Twin Rinks, Blue Cart, etc.) are out of control. We need a wholesale change in thinking in this city - a fiscally responsible one. Wants are "NOT" needs!!
- adjusting taxation to encourage high density housing
- Rent caps. Lethbridge's rent is beginning to increase dramatically. As a growing city we need to implement rent caps to protect renters! Especially as a university city! I would love to see rent caps implemented in Lethbridge.
- Create more developments in the south for just single-family homes, no multi family developments.
- More social housing complexes. There are not a lot of apartment buildings outside of the west side by the university. We need more complexes that can support large numbers of folks. The city is getting bigger and bigger by moving outwards. We need to move upwards and build larger housing units. Apartments, condos, etc. They can be multi-bedroom or single bedroom. It doesn't matter. But not every new housing unit needs to be a single-detached house with a huge garage and a huge yard. That is not the lifestyle that the majority of our citizens can achieve at this time.
- Any viable strategy for improving density of dwellings requires a functioning transit system, and we don't have one. We won't have one until funding improves and we start changing public perception of transit/pedestrians. We are routinely yelled at for using crosswalks, and when we complain about foot accessibility, we get told to get a car.
- Transit needs funding and should be as low cost as possible as a service/utility.
- If you want to revitalize the downtown area, then provide incentives to developers and change bylaws to vastly increase density. Many more rental units, condos and mixed-use



spaces are needed. As density increases property taxes should go down and should be lower than other areas to begin with.

- implement environmentally friendly construction for less energy consumption or even no energy consumption. Like Positive Energy Homes. Implement green building requirements. Decentralized energy generation with solar, wind, geothermal. Housing will be more affordable if it needs less energy.
- All low-income housing must be environmentally sustainable to lower utility bills for landlords & renters
- Thank you for engaging the community.
- Keep in mind the feelings & safety of your taxpayers. The people who are investing hundreds of thousands of dollars should get more input than people who (may or may not) pay a few hundred dollars for rent.
- Some strategy... reads more like an NDP social manifesto than anything else. Why is the city trying to override demographics and market forces?
- I do like the idea of creating density and allowing easier application for infills. I build with Habitat for Humanity, I love the philosophy of "A hand-up, NOT a hand-out". In the long term when the governments need to pay back all this money they have borrowed, what will be left to continue to fund social housing. FIND a way to enable people to become owners and stop the perennial use of public funds to stop those who don't wish to better themselves from being bailed out indefinitely. There needs to be a balance between those who need "true" help, and those who "game" the system.
- This survey is important, and I hope for Lethbridge's sake affordable housing and density housing gets done. Be a leader and avoid "tent cities"
- I support the idea of different approaches to neighbourhoods, such as mother in law suites or tiny houses with shared bath/kitchen facilities, or communities sharing garden/kitchen/meeting rooms. Would there be a way to have an "other" zoning for innovative ideas?
- Would love to see a "community" of tiny homes in Lethbridge
- If the city wants to increase the amount of affordable housing for sale or rent, you've got to become creative in attracting people to build. Tiny homes, homes without basements (on slab builds), allowing 2 or 3 structures - suitable for habitation - are just a few ways to decrease costs of a home
- Need innovation. Indoor and outdoor recreation and business/ service space, maybe as part of this housing development. Maybe even a party area.
- Simple, good quality materials and building could be longer-lasting and less costly in the longer term than cheapo builder "affordable housing." It might be attractive to more affluent residents as well as those in need of support.
- Could we have something other than a tower? Invest in a high-end, innovative architect or a competition for a design.
- This would be a great time to invest in a different kind of city. I believe Post-covid world will be very different from what we've known.



- How about a small home community, with easy access to transportation. Include a park and more communal gardens.
- We need tiny home lots and communities. We need to allow people the opportunity to produce more food at home be it a couple chickens, a beehive, or large front yard gardens.
- Let the market dictate! Quit wasting taxpayer money on council pet projects.
- Implement any changes in the mayor's neighborhood first to test
- Let the market work out the issues, stop subsidization on houses, save money and lower my taxes
- It is not necessary to have multi family housing in every neighborhood
- Low income housing is important but keeping property values is always a concern. It's a hard balance and I'm interested to see how this plays out.
- Others concerns include the type/quality of builders putting up high residential buildings.
- Please restrict all new apartments and tall buildings within 1 km of flight path starting at Chinook Regional Hospital for STARS flights. Too many municipalities have not done this and then had to allow tall buildings causing additional risk for medical helicopters. Thx.
- no
- Huge amounts of Lethbridge are dedicated entirely to cars - parking spaces, parking lots, roads, exchanges, medians, etc. Reducing the amount of parking space required to build is a great step, and I think it needs to go further. Parking lots need to be taxed by the city at a higher rate, as that land is effectively useless. Tax credits and cuts to anyone that turns a parking lot, especially downtown, into a multi level parking garage would be fantastic, and doubly so if it is free in the evening or dedicated to residential in the evening. For example, parking is charged from 8-6, but is free after that, so that anyone who lives in the area has a spot to park. Church parking lots sit empty 6 days a week, and that needs to be explored as available options during the week. Finally, people are happy to walk if they don't expect parking. For example, if I go to the mall, I know I have to walk throughout the mall, so I don't begrudge that walking. I do begrudge having to park really far from an entrance. If we eliminate street front parking in a lot of downtown, people won't be upset not finding a parking spot right in front of a business. Open up frontage, make space walkable, and it plays right into downtown development with less parking but more moving around!
- Landlords need to be held to some sort of accountability. People are renting bug infested and moldy dumps and getting away with it. Rent is also very high for a small city.
- I feel like the best route for the city to take on this area for providing low income housing is to not focus at all on new development. Let the private sector manage that. Instead, if the city is going to be involved, I think they should focus on existing development and either renovating/purchasing in this area.
- More well-built seniors' housing going forward, but not single-bedroom institutional style apartments. Rather, two-bedrooms or more to accommodate couples and family-





style living instead of 'warehousing' seniors who are still active, mobile, and engaged in the community. More 'village-style' developments in neighbourhoods.

- Mixed use developments in older, central, or along major transportation corridors should be encouraged to support the lifestyles associated both with an aging population and multigenerational demographics. To have a 'Seniors Lifestyles' neighbourhood with needed amenities for that lifestyle mixed in with spaces for younger families similar to Seton Village in Calgary and Blatchford in Edmonton coupled with moving into older established neighborhoods would reinvigorate those often-underutilised neighbourhoods. The warehouse district just east of downtown would be a perfect development zone. Just look at what Edmonton did with the brewery district. We need more development in the central core to bring more people back to the heart of the city and stop the growth of expensive urban growth in the west and north part of the city.
- We're having a hard time finding lots available for rental units with the City of Lethbridge. No clear answer in what is available if we want to expand our rental inventory.
- Alberta espouses a responsible, accountable model of caring for and providing for those who are at-risk, vulnerable and in need of housing and welfare. Whatever position Alberta takes on the issue of low-income housing, it has to reflect a reasonable, viable, well-thought out and implemented plan for those requiring low income housing options.

#### WHAT CONCERNS DO YOU HAVE ABOUT REDEVELOPMENT OF LOTS IN EXISTING NEIGHBOURHOODS TO PROVIDE DUPLEXES AS A HOUSING OPTION IN LOW-DENSITY RESIDENTIAL NEIGHBOURHOODS?

#### DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

- Plans for the duplex would need to demonstrate the least disruption to the landscaping on the lot, have height restrictions that are compatible with existing structures and not be allowed if sewer infrastructure cannot support.
- Provide funding to allow developers to build houses that are more in line with the feel of the neighbourhood instead of metal and wood boxes.
- Destruction of historic feel and character of community.
- Lower property taxes for businesses might make it more feasible for small, local businesses to get established in low-density neighbourhoods. This would bring in amenities to these neighbourhoods while benefiting the local economy.
- Increase police patrolling in that neighborhood and area.
- Put in an actual apartment building or condo unit.
- would rather see multi unit developments
- 75% neighborhood approval should be required to change existing rules
- Have an information gathering meeting and invite the public. Outline proposed location and offer the chance for input on design, style, size, supervision, etc. from the public.
- Compile a tentative plan with building size, number of units, parking allotment(s), green space, supervision plan complete with dates and a series of 3 building benchmarks (from





secured builders who work to deadlines and benchmarks to get paid instead of getting paid first)

- Use media to share this plan and its three phase benchmarks.
- Proceed with building based on any required alterations to stage 1.
- Use media to share progress to the end of stage 1 and ask for input/suggestions.
- Alter / proceed with building based on required alterations to stage 2.
- Use media to share progress to the end of stage 2 and ask for input/suggestions.
- Alter / proceed with building to completion.
- 4. Address concerns by altering or addressing the concerns of the 3. meeting.
- 5. Have a public meeting when the last
- ask the neighbourhood
- This city refuses to take into account the neighborhood values and views. It just wants densification at all costs and wants a cookie cutter approach that can be applied in ALL circumstances. Building a 30' high building 4' from the property line and barely allowing for on-site parking and adequate amenity space is a joke. The neighborhood style must be adhered to. If it is one story construction with a certain type of streetscape present any redevelopment MUST maintain the character and feel. Where is the consideration of the neighbor to the proposed development that no longer has privacy or light required to grow a garden or shine into a window? Did they buy into the neighborhood only to have what they purchased taken away without consideration of compensation? Densification at all cost is poor development. Lethbridge has many areas that have tall development with total land usage and no amenity space present with the potential to develop more. You can't make more land available in existing areas and cannot recreate the feel of a neighborhood by poor development.
- Limited duplexes per neighborhood following assessment. Thorough application progress and consideration of other options. Available and affordable housing teams for help individuals find the most appropriate housing solution and consider other options.
- Don't do it... limit such developments to new areas properly designed for such
- Don't. Allow. Changes. Of. Zoning.
- Seriously. Just don't do it. It's not fair. Those examples are rare cases. It'll cause nothing but problems.
- Leave the city alone let the market figure it out, safe money, lower taxes.
- No. The city will gradually become more crowded, there's not much can be done about it.
- I don't have any concerns as I believe that a properly designed duplex will not detract from current neighborhood
- Already we have some duplexes popping up, which are far nicer than the older houses they are replacing. So far, it has worked well.
- As land becomes available, in-fill with duplexes or fourplexes.
- I do not have concerns about Duplexes
- Work around mature trees to leave them in place



- Low-income and large housing units should be in or near the downtown area. Often people that access this type of housing access services in the area, have no transportation, and are involved in substance use/illegal activities that shouldn't be in the residential areas.
- Take a drive around the city & check out these properties
- I am not an expert in these matters, so I have no ideas on solutions.
- No
- No
- no
- See previous.
- Don't see any of these as concerns other than infrastructure. Through factual communication and strong support these concerns can be addressed.
- Base the allowing this type of unit, in areas that are properly addressed to deal with such. 50' wide frontage lots, housing a single unit is a start. ANYWHERE this occurs should be green stamped regardless of neighborhood organizations.
- Surrounding space and light for be considered. Change of full block or multiple lots is different from single lot overbuilding.
- Change of a lot or some lots that include a service of some sort - a pocket park, playground, cafe or space for neighbours could earn a proposed development greater acceptance.
- Property owners are required to maintain properties, to a high level.
- Add more parking on lots.
- Rent caps!
- Making changes to Transit to avoid an increase of traffic is something to consider
- Many of the concerns in the option list are fear based and unfounded... those are owner and tenant issues not about the type of dwelling.
- Keep multi family complexes, apartment buildings together in a separate area.
- these concerns are a lot to deal with, but permits could be an integral part of addressing the perimeters of the build. Who occupies these units is an entirely different problem and would be difficult to address

### ARE THERE ANY PARTICULAR REASONS WHY YOU WOULD NOT SUPPORT SECONDARY SUITES IN ANY RESIDENTIAL DISTRICT IN THE CITY?

### DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

- Increased funding for police and other neighborhood watch programs.
- Apartment buildings.
- 75% neighborhood approval should be required to change existing rules
- Ask everyone in the neighbourhood first (& then a majority must agree first)
- I have no concerns. These offer reasonable future housing without community spread
- If secondary suites can be done safely it should be supported and not be cost prohibited(high city fees).



- No real concerns.
- I much prefer this over infill housing.
- I plan on having a basement rental suite myself.. I think they are a good thing.
- Increased density good. Short-term rentals bad. Have sound bylaws in place.
- Require street trees to be retained or follow the city of Calgary and put a price on a tree and if removed developer pays... a 30yr old elm tree should have a value of \$20k
- Leave mature trees in place wherever possible
- I think we might need to think outside the box with parking a bit. I agree that streets filled to capacity with vehicles is not ideal, and lots filled with parking is not ideal. Not sure what the answer is.
- I do not have a problem with secondary suits in basement or above attached garages, but do not like the idea tiny homes as garden suits in the newer communities because the lot sizes are smaller.
- I really dislike the idea of garden suites. I think other suites that work within an existing structure are fine but I dislike the idea of multiple homes jammed into the same lot.
- Secondary suites are OK, but again let market figure it out, stop interfering save money lower taxes
- Designate very specific areas with proper controls vs city wide
- As per previous answer.
- I am not an expert in these matters so I have no ideas on solutions.
- :)
- See my above answer.
- no
- Not really.
- See last comment
- It is obvious that no one in the planning department has ever lived next to a bad rental that the landlord refuses to maintain. Not to mention the crack houses that can pop up in a poorly maintained rental unit. There are no teeth in any bylaw enforcement action and police refuse to close them down, the neighbourhood has to tolerate break-ins, crime, vandalism etc. until a case is built against the tenant - sometimes years in the making. Without oversight these properties reduce housing stock pricing in the area and greatly reduce the quality of life of existing neighbors. The city should require a bond to be posted for all rental units to ensure compliance by both landlord and tenant in up/down/multi-unit developments of existing family homes.
- Look what happened to the Six-mile subdivision recently with the partying going on at a newer house with the main floor and basement rented out separately to partiers/drug users. Ruins a nice neighborhood.
- Renters shouldn't have any of these requirements downloaded on them. So, maintenance of property, making sure the property looks well taken care of, and preventing short term rentals all need to be handled by the owners, and be between the owner and the city. Owners who say it is the renter's responsibility and then don't do anything about it need to be held to account. Renters don't spend time and money



maintaining a property they don't own, because any value added goes to the landlord. Make it the owner's responsibility, and lots of issues about neighbourhoods and crime and property value goes away.

- building code safety concerns: electrical wiring, plumbing, fire alarms, etc. would be a worry unless such homes get inspected.
- Safety standards
- Require unit certification every 3-5 years. Rental fees should be set by the city.
- these concerns are a lot to deal with, but permits could be an integral part of addressing the perimeters of the build. Who occupies these units is an entirely different problem and would be difficult to address
- Rent caps! And more inspections on secondary suites to ensure they're up to code.

### WHAT CONCERNS DO YOU HAVE ABOUT REDEVELOPMENT OF LOTS IN EXISTING NEIGHBOURHOODS TO PROVIDE ADDITIONAL MULTI-FAMILY HOUSING OPTIONS SUCH AS TOWNHOUSES, FOURPLEXES AND LOW-RISE APARTMENT BUILDINGS?

#### DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

- Make sure parking is built to suit the structure.
- Save money lower taxes, stop trying to control the market.
- People buy in low density neighbourhoods for a reason, it would be very irresponsible of the city to allow dense development in these areas.
- I think this has the potential to increase density beyond what can be accommodated for an area if too many can do this. I would like to see limits to how many lots can change like this so any transition in neighborhood makeup is gradual.
- 75% neighborhood approval should be required to change existing rules
- Work with the city and others.
- Consulting neighborhood on construction process & building a new lot that looks nice with the community character. Would love to not see those modern things that look like odd tin boxes.
- Careful consideration of locations. Neighbours feedback.
- Go to Sunridge & see what's happened with all the rentals
- leave established subdivisions alone!
- People buy in a certain area for the character and community to escape the Suburbia feel of new neighborhoods.
- Restrict number of this type of development
- I have no concerns as this direction needs to be pursued to meet demand
- I live in one of those. My wife and I do very well financially but wanted to own a home and build some value while we covered student debt and built savings. They are wonderful options, and more of them helps to destigmatize townhouses, especially if you can make them look distinct, like a series of connected houses instead of one long building.



- Provide planning for how to incorporate these with minimal damage to any mature trees, and by upgrading neighbourhoods needing more sewer capacity where impacts are occurring.
- See the last answer. I am trying to think of ways to address parking in established neighbourhoods that doesn't turn the streets and lots into parking lots. Maybe allowing garages to be higher? Then, suites could be built above them? The issue of electric lines/height restrictions comes into play.
- this would be the best infill use in established areas
- I am not an expert in these matters, so I have no ideas on solutions.
- Same as duplex answer
- I gave the explanation in 25, above.
- as already stated
- no
- Replace the piping. Most neighbourhoods in YQL could use upgraded capacity anyway.
- Yes, ensure infra structure allows the added issues associated with this. Deal with parking. Renters have a lack of pride of ownership. So, these need to either be structured as condos and sold, OR if rented, owners (regardless of if it's a corporation or not) be held responsible as a percentage of increased crime, decreased property values, curb appeal and maintenance of property. Increased accountability including heavy, heavy fines. Slum king landlords will not be tolerated.
- These types of building's should not overwhelm certain neighbourhoods.. They are necessary but need to be limited.
- Sound bylaws that are enforced. Dispute resolution mechanisms.
- Guidelines that ensure property owners and their visitors have adequate parking. Have a limit on how many multifamily buildings can be built in any one area.
- Again, redevelopment of existing neighborhoods require onsite parking of 2 full size truck compliant stalls per unit! People do not walk or take public transit in Lethbridge. A 200' radius for notification is inadequate to this type of development. A 4-block radius is more in keeping with reality. A community consultation should also be mandatory and a requirement in this situation. If the developer is a good salesman, it will not be an issue. If he has a poor plan that is sketchy and is truly only about minimum requirements and takes no account of the area residents' concerns or values a no vote by the neighbors should be sufficient. In this case there should be "NO" cookie cutter plans that can be rubber stamped by a development officer that has no vested interest in the neighborhood and is only doing their "JOB".
- As per previous. Good planning and controls can also reduce concerns.
- Regular health inspectors, proper building permits and building affordable housing on the west side with transit access.
- Guidelines that guide good development but don't hinder or overburden
- If they aren't already, ensure that property owners are ultimately financially responsible for bylaw infractions by tenants.
- Awesome public transit.



## DO YOU HAVE ANY ADDITIONAL COMMENTS ABOUT HOUSING IN THE CITY?

- Save our historic neighborhoods!
- More affordable housing is needed along with supportive housing options.
- More affordable housing on westside. Rent controlled units. Also, can the westside get a Wal-Mart?
- you should have more affordable housing and not charging people in low income like Ashe and social services 30 percent of income
- The city needs to look to successful affordable housing units for our aboriginal population. these units are well maintained, no crime impact or debris / garbage ...and cause no integration inclusivity problems .it can be done
- Property taxes are too high
- I believe that Lethbridge is one of the most expensive to rent, as well as it is almost impossible to get funding to purchase a home even with a down payment. I believe that there should be caps placed on rent on a tenant to tenant basis. I think mortgages should be easier to obtain and housing prices should be lowered to accommodate those who are low income.
- It sucks and it's too expensive. Most new developments are made with highly flammable OSB and this worries me, given how far the city is growing away from Fire Stations. Also, new construction is shoddy, the show homes are poorly slapped together, and given the amount of pot smoke coming out of Skye when it was being built, I'd expect those to fall apart in under 10 years.
- I would honestly hate to have any increase in substance abuse in my area.
- As a city, we have sprawled into suburbs rather than revitalize and renew our core with living options. Anything we can do to rebuild the core with apartments that have parking and townhouses and row houses with small outside yard spaces will help regenerate. A city with out a central, vibrant and safe core is a dying city. Lethbridge has too much to offer to let that happen. Get the people I. The central areas.
- Don't turn low density into high unless you plan to buy out the whole neighbourhood.
- I think we could look towards larger centres for how this has worked. We have been sprawling as a city for a long time. It is time to move to a different mindset. Creating neighbourhoods were people can not only live, but that are multidimensional. A variety of people from different backgrounds and life stages living in a neighbourhood. Community centres and gardens. Locally owned businesses in EVERY neighbourhood, and taxes and policies that support this. Smaller communities within the larger community.
- Just to repeat that as cities mature, they "grow Up not Out". Less infrastructure needed with less spread or sprawl (e.g. transport corridors and streets/roads). Higher density is good for cities -- just look to Europe but be thoughtful about types of low- to high-rise development.
- I think a world-wide competition for development strategies could make Lethbridge special a real fit in changing world.



- Housing MUST be Carbon neutral or better, durable and adaptable. Residents must be able to adapt to a low carbon lifestyle. Work locations or use of office and industrial spaces will likely change. Housing needs may also change.
- Implement any changes in mayor's neighbourhood first, then if works move forward from there.
- 75% neighborhood approval should be required to change existing rules
- The city has to stop ruining family friendly communities with low income rentals that usually involve the drug trade or worse. Families who want to live in a single-family subdivision have very few options unless they can afford high end subdivisions. Everything caters to low income people.
- I like the idea of exploring alternatives to the standard one nuclear family per housing lot, with lawn and fences. If we can encourage variety, we can attract a variety of residents. If this is paired with easy and safe transit options other than cars and trucks, especially for seniors and students, people might opt for bus/bike/walk as far more affordable alternatives. It is not just housing that is expensive. Maintenance of a vehicle is also part of the affordability issue.
- There is a definite need for additional lo cost housing in this city. Develop it downtown on city owned property where there are businesses and adequate access to health care and transportation. Attempting to ram it into existing areas with little care or concern of the existing owners' cares or concerns is typical of the current administration.
- A wholesale change in leadership and direction is long overdue. We must get our fiscal house in order - least cost alternatives must be considered!
- Let's not waste millions for another 7th Avenue South redo where 4 way stops and a pedestrian crossing light on 13th street were all that was required!
- It's wonderful that you are finding ways to create more affordable housing. My spouse and I moved to Lethbridge in 2017 in large part because of the reasonable cost of living and hope to stay here. Keeping rents affordable will allow us to do so and will help Lethbridge continue becoming a more diverse and vibrant place to live.
- I believe having the city as a land developer increases competition, innovation, and makes the city a few dollars along the way. As a small builder who cannot afford to buy swaths of property off a land developer this allows me to carry on operations.
- No need for SF residential zoning. Density! Cheaper and more livable in the long run.
- We need to explore making more types of housing permit uses.
- Leave it alone stop subsidizing project that have little to no chance of success. Our City has become the armpit of Alberta. Why are you trying attract more criminals to the city save my tax dollars, then lower my taxes, or do you prefer to live in a city where seniors are beaten in their homes, children can't go to a park for fear of needles, where most people are scared to go into the core. Wake up the only success we have seen is an increase in police, EMT hours, stop trying to help people who are criminals, help the working poor who actually pay taxes.
- I think the city should consider strategies that would increase density in the city's core.





- I think our support workers, those earning under 50k, health care aids, grocery cashiers, etc. should have access to better housing, transportation, they keep things open as we have seen during this pandemic.
- I am of the opinion that new development or redevelopment that promotes gentrification benefits the community and the city as a whole. I feel like intentionally trying to force low income housing and development into the city will leave those areas undesirable for decades and hurt future growth for the city and the tax revenue it can collect. As Lethbridge grows, we do need to make sure people have places to live but I feel that the city should focus on regulating things like rent prices over regulating development.
- Nothing further.
- NA
- No
- No
- No.
- no
- No
- Would like to see a development in the city for seniors with smaller homes on smaller lots. This would be affordable but will still allow seniors to keep active in their yards and gardens. Currently they often have to move into seniors' homes or apartments earlier than they really want to because they can no longer maintain their current larger houses.
- I believe that everyone deserves a well-kept place to live. I think that many of the property management companies in this city are predatory and do not have the best interests of the renters at heart and having some amount of city owned property could potentially alleviate that.
- Rental prices need to drop. It is getting far out of control.
- I am so fortunate I have been able to find my rental home, a two-bedroom house on the edge of downtown for \$925/month without utilities. The landlords never put any work into this place in the 3 years I've lived here, and it shows, and it's been on the market for the past year. I have looked at other places but they're all quite a bit more than mine, and for less space. It seems like rentals are getting harder and harder to find in the London Road/downtown area, and the prices keep going up.
- I do not find it unsafe. I think the city has done a great job trying to balance the well being of all of us who live in this area. It upsets me that so many people stigmatize the folks who access the SCS, I have had few problems, none that couldn't be explained by living downtown in a city. Lovely area to live in, and I hope not to have to leave should they ever sell my current rental home.
- Create more transit options in general as a way to potentially decrease traffic and parking. Beautification project in low income and affordable neighborhoods to reduce stigma and discrimination. Affordable housing support for any and all individuals looking in Lethbridge for housing. Secure City of Lethbridge Housing website where ads can be posted, and housing can be managed and accessible. Consider that value green space





brings to Lethbridge and importance of nature for housing value. More garbage cans around for trash as areas become more crowded.

- I think there is some sentiment that certain real estate agencies are buying up all the good 'first time home buyer' homes before they hit the market... That needs to be regulated to make sure first-time home buyers can find quality homes.



*Appendix C:  
Objective Survey Engagement Verbatim Feedback*

# Municipal Development Plan Policy Objectives Survey

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## **SURVEY RESPONSE REPORT**

July 2020 - September 2020

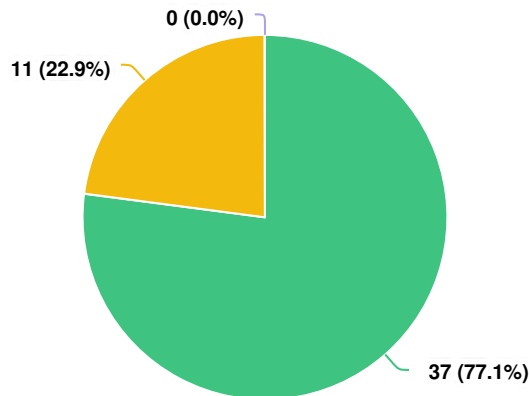
### **PROJECT NAME:**

Municipal Development Plan (MDP) Review



—————  
SURVEY QUESTIONS  
—————

**Q1 | Do you agree with the Places objectives?**



**Question options**

- Yes
- Somewhat
- No

*Mandatory Question (48 response(s))  
Question type: Radio Button Question*

**Q2 | If you wish, please expand on your answer:**

Screen Name Redacted

7/16/2020 12:06 PM

We don't need more industrial areas

Screen Name Redacted

7/16/2020 01:29 PM

Not once in these 8 objectives is there any acknowledgement that the "places" of Lethbridge reside on Blackfoot territory (Treaty 7). Acknowledgment and respect of not just Indigenous place-names, but Indigenous perspectives on land use (places) should be at the core of each and every one of these objectives.

Screen Name Redacted

7/23/2020 03:37 PM

Please curb your enthusiasm to build walking trails out of shale and gravel in the natural landscapes of the coulees. These are expensive and detract from the natural beauty of the river valley. The "roadways" built on the west Lethbridge side are not well used, anymore than prior to them being built. The capital dollars need to go towards maintenance of facilities. Please consider a more natural approach as folks who enjoy the coulees will do so even without roads.

Screen Name Redacted

7/23/2020 08:32 PM

Protect our beautiful coulees! Don't add too many paved or gravelled paths.

Screen Name Redacted

On a high level overview, the objectives make sense.

7/24/2020 09:43 AM

Screen Name Redacted

Overall I agree.

7/27/2020 09:39 AM

Screen Name Redacted

I am uncertain what "allow most residents to meet their daily needs within walking distance" means in practice. I agree that land must be used efficiently, which should include design standards and impact of maintenance of infrastructure assets on the tax base.

7/29/2020 12:18 PM

Screen Name Redacted

I agree with the objectives. The challenge is to ensure partisan entities don't steamroll their ideologies through. Balance and respect for citizens paramount.

7/29/2020 04:37 PM

Screen Name Redacted

Even though this is an objective, I highly doubt there are people within the walls of City Hall that actually execute on these items. My experience working with Development is that they are rigid in their views of bylaws and policies and they take significant amount of convincing that anything that might look different than they way we used to do things (ie new and exciting ways of creating placemaking).

8/12/2020 09:44 AM

Screen Name Redacted

I agree with the objectives, but it's actions that count and I don't think that the actions of the city are in-line with the objectives. Commercial & industrial - our development process often hinders the process. Outdated regulations and bylaws do not seem to be reviewed, removed or replaced. Also, regulation is definitely an issue. What are the penalties for not complying? Does the city write a couple letter and then dust their hands of the issue. It appears that enforcement if not a priority. New growth - as mentioned earlier, it seems as though too much land has been opened too quickly at the request of the developers. Neighbourhoods - I would love for more walkability, but I feel like the objective is just lip service for anything other than vehicles. On the bike lane for example a stop sign was change to a yield, after complaints about being ticketed. The yeild, which is often not followed as there is no oncoming traffic, poses a danger to the cyclists. Downtown - I would love to see a thriving downtown, but it seems like the focus is on areas such as the Crossings, WT Hill etc. I feel like the city should be looking at methods to motivate businesses back into our core. I understanding that there are concerns for safety with the homeless /transient population - but there should be strategies for making sure people feel safe.

8/12/2020 09:54 AM

Screen Name Redacted

Quit trying to force downtown to be successful, it's ideological more that anything. Let the market decide. Quit the ideological planning for high density and integrated low cost and multi unit building infills. In the Covid age, more space is a good thing. Lots in Lethbridge are already smaller than places like Calgary.

8/13/2020 09:43 AM

Screen Name Redacted

I love the plan to preserve nature spots that we have. I use the trails frequently and my kids enjoy going too. Also appreciate building neighborhoods with more amenities so our need to drive is less. I really

8/13/2020 09:45 AM

## Municipal Development Plan Policy Objectives Survey

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Screen Name Redacted  
8/13/2020 10:03 AM

appreciate not really having to leave the west side. We still shop at Superstore but we have a bank, library, parks, and hair dresser in Sunridge.

Screen Name Redacted  
8/13/2020 10:03 AM

Firm support for walkable neighborhoods and a vital downtown.

Screen Name Redacted  
8/13/2020 03:11 PM

Neighborhoods need to be diverse and housing needs to be affordable

Screen Name Redacted  
8/13/2020 07:59 PM

I agree with the 8 objectives

Screen Name Redacted  
8/14/2020 08:53 AM

Something that might help with the development of downtown is not to force businesses to contribute to the BRZ which does next to nothing for them.

Screen Name Redacted  
8/14/2020 09:04 AM

I would suggest with new neighborhoods to try and put more environmental and carbon neutral options for heating especially.

Screen Name Redacted  
8/17/2020 02:35 PM

I just want to stress the points "where appropriate" and "responsibility" in objectives 3, 4, and 6

Screen Name Redacted  
8/17/2020 09:26 PM

I agree with them however I don't feel that all of them have been fulfilled, especially 5 I think Lethbridge is a pretty car-focused city. I like 8 but don't know much about what the city is doing to ensure environmentally friendly design and creation.

Screen Name Redacted  
8/18/2020 02:58 PM

adding to Objectives 1, 3, 5, 7 additional points related to encouraging growth through enhancing safety and welcoming foot traffic.

Screen Name Redacted  
8/26/2020 01:36 PM

Connectivity: How can the City effectively and efficiently connect neighborhoods to other spaces with less carbon emissions than what we have experienced in the last 50 years?

Screen Name Redacted  
8/31/2020 08:13 AM

The downtown should be vibrant place where even small children and the frail elderly can feel safe and not accosted. This has not been true in the last decade

**Optional question** (22 response(s), 66 skipped)

**Question type:** Essay Question

**Q3** Are there any other Places objectives you would propose adding?

Screen Name Redacted

7/16/2020 11:55 AM

Objective 1. Include a commitment to maintaining native vegetation and a localized plant palette Objective 5. Widen sidewalks and introduce more bike lanes Objective 6-8. Follow Edmonton and Calgary's lead and remove minimum parking requirements

Screen Name Redacted

7/16/2020 12:06 PM

Build another open field dog park

Screen Name Redacted

7/16/2020 01:29 PM

To ensure that the population of Sik'oo'h'kotoki (Lethbridge) is aware of, and pays respect to, the Blackfoot keepers of this land, who have been here since time immemorial.

Screen Name Redacted

7/24/2020 09:43 AM

Does infrastructure drive development or does development shape infrastructure adaptation?

Screen Name Redacted

7/27/2020 09:39 AM

To work in collaboration with local interest groups, to ensure that these natural areas are accessible to ALL and usable by ALL.

Screen Name Redacted

8/12/2020 09:56 AM

I would expand on the Accessibility piece and ensure that it went beyond being car-focused.

Screen Name Redacted

8/13/2020 02:48 PM

That the naming of places accurately reflect the true history of this territory; i.e. remaining Indian Battle Park to an appropriate name respected and acknowledged by the Blackfoot people of this territory and follows the guidelines of true reconciliation

Screen Name Redacted

8/13/2020 03:11 PM

Education: a key employer and source of vitality, one which faces great challenges adapting to changing population structure and educational technology

Screen Name Redacted

8/14/2020 08:53 AM

Less focus on the arts so money can go towards the things listed above as they are more important than stroking the egos of a select few.

Screen Name Redacted

8/14/2020 09:04 AM

Sustainability and Green Energy

Screen Name Redacted

8/31/2020 08:13 AM

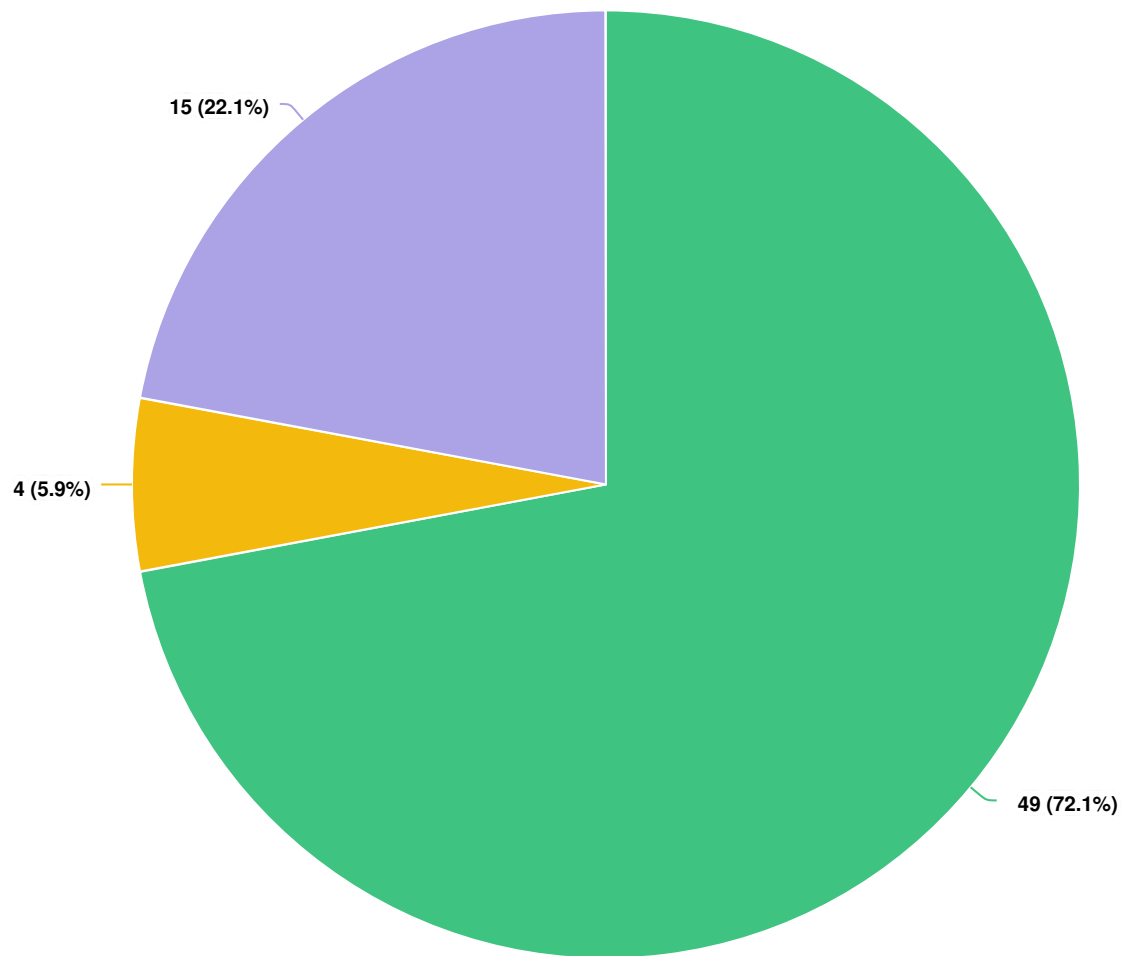
We need to engage policies that will allow for property values in the downtown or recover.

**Optional question** (11 response(s), 77 skipped)

**Question type:** Essay Question



**Q4** Do you agree with the Housing objectives?



**Question options**

- Yes
- No
- Somewhat

*Mandatory Question (68 response(s))  
Question type: Radio Button Question*

**Q5** If you wish, please expand on your answer:

Screen Name Redacted

7/16/2020 12:35 PM

It would be nice to have communities filled out before adding more new communities. The city gets spread out farther than it needs to at certain points.

Screen Name Redacted

7/16/2020 01:29 PM

we need to prioritize renewal/redevelopment over suburban expansion. This doesn't seem to be a priority with the objectives as written here.

Screen Name Redacted

7/16/2020 05:04 PM

We seem to be progressive and inovative on nice things to have such as bike paths, or not, rec centers performing arts convention so on all good for community and economics but not very focused on social issues such as poverty, addictions, mental health and appropriate housing as they are not important to our "richer more important" citizens

Screen Name Redacted

7/16/2020 07:17 PM

NIMBY is unavoidable but low cost or subsidized housing can be built in areas where it can provide respectful long term units without impacting property values. For example the Leaside row housing built by Lethbridge housing authority or Castle apartments to accolade housing first. We need more like those

Screen Name Redacted

7/23/2020 03:37 PM

The city should not be in the business of housing. The rental market will address the market conditions and supply will meet demand. Affordable and Social housing should be subsidized to the minimum extent possible. We have seen landlords obtain subsidies to build units and suspect that low income folks don't actually get shortlisted as prospective tenants. Lower taxes will spur growth and the city can focus on roads, garbage and pipes

Screen Name Redacted

7/27/2020 03:27 PM

If the City is going to focus on affordable and diverse housing forms - it is essential to consider how the individuals in diverse housing will be supported. It cannot just be written that supports are imperative, it must be planned for and funded.

Screen Name Redacted

7/28/2020 08:30 AM

I believe the city has underestimated the need for supportive housing in Lethbridge, I also would like to see a clear definition of supportive housing. I view supportive housing has an environment where there will be 'staff' 24 hours per day every day. This area has a large need in Lethbridge for a variety of family units. The focus of the city has been on single individuals and we have many parents who would benefit from supportive housing so they have the opportunity to become successful, contributing members to our city.

Screen Name Redacted

7/29/2020 12:18 PM

Affordability - should include considerations to the affordability of ownership (rent and ownership are linked). The City must be mindful of their impact on affordability through policy decisions and cost of development (Fees, delays, design standards etc); These directly impact the cost of housing.

Screen Name Redacted

7/30/2020 10:06 PM

Currently the focus of urban development seems to be sprawling single family residential subdivisions and large box store developments that require access

	by automobile. I would like to see an objective that specifically disincentivizes this trend.
Screen Name Redacted 7/31/2020 09:23 AM	I believe that the city puts too much emphasis on "mixing" the housing. I would prefer subdivisions that are beautiful and don't mix low income housing with higher income housing. Would be nice if there were areas we could achieve this so everything doesn't look like crap.
Screen Name Redacted 8/03/2020 03:48 PM	free market should decide housing choices
Screen Name Redacted 8/04/2020 11:49 AM	Affordable and Supportive housing is key. I work with vulnerable populations and it is so difficult to find housing in Lethbridge.
Screen Name Redacted 8/07/2020 12:03 PM	We need housing workers who meet the needs of and understand people with fasd and mental health and addictions
Screen Name Redacted 8/09/2020 12:18 AM	We need more accessible housing for those who use mobility aids such as walkers and wheelchairs
Screen Name Redacted 8/10/2020 09:11 AM	The objectives are fine. But we have a service that is supposed to be housing the homeless population and they're putting up so many barriers that is resulting in not housing anyone
Screen Name Redacted 8/10/2020 10:06 AM	Supportive housing is important and right now all though they are fusing Homebase... Homebase does not support individuals to find a place. In my experience they don't work with people with barriers, they don't listen to what people want for a home. They do nothing to help sort out what it means to move or get set up and definitely do nothing for after care. Supportive housing means support through out the entire process. I feel like people are viewed as once they're housed they're checked off the list and then they move on to the next person. Housing is the basis for everything families can not do well if they do not have safe affordable housing. The city funding Homebase is a waste of money. They are not doing what they are suppose to do. People need help it's Homebase's job to support those individuals where they are at. Teach them, coach them , advocate for them, listen to their concerns and fears and help quell them. None of these things I experienced;
Screen Name Redacted 8/10/2020 10:19 AM	Staff need to do more hands on work with clients. Clients need more than just being handed a housing list to look for housing on their own.
Screen Name Redacted 8/10/2020 02:32 PM	Home Base needs to do more than give clients with multiple barriers housing lists. They need training to learn how to support people with FASD addictions and mental health issues. They need to adapt services to meet the needs of the clients they serve. Home base workers have made promises to client that they do not keep. They expect more of clients with barriers than they are capable of.
Screen Name Redacted	I am concerned about some of the infills going into historic neighbourhoods.

## Municipal Development Plan Policy Objectives Survey

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8/11/2020 06:47 PM

They belong in newer neighbourhoods - the problem is one of scale - some of the infills are far too big and imposing.

Screen Name Redacted

8/11/2020 06:48 PM

Yes to infill in older established neighbourhoods - but not solely in historic areas like London Road, Westminster and Victoria Park - spread out infills and new apartment buildings throughout the city. Make sure that infills do not overwhelm neighbouring homes in their scale and shadowing.

Screen Name Redacted

8/12/2020 09:04 AM

I agree with policy - but item 2 is not followed by the City. Some infills are approved - even when the homes are designed to use every inch available - leaving little or no green space. Neighbors who raise concerns are bullied by email and phone calls and the City does nothing. This is not the Lethbridge City Council should be proud of.

Screen Name Redacted

8/12/2020 09:54 AM

Development patterns and infills - I believe that these are crucial for the renewal of the city and to reduce urban sprawl. I chose Lethbridge as my home because I appreciate that I can travel throughout the city in a short amount of time. I don't agree with pushing facilities further out from the core the city (the YMCA facility). I'm also not confident that we are using our land efficiently, my perception is that too much land has been opened up too quickly at the request of the developers.

Screen Name Redacted

8/13/2020 09:43 AM

This push to higher density population is worrisome and ideological. We have plenty of land, why do we need to force high density projects? It is awful that the low cost housing and high density units are being forced into existing neighborhoods. People who purchased there and invested life savings did not sign up to live beside a low cost unit etc. let the market decide for itself

Screen Name Redacted

8/13/2020 12:24 PM

affordable rent, safe rental properties, not letting people build to close to the edge of the coulles edge Road ways and pot holes

Screen Name Redacted

8/13/2020 03:11 PM

Link environmental issues to housing.

Screen Name Redacted

8/13/2020 04:11 PM

Need to encourage downtown residential development (new condo buildings)

Screen Name Redacted

8/13/2020 07:59 PM

I believe there needs to be more affordable housing. We have too many people living on the streets in Lethbridge. I realize a big part of that is because of addiction/alcoholism.

Screen Name Redacted

8/14/2020 08:53 AM

Not all land needs to be used "efficiently". Sometimes people want space.

Screen Name Redacted

8/17/2020 09:26 PM

I would like to see more mixed housing areas so that there are all types in one area as opposed to separate.

Screen Name Redacted

8/18/2020 02:58 PM

expanding on Objective #2 to include a) minimizing environmental impact of housing; and b) financial incentives to encourage the use of existing

developments for improvements in housing including new builds and renovations. expanding on Objective #4 to include "financial incentives for the development of affordable housing, environmentally friendly housing, accessible housing."

Screen Name Redacted

8/19/2020 07:18 PM

As long as it is balanced as the sustainability plan calls for- haven't seen enough of that so far.city upzones less socially and politically connected neighbourhoods and downsizes more exclusive and politically connected hoods.city is biggest slumlords in town. Some city departments have hugely different rules and process (unfair processes) for different hoods, wider notification areas, some get mostly MPC first while others mostly only get SDAB. Poor training for SDAB board,is that an accident? Who polices the data or selective data ,if any that SDAB gets? The Lethbridge housing strategy is just continuing the same pattern of aiding the further creating and directing of ghettos- concentrating and segregating social ills -like in a petri dish. Just what the com. sustainability plan back in about 2010 asked them not to do. So city has a housing strategy, a sustainability plan and bylaw 6300 written up why do we need another survey that city will ignore anyhow?

Screen Name Redacted

8/24/2020 04:28 PM

We talked about wanting to also make it essential for developers to inform & talk with a larger span of neighbours (addressing things like parking & condo associations as well). Also being able to grandfather certain things, such as when someone is doing minor renovations, having to pay for a variance when a house has been there for 100 years just makes no sense.

Screen Name Redacted

8/26/2020 01:36 PM

How can we ensure that there are no areas in the city that segregate one ethnic group from another?

Screen Name Redacted

8/27/2020 04:30 PM

I agree with accessible and affordable housing. When I was a student in Lethbridge no apartments would rent out to me. I often found places to rent through personal friends. Under number 4 innovation what are incentives to address this social issue.

Screen Name Redacted

8/31/2020 08:13 AM

The way it is presently worded does not speak to a balance of housing types but a healthy downtown should list luxury and mid-rang housing as a priority. It feels like all the emphasis is on affordability which will not create a dynamic healthy downtown if that is the entire focus.

**Optional question** (35 response(s), 53 skipped)

**Question type:** Essay Question

## Q6 | Are there any other Housing objectives you would propose adding?

Screen Name Redacted

7/16/2020 11:55 AM

Objective 2. Remove parking requirement minimums

Screen Name Redacted

7/16/2020 05:04 PM

Ability to work with not for profits, charities, churches so on who try to help in affordable appropriate housing and programs be it zoning, tax assistance or

grants

Screen Name Redacted

7/16/2020 07:17 PM

Expand the neighbourhood feed back process so home owners do not feel hood winked

Screen Name Redacted

7/17/2020 09:47 PM

Something about sustainability where housing should be built using responsible materials and finishes that are not detrimental to the environment. Unfortunately, building houses cheaply for affordability may mean poor quality and source material that is harmful in its production and over its lifetime and may also need more maintenance or have a shorter lifespan ending up in the landfill.

Screen Name Redacted

7/24/2020 03:02 PM

Create a house platform that is livable for families, within a small footprint and that focuses on a more walkable City. For reference please see 15-min cities.

Screen Name Redacted

7/27/2020 09:39 AM

Look closely at other areas when it comes to homelessness. Study their successes and look to see if this fits in our City. The problem is much worse than we all think and it will not go away on its own. Look to Medicine Hat, look at the investment they made and how it is now paying off in their City. All residents have a home and they are spending less money per person that they were before through social programs. Face the problem head on.

Screen Name Redacted

7/27/2020 09:50 AM

Maybe something specific to student housing?

Screen Name Redacted

7/29/2020 04:37 PM

"Aging In Place" cooperative or co-housing areas made up of smaller "affordable" bungalows developed with a hub for building a supportive cooperative community connections within the subdivisions. And developed with green space with trees & water; and not backed onto major roads or commercial developments. Such NOT FOR PROFIT co-housing developments allow residents to age in place minimizing need for Long Term Care (LTC) which has completely imploded during COVID-19. These developments would be save dollars at all levels: municipal, provincial and national.

Screen Name Redacted

7/30/2020 01:51 PM

Preserve historical neighbourhoods and buildings through more prescriptive area plans.

Screen Name Redacted

8/07/2020 12:03 PM

Train the home base workers to work with people with barriers Presently the strategy of just giving clients a housing list does not work. People with barriers need actual hands on support and home base workers who actually meet them and take them to meet with landlords and actually help them to find and keep their rentals

Screen Name Redacted

8/10/2020 10:06 AM

Changing Homebase's requirement that an individual needs to be homeless for two Months before they will look at helping anyone. If a mom is homeless with her child for two month child protection will apprehend and No shelter in town allows you to stay for two months. We need focus on supportive housing and actually support the individuals that are being served through

	every step of the way.
Screen Name Redacted 8/10/2020 02:32 PM	Some staff who work in the world of helping housing services (HomeBase and LHA) do not understand or follow through with the philosophy of housing first. They have denied housing to a clients because of behaviour. They need training in working with FASD, mental health and addictions. They need to learn empathy for people who are homeless. It's it very challenging to work alongside an agency to support clients in common when the agency creates more barriers than solutions.
Screen Name Redacted 8/11/2020 06:47 PM	There has been a shortage of rental property in Lethbridge in the past. I do not know if that is still the case.
Screen Name Redacted 8/12/2020 09:54 AM	I'm concerned that the neighbourhood associations, which is generally made up of individuals opposed to change, are provided too much input into the redevelopment plans. As a result, the plans do not promote redevelopment but rather hinder it.
Screen Name Redacted 8/13/2020 09:43 AM	Quit wasting money and forcing ideological views on taxpayers
Screen Name Redacted 8/13/2020 02:48 PM	And objective that addresses the racism that is associated with minority groups, including immigrants and Indigenous peoples
Screen Name Redacted 8/13/2020 02:55 PM	This may come up in another area but safety. My priority is feeling safe in my community and in my house and secondly my belongings are safe.
Screen Name Redacted 8/13/2020 03:11 PM	Need to accommodate First Nations and homeless. But we also need to respond to episodic problems with "drug houses" and other negative influences on property.
Screen Name Redacted 8/13/2020 04:11 PM	Need to encourage downtown residential development (new condo buildings)
Screen Name Redacted 8/13/2020 07:59 PM	Along the lines of innovation but more community group partnerships like with streets alive/McMann, etc. to build housing for those living on the streets.
Screen Name Redacted 8/14/2020 08:53 AM	Something to ensure that people who worked hard all their lives to buy a nice house in a good neighbourhood don't have it ruined with low income unkept properties that drive down the value. Parking is also an issue that needs to be considered.
Screen Name Redacted 8/14/2020 12:54 PM	Aid in transitional housing by supporting agencies
Screen Name Redacted 8/17/2020 09:26 PM	sustainability requirements, support in purchasing a home vs renting no homelessness Ensuring same level attention to areas of affordable housing that 'regular housing neighborhoods receive.

## Municipal Development Plan Policy Objectives Survey

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Screen Name Redacted

No

8/27/2020 04:30 PM

Screen Name Redacted

All other categories other than affordable should be listed. If we do't attract upper and mid range housing we will not have achieved a healthy downtown.

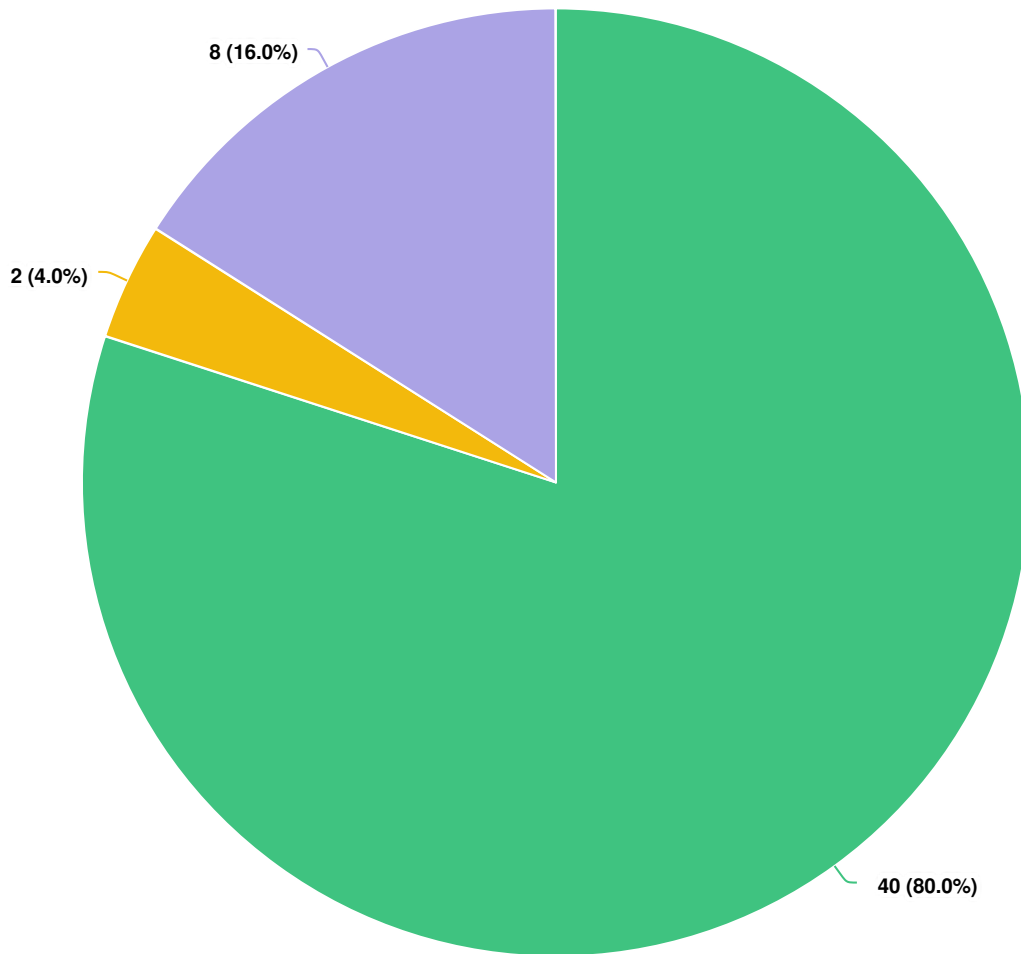
8/31/2020 08:13 AM

**Optional question** (25 response(s), 63 skipped)

**Question type:** Essay Question



**Q7 | Do you agree with the Arts, Culture, and Heritage objectives?**



**Question options**

- Yes
- No
- Somewhat

Optional question (50 response(s), 38 skipped)  
Question type: Radio Button Question

**Q8** | If you wish, please expand on your answer:

Screen Name Redacted

7/16/2020 01:29 PM

Lethbridge's history should not be defined solely as "settler" history - this should also focus on Indigenous communities as well

Screen Name Redacted

7/16/2020 05:04 PM

Careful not to knee jerk to special interest groups and the rich and white privilege "high society"

Screen Name Redacted

7/17/2020 09:47 PM

Should something about the promotion of cultural diversity and embracing new cultures. Our city is growing and becoming more diverse, if we have an objective to preserve history and heritage it should not be at the expense of progression and inclusiveness.

Screen Name Redacted

7/23/2020 03:37 PM

Community grants need to be reigned in. I live in ridgewood and we recieved a grant for a community party. We are one of the most affluent neighbourhoods and the city needs to buy us hamburgers? Community groth and participation is something that cannot be bought by a government. It needs to be grass roots if it means anything at all.

Screen Name Redacted

7/24/2020 09:43 AM

I would be more concerned with the COL involvement in Arts & Culture and how they are funded.

Screen Name Redacted

7/27/2020 03:02 PM

City and region need to support a collective approach to both performing arts and visual arts. Tourism is a component here as well.

Screen Name Redacted

7/31/2020 09:23 AM

We do not need another performing arts center.

Screen Name Redacted

8/03/2020 03:48 PM

arts are already funded too much

Screen Name Redacted

8/11/2020 06:47 PM

Thoroughly agreed with both, especially the second one.

Screen Name Redacted

8/11/2020 06:48 PM

1. re Arts, Culture - bring more artistic life onto the downtown streets once Covid ends. Keep and expand outdoor eating/drinking areas - cover some interesting downtown alleys with glass to extend the 'outdoor season'. Encourage musicians - buskers, classical groups, small jazz groups etc, plus strolling players, artists working on streets - painting street scenes, doing caricatures etc. More lively murals on buildings depicting Lethbridge history. Preserve and adapt historic buildings downtown.

Screen Name Redacted

8/12/2020 09:44 AM

It is partly the municipality's responsibility to ensure there is adequate opportunities for the community to participate and engage with arts, culture and heritage. Funding from provincial and federal levels are volatile, at best. Donations and sponsorships are dependent on the economic forecast at that

## Municipal Development Plan Policy Objectives Survey

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Screen Name Redacted 8/12/2020 09:47 AM	moment of time. The municipality's role is to ensure high quality of life for its citizens and arts, culture and heritage fall within in this category.
Screen Name Redacted 8/13/2020 09:43 AM	More paid opportunities for artists!!!!
Screen Name Redacted 8/13/2020 10:03 AM	Too much money spent on arts and culture. Save the history, don't overpay for art.
Screen Name Redacted 8/13/2020 10:03 AM	Heritage preservation for indigenous and settler communities is very important. Also, a performing arts centre is badly needed.
Screen Name Redacted 8/13/2020 02:48 PM	If this policy section is focusing on the arts, culture and heritage, within the History and Heritage section, I believe the objectives also needs to include: To acknowledge that Lethbridge resides on traditional Blackfoot territory and provides opportunities to share our rich heritage, culture and ways of knowing.
Screen Name Redacted 8/13/2020 07:59 PM	I believe Arts, Culture could really be it's own objectives with more specific objectives
Screen Name Redacted 8/26/2020 01:36 PM	How can history pre-lethbridge be part of our legacy and heritage?
Screen Name Redacted 8/31/2020 08:13 AM	Lethbridge has a rich Heritage of early settlers who had a strong vision of what the City could become and these Should be revisited.

**Optional question** (18 response(s), 70 skipped)

**Question type:** Essay Question

### Q9 | Are there any other Arts, Culture, and Heritage objectives you would propose adding?

Screen Name Redacted 7/16/2020 12:53 PM	note built heritage especially
Screen Name Redacted 7/16/2020 01:29 PM	Providing access to all members of the community to engage in arts, culture and heritage
Screen Name Redacted 7/27/2020 09:50 AM	Accessibility of arts & culture - it should be for everyone
Screen Name Redacted 7/28/2020 10:04 PM	Indigenous heritage ought to be central in heritage preservation plans
Screen Name Redacted	Lethbridge needs a "serious" Performing Arts Centre, similar, but much larger

## Municipal Development Plan Policy Objectives Survey

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7/29/2020 04:37 PM

than the Yates. Such a centre would compliment the new Exhibition Centre, in providing those attending conferences to partake in the talents of all performing arts in the City and having a venue for world renowned performances. The Enmax does not cut it. While there are events held at the Enmax, I do not purchase tickets because of the seating and accoustics.

Screen Name Redacted

7/30/2020 11:03 AM

To expand the understanding of the importance of arts, culture and history and its impacts on our community.

Screen Name Redacted

8/11/2020 06:48 PM

Preservation of historic residences in older neighbourhoods - especially London Road - not just the spectacular ones, but the smaller scale ones which are still an important part of our history. Limit the size of the giant infill homes that tower over older neighbouring homes.

Screen Name Redacted

8/12/2020 09:47 AM

More artist work around Lethbridge!!!

Screen Name Redacted

8/12/2020 09:54 AM

Tree preservation - I'm not sure whether this is the right place for this, but I believe that this should be a priority. It's disappointing to see trees on the boulevards or Downtown being taken out. I understand that sometimes removal is necessary for disease or life cycling, but I don't believe that this is always the case for removal. I believe it's often more convenient or easier or approved so businesses can have better viability. The old trees have a value, and I don't think we often look at it like that. The replacement value of some of these older trees would be tens of thousands of dollars. This should be considered before approving the removal.

Screen Name Redacted

8/12/2020 09:56 AM

We need to go beyond just enriching but also look at growing and expanding this sector. While Arts & Culture is a quality of life element, there are opportunities to improve this sector that could grow the economy, improve tourism, provide meaningful employment and build international recognition.

Screen Name Redacted

8/13/2020 02:48 PM

As per above. An objective to specific acknowledging Blackfoot culture, history and ways of being is a must

Screen Name Redacted

8/13/2020 03:11 PM

Centre for performing arts and for our symphony orchestra

Screen Name Redacted

8/24/2020 12:37 PM

Youth Artistic and Culture Opportunities - to enhance and enrich artistic and cultural opportunities for individuals aged 14 - 25.

Screen Name Redacted

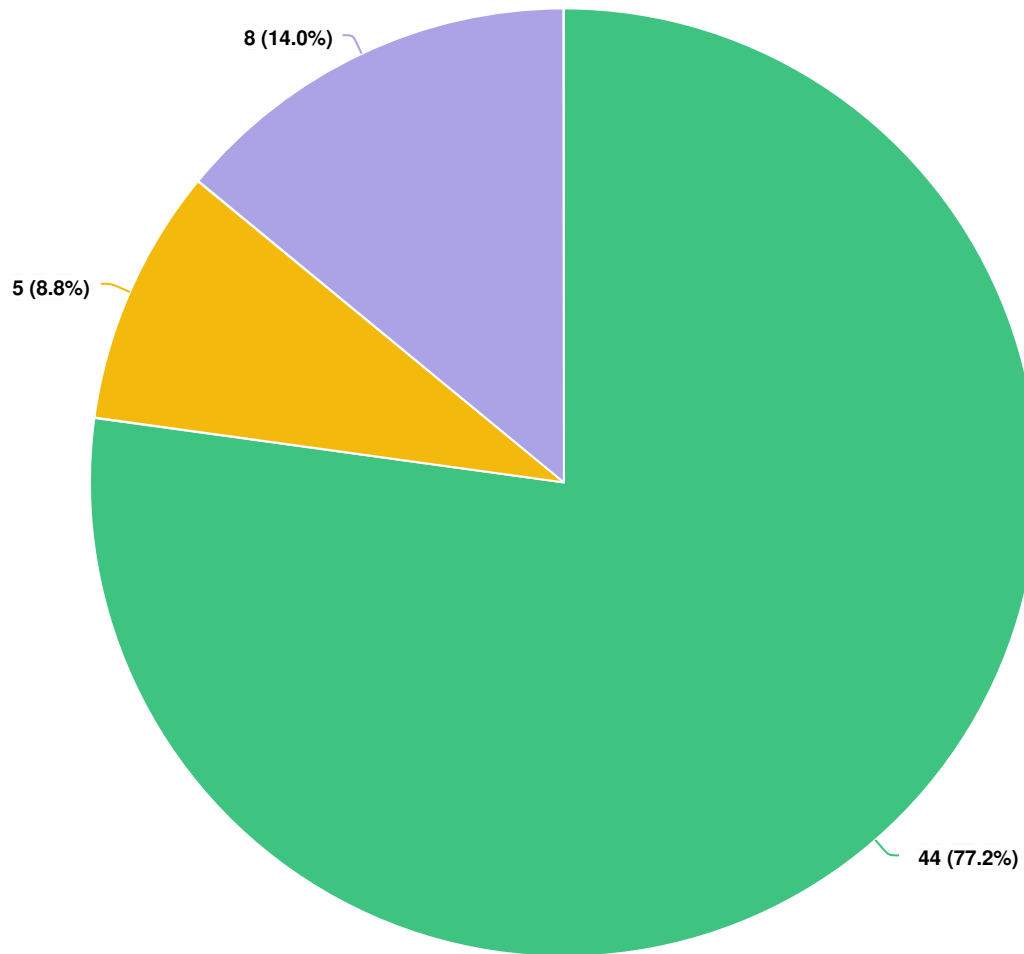
8/31/2020 08:13 AM

Should information around the war memorial fall under this category? If so to expand on ensuring that the history of what was accomplished is promoted.

**Optional question** (14 response(s), 74 skipped)

**Question type:** Essay Question

**Q10** Do you agree with the Community Well-being objectives?



**Question options**

- Yes
- No
- Somewhat

*Mandatory Question (57 response(s))  
Question type: Radio Button Question*

**Q11** | If you wish, please expand on your answer:

Screen Name Redacted

7/16/2020 02:23 PM

I think safety should be the #1 priority. #2 appropriate management of provincial funding.

Screen Name Redacted

7/16/2020 05:04 PM

Strong communities work together providing and caring for each other

Screen Name Redacted

7/24/2020 09:43 AM

I believe that the trade off for inclusivity and well being as been an adjustment to what is truly well being for the entire community

Screen Name Redacted

7/27/2020 09:32 AM

The City safety of residents and users of City facilities has degraded a ton due to drug users and the allowance of trespassers. Laws and private property need to be respected and obeyed. The City has become a shame and I've become embarrassed to live in the City.

Screen Name Redacted

7/27/2020 09:39 AM

The City can do better on the Civic Engagement. The engagement needs to be more inclusive of all interest and user groups in the the City. Not just a small sample of. Engagement needs to be stronger, find a way to get more residents involved and passionate about this City. Not just a few. There are a lot of people who choose not to speak up or engage because they do not feel their voice is actually heard and considered, so why bother. Make community engagement valuable, not just a necessary PR piece of a project.

Screen Name Redacted

7/27/2020 03:02 PM

Sport and recreation opportunities are an influence in so many facets including health and active lifestyle. It is also key in tourism, community pride and cohesiveness and youth development.

Screen Name Redacted

7/30/2020 11:03 AM

Ideally the inclusion and compassion objective would be more explicit about also combating racism. The term 'inclusion' couches one of the real issues which is racism. We need to be explicit about that. Alternatively, combating racism could be a different objective.

Screen Name Redacted

7/30/2020 01:51 PM

I think there should be a greater recognition that Lethbridge serves a regional community. There might also be a more explicit acknowledgement of our place on Blackfoot territory, and a municipal responsibility to address racism against First Peoples.

Screen Name Redacted

8/03/2020 03:48 PM

stay out of our lives

Screen Name Redacted

8/10/2020 04:14 PM

Point 2 has a narrow focus with just advancing sport and recreation opportunities. Healthy Living should include support for healthy food environments. Our local Healthy Lethbridge group also works to support health that include tobacco reduction and cannabis bylaws for area like City playgrounds. 2.Healthy and Active Living: To advance sport and recreational opportunities for the health and well-being of residents of all ages

## Municipal Development Plan Policy Objectives Survey

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Screen Name Redacted

8/11/2020 06:48 PM

Would like to see a new fitness/recreation building as part of Civic Square development (while preserving the outdoor green space). This would make up for the massive loss of fitness facility felt by residents on south side - esp downtown workers and London Road residents. Speed up the construction of residential drug treatment centres and day centres - both near to Lethbridge and in Standoff - both to help the addicted, and make downtown and nearby residential areas safer.

Screen Name Redacted

8/12/2020 09:04 AM

Lofty objectives - but difficult to meet. Safety is a major concern. The tent city by the seniors center must be closed down. Residents are afraid to let their children play in their front lawns. People are afraid to walk by. Why has this been allowed to happen?

Screen Name Redacted

8/12/2020 09:44 AM

I don't believe the City of Lethbridge is capable of following through on these items. There is very little financial investment in social services in our community. Until we can provide basic services to those who are most vulnerable and deal with the rampant racism in Lethbridge, we won't be able to make way on any of these items. For the most part, Lethbridgians are privileged, white racists.

Screen Name Redacted

8/12/2020 09:47 AM

get rid of drugs and drug debris!!!!

Screen Name Redacted

8/12/2020 09:56 AM

Sport is one of areas in our community that has received much attention over the past decade i.e. westside mega sportsplex. The levels of sport don't need to be advanced just maintained.

Screen Name Redacted

8/13/2020 12:24 PM

I think we will need to add more towards outreach

Screen Name Redacted

8/14/2020 08:53 AM

The order of this list (though probably not even intentional) does show a very accurate representation of the council's priorities. Inclusion 1st before health and way before safety. The importance of hurt feelings is much more than the health & safety of citizens.

Screen Name Redacted

8/14/2020 09:04 AM

Obviously downtown needs to be addressed but I don't know the best way to do it. Hopefully more housing will help.

Screen Name Redacted

8/14/2020 12:54 PM

Specifics on increasing care for addiction therapy and aid should be included as it is one of the biggest problems we have.

Screen Name Redacted

8/17/2020 02:35 PM

I do hope that \*all\* peoples in Lethbridge are being considered, especially those being affected by drug addiction and the recent shutting down of ARCHES. "Perception of safety" should not allow for these and other people to fall into the cracks for the sake of the perception of the general public.

Screen Name Redacted

8/17/2020 09:26 PM

make sure all businesses and buildings are accessible, ramps, etc.

## Municipal Development Plan Policy Objectives Survey

Screen Name Redacted

8/18/2020 02:58 PM

While the objective of City Support Programs would include this, I would like to see an additional objective of mental health and wellness. As well, I would like to see an addition to Healthy and Active Living to include access to healthy foods.

Screen Name Redacted

8/19/2020 07:18 PM

You mean like when the city puts caveats on some properties in more exclusive hoods against garage suites etc. but never does in politically less powerful hoods even though those complaints go back many, many years. Say the crossings - pretty new hood has caveat against a garage suite. Westminster has many illegal garage suites and SDAB hearings for yet more- never any caveats to try to shut down any. Com. planners and development department has been made very aware of this, even with what they call "official" complaints. You can't call Lethbridge inclusive when the city puts caveats to protect home values (the city's words) on homes in exclusive hoods (6, 12, 15, 20 units per hectare areas) that puts more density pressure on less politically influential hoods. Like I said city is the biggest NIMBYers in town.

Screen Name Redacted

8/24/2020 12:37 PM

The idea of utilizing public money to increase resident's perception of safety seems absurd to me. Instead we should investing in social programs and harm reduction to improve underlying problems that lead to safety concerns.

**Optional question** (24 response(s), 64 skipped)

**Question type:** Essay Question

### Q12 | Are there any other Community Well-being objectives you would propose adding?

Screen Name Redacted

7/16/2020 05:04 PM

Covered quite well

Screen Name Redacted

7/27/2020 10:25 AM

Healthy and strong communities recognize the strong relationships among the social services services sector, safe and generative places to go that help define pride in our community, investment in a robust arts and culture scene and a healthy local economy.

Screen Name Redacted

7/27/2020 03:27 PM

Lethbridge is seriously lacking in available gym/arena space for sporting organizations to rent in order to meet the above objectives.

Screen Name Redacted

7/28/2020 08:30 AM

I feel the city council and city administration could benefit from working together more effectively and providing the community with a stronger unified approach to changes within the city. The discord leads to mixed messaging to the public and the perception of inclusion then is lost.

Screen Name Redacted

7/29/2020 04:37 PM

Host a Citizens Assembly that promotes and facilitates dialogue and empathy; and challenges the social media sound bytes so entrenched in this community and others.

Screen Name Redacted

To combat racist attitudes and actions, and identify and resolve where



## Municipal Development Plan Policy Objectives Survey

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7/30/2020 11:03 AM

systemic racism exists within City policies and structures.

Screen Name Redacted

8/10/2020 04:14 PM

I would recommend including advancing healthy food and beverages environments in the City. The City could include bylaws to support healthier food environments or include a percentage of healthier food and beverage options in food contracts for City facilities. As well, having signage in areas like playgrounds in regards to tobacco and cannabis would be beneficial.

Screen Name Redacted

8/11/2020 06:48 PM

To create inclusive and compassionate treatment centres - both residential and day centres to support and treat those with severe addictions

Screen Name Redacted

8/12/2020 09:47 AM

get rid of drugs and drug debris!!!!

Screen Name Redacted

8/13/2020 02:48 PM

Holistic-Welling: including the mental, physical, emotional and spiritual Do we want to include providing services for both Equity, Diversity and Inclusion, as well as Indigenous?

Screen Name Redacted

8/14/2020 08:53 AM

Stop wasting money on making sure you don't offend anybody- it doesn't make a difference anyways.

Screen Name Redacted

8/18/2020 10:22 AM

Increasing accessibility To the downtown area for patrons and increase the accessibility of community involvement by local small business

Screen Name Redacted

8/18/2020 02:58 PM

Mental Health and Wellness: To advance mental health and wellness opportunities for the health and well being of residents.

Screen Name Redacted

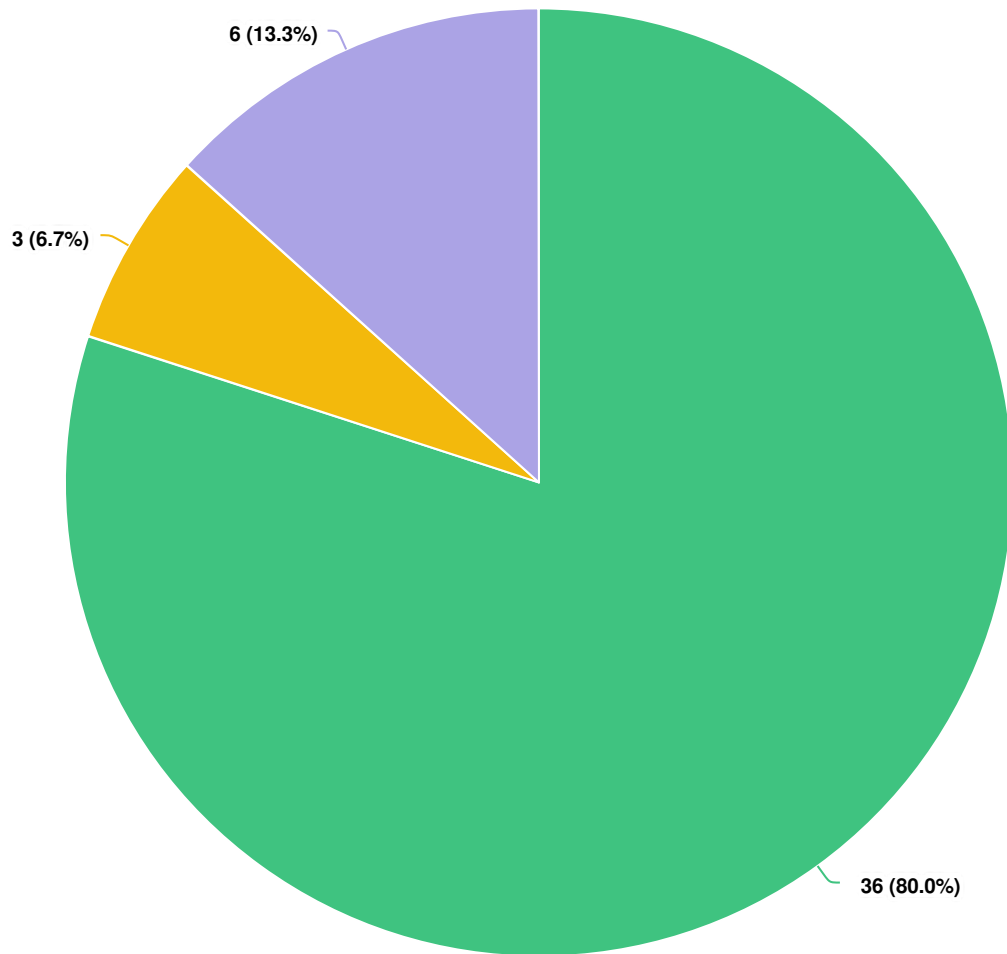
8/24/2020 12:37 PM

Harm Reduction: To continue to promote harm reduction strategies in the ongoing struggle against addictions issues in our community.

**Optional question** (14 response(s), 74 skipped)

**Question type:** Essay Question

**Q13** Do you agree with the Transportation objectives?



**Question options**

- Yes
- No
- Somewhat

*Mandatory Question (45 response(s))  
Question type: Radio Button Question*

**Q14** | If you wish, please expand on your answer:

Screen Name Redacted

7/14/2020 10:52 PM

The above does not include Intercity/country transportation. For lethbridge to advance as a city we need to focus on having a better airport and being more in connected for business and personal reasons.

Screen Name Redacted

7/16/2020 11:55 AM

Objective 1. With a focus on active modes Objective 2. With a focus on accessibility

Screen Name Redacted

7/16/2020 12:35 PM

Horrible mismanagement of funds and projects. For example, on the west side, the intersection of Métis and Garry Road was ripped up and rebuilt after one year. Total waste of money and no forward thinking. This happens all over the city. Can we do one project properly before starting the next one. Hate to see my tax dollars being wasted like this. If it's a shortage of cash from one year to the next, then prioritize.

Screen Name Redacted

7/16/2020 01:29 PM

There needs to be an increased focus on cycling as a primary mode of transportation. Taking 25 years to complete the Cycling Master Plan is ridiculous.

Screen Name Redacted

7/16/2020 05:04 PM

Greatest challenge is most of us will not give up our vehicles. This is good and bad. Transportation seems to be a real money pit be it under utilized bike paths with a whole bunch of unnecessary blockades and circles to under utilized buses. In many ways we plan / build grandiose models based on big city / population applications that dont fit here other then in individual planner or small group ideals. Build to the real need not perceived.

Screen Name Redacted

7/17/2020 09:47 PM

Multimodal is key! No longer simply automobile-centric.

Screen Name Redacted

7/23/2020 03:37 PM

Streets and roads. Please continue to ensure transportation corridors for business and industry are enhanced. Public transportation is a massive public cost. Lethbridge has a low cultural acceptance of transit and geographically it is challenging to operate. Why should taxpayers foot the bill for such and expensive system? Please work to lower the ration of tax dollars spent even if it means increasing the fares

Screen Name Redacted

7/24/2020 09:43 AM

This is a business case cost issue. The COL as stewards of tax dollars need to strengthen the business case for the supply and demand of categories which do not 'make' money and have little or no wider community benefit. There is likely a model but it should be closely scrutinized. The preceding mainly deal with Transit supply.

Screen Name Redacted

7/27/2020 08:08 AM

The city needs to work with the surrounding county to think more regionally.

Screen Name Redacted

7/27/2020 09:39 AM

Generally I agree, however not a daily user of public transit but strongly support public transit, I feel the City has a good service. However I never see

a full bus running around town. How does the increase the ridership numbers? I am not sure, is is cost, routes, etc. Again there are other cities that do this very well, higher populations perhaps. Look not just locally but internationally, there are cities that are amazing to travel in, cheap and easy.

Screen Name Redacted

7/27/2020 03:27 PM

Once things are back to "normal", Access-a-Ride needs a total overhaul in the way they do their scheduling. Clients are often riding around on the bus for an hour at a time during other pickups. I do understand that there can only be a certain number of Access-a-Ride vehicles operating and that is dependent on money, but perhaps 1 or 2 more would alleviate some major problems.

Screen Name Redacted

7/28/2020 05:00 PM

The above Transportation Mode scenario is all fine and dandy. However, the West Side is the largest developed and residential segment of the City of Lethbridge. Yet, all the main commercial and professional services are on the South Side. Why haven't we seen a corresponding increase (shift) of those services to the West Side as it grows. Talk about inefficient match of service needs verses transportation requirements to utilize things as they are currently. Something needs to change. Have lived on the West Side for over 40 years. Our family bought and developed parcels in the first subdivision and beyond. Have quietly sat by and unfortunately seen and heard all the lame duck excuses for delays in the 3rd Bridge issue. In particular, I was here to witness Councilor Shaun Ward pull the wool over Council's eyes (with his erroneous and contrived traffic scenario for Scenic Drive in the Tudor area in particular) a number of years ago regarding the 3rd Bridge. That was when provincial grant monies were available and I believe already earmarked for the 3rd Bridge. And yet the WEST SIDE continues to grow by leaps and bounds. Enough is Enough. Perhaps someone should get the West Side residents riled up and more involved, and not have them put up with needless delays anymore. Simply put, as they say, the tail should not wag the dog.

Screen Name Redacted

8/03/2020 03:48 PM

transit is already over funded

Screen Name Redacted

8/04/2020 11:49 AM

Please make monthly passes or punch cards for low income clients more affordable.

Screen Name Redacted

8/09/2020 12:18 AM

Our bus system is terrible. I pay for the bus with my student fees, and I would never use it. Why would I use a system that takes me 3 transfers and an hour each direction? And how do I hold job when I can't find a ride Sundays and holidays? And they are installing traffic control of some kind at so many intersections. Do we really need so many lights and 4 way stops? Drive that could take 5 minutes turns into a 20 minute start and stop drive. And where is a the dang 3rd bridge?! Living on the south end of the west side adds 15-20 minutes to any cross-city travel

Screen Name Redacted

8/10/2020 04:14 PM

Our Healthy Lethbridge group worked with AHS to conduct a Walkability assessment. Many of the recommendations from the AHS Lethbridge

Walkability Roadshow were implemented but there are many more recommendations in this report to consider - eg, improved bike lanes, improved connectivity and sidewalks, etc.  
<https://www.albertahealthservices.ca/assets/info/pasb/if-pasb-walkable-lethbridge-report.pdf>

Screen Name Redacted

8/11/2020 05:59 PM

Need to explore a third river crossing

Screen Name Redacted

8/11/2020 06:48 PM

More bike lanes; pedestrianisation of some downtown streets 30kph speed limit in ALL residential side streets and in the downtown core

Screen Name Redacted

8/11/2020 08:00 PM

Further enhancement of Lethbridge's cycle network.

Screen Name Redacted

8/12/2020 09:47 AM

More bike lanes!! A car share program!!!

Screen Name Redacted

8/12/2020 09:54 AM

I agree with the objectives but if they are truly the objective of the city then more focus needs to be placed on the other modes of transportation. I believe the majority of focus is placed on vehicles. As a regular cyclists and pedestrian I often feel unsafe and/or frustrated as sidewalk or bike lanes abruptly end, no sidewalk is available, traffic laws such as yields or speed limits are not observed on the bike lane etc. I believe more people would consider walking or biking if the focus of the transportation group was more evenly allocated to the multi-modal objective.

Screen Name Redacted

8/17/2020 02:35 PM

As a student at the University, the 1st objective is very relevant. The UPass has been a great step, but the infrastructure is not yet there for public transportation to be a viable mode of transportation for all students.

Screen Name Redacted

8/17/2020 09:26 PM

maybe make more specific goals for accessibility and sustainability. More

**Optional question** (23 response(s), 65 skipped)

**Question type:** Essay Question

**Q15 | Are there any other Transportation objectives you would propose adding?**

Screen Name Redacted

7/14/2020 10:52 PM

See my above answer.

Screen Name Redacted

7/16/2020 11:55 AM

Consider consulting with a women's group to increase safety in city streets

Screen Name Redacted

Free ridership for low income people

7/18/2020 04:43 PM

Screen Name Redacted

7/23/2020 08:32 PM

There should be some additional focus on pedestrian and cycling traffic; these ought to be increased (based on path systems, prioritizing snow removal on paths, having safe places to park bikes etc).

Screen Name Redacted

7/28/2020 05:00 PM

WEST SIDE, WEST SIDE, 3rd bridge long, long overdue. Besides my comments above. there are the serious safety issues with 50,000+ residents being stranded and serviced by only 2 bridges (often enough only 1) in emergency and weather related situations. The arguments about using the Picture Butte, Coaldale routes just don't suffice in times of major need. How much time does that build into emergency response? A one Bridge backup is not sufficient, especially when the viable options were always there. No more complacency. It's well beyond time for major changes.

Screen Name Redacted

8/10/2020 04:14 PM

Pedestrian safety should be first and foremost to support active transportation. The international experts who provided the assessment for Lethbridge were concerned with deaths in the City due to poor cross walks, bike lanes, and a car dominated environment.

Screen Name Redacted

8/12/2020 09:56 AM

Decreasing the populations reliance on car and single occupancy vehicles.

Screen Name Redacted

8/13/2020 09:38 AM

Third Bridge Crossing

Screen Name Redacted

8/13/2020 02:55 PM

May be in another section but accessible, efficient transit which is supported across the city and encouraged by all sectors, especially city programs to use. IE. go to CASA, include a bus pass.

Screen Name Redacted

8/13/2020 03:11 PM

BridgeBridgeBridgeBridgeBridgeBridgeBridgeBridgeBridgeBridgeBridgeBridge  
e

Screen Name Redacted

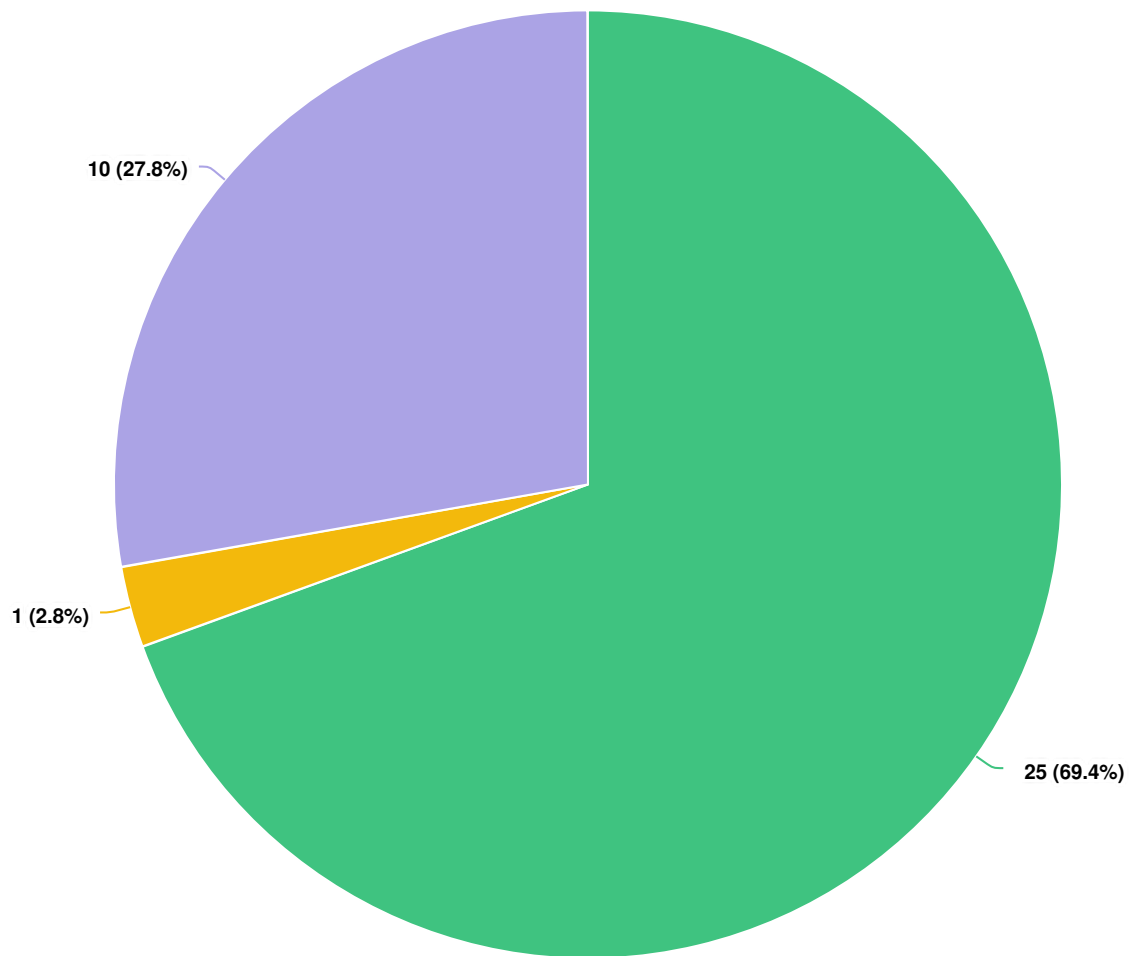
8/17/2020 02:35 PM

N/A

**Optional question** (11 response(s), 77 skipped)

**Question type:** Essay Question

**Q16** Do you agree with the Local Economy objectives?



**Question options**

- Yes
- No
- Somewhat

*Mandatory Question (36 response(s))  
Question type: Radio Button Question*

**Q17** | If you wish, please expand on your answer:

Screen Name Redacted

7/14/2020 10:52 PM

The main thing Lethbridge has going for is it's agricultural and food processing value add potential. Focus on what we already do and try to make it better. We are not a Calgary or Edmonton and need to focus on competitive edges. I would add a section on the university and college and how we can better support these hubs of innovation and fiscal support.

Screen Name Redacted

7/16/2020 12:35 PM

Poor planning on putting the main shopping area in south Lethbridge without strong enough infrastructure to handle the traffic. Why is there no shopping district on the west side where 40+ thousand live. Trying to funnel 100,000 people plus outside traffic into one small area is bad idea. Especially for a city this size.

Screen Name Redacted

7/16/2020 02:23 PM

Clean up of the downtown should be first on the list. Help the downtown businesses that have been affected by the SCS

Screen Name Redacted

7/16/2020 05:04 PM

Actions speak louder the words

Screen Name Redacted

7/17/2020 09:47 PM

Although the airport expansion and promotion are important, shouldn't regional an inter regional connections really be the focus? Not just the airport alone. Hwy 3 corridor expansion, regional bus and rail service promotion would be strongly tied to our local economic success.

Screen Name Redacted

7/23/2020 03:37 PM

Please support growth of industry and business. We cannot afford to chase away industry. Lower the red tape, create autonomy for industry and ensure the city attracts new innovative businesses.

Screen Name Redacted

7/24/2020 09:43 AM

This is in my opinion, a huge action item. Most of these items have been discussed for years with little progression.

Screen Name Redacted

7/27/2020 09:39 AM

Agree, yes. How are these objectives to be met? This City is a great city to live in. It could be better. Is the City fiscally responsible? The latest report suggests perhaps not at this time. Has the City addressed or responded to this audit? Environment Innovation: How is this being achieved. Lets look at the landfill again, why is the City not looking at technological solutions such as incineration and energy production? Has the City looked into this? There is likely and economic impact to this as well. Hosting large events is a must. Bringing tradeshow and large business conferences to the City is a must. There are many groups that would host their annual events bringing couple thousand people at time, if there was a facility to host them. Right now, there is not. Support local business. Downtown. Is the City directly supporting these business that are striving to make downtown vibrant again. Not just through dollars, but through making down town accessible and safe.

Screen Name Redacted

Investment in an airport and expanded destinations is key. Also, support for



## Municipal Development Plan Policy Objectives Survey

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7/28/2020 10:04 PM

local businesses. Tourism is OK, but as shown by the current Covid crisis, the economy should be oriented towards the local people

Screen Name Redacted

7/29/2020 12:18 PM

Tourism product and capacity development has been largely unsupported. The start of the DMO was a step in the right direction, but it must receive full City support for continued development and clout. The tourism voice should not be fractured by other "tourism" entities - ie LLA. Travel Alberta should work exclusively with the DMO. Development in the Airport and Exhibition Park are key steps in the right direction.

Screen Name Redacted

7/29/2020 04:37 PM

Support and stand up for Economic Diversity.

Screen Name Redacted

7/31/2020 09:23 AM

The exhibition grounds is a great project. Lets focus on that. Need to figure out how to get the SCS area fixed up. The city did a number on that area. Would be nice to get it cleaned up and back in shape.

Screen Name Redacted

8/12/2020 08:55 AM

In the preamble it talks about the region but that is not reflected in the objectives.

Screen Name Redacted

8/12/2020 09:44 AM

I don't believe the airport should be a high priority for the city. Certainly now during COVID, and prior, the prices to fly in and out of Lethbridge are too high. It is cheaper and easier for me to drive to Calgary and park for the week than to fly from Lethbridge. Until there is significant incentive, I don't think many people will use the airport (with the exception of the politicians!!)

Screen Name Redacted

8/13/2020 02:55 PM

Supporting local businesses and encouraging them to work with the city to do and promote business.

Screen Name Redacted

8/13/2020 03:11 PM

New economy/information economy/education needs higher profile here

Screen Name Redacted

8/17/2020 09:26 PM

I think there should be more focus on environmentally based economic growth in order to make sure Lethbridge is prepared for future climate change challenges, hedonistic sustainability is an interesting concept that would be nice to see explored more here.

Screen Name Redacted

8/27/2020 04:30 PM

I could only speak from my experience when I was a student in Lethbridge. In speaking to number 2 Tourism and Hospitality it was difficult to promote indigenous art projects in the city. At the time there was no interest. I would like to see a gathering of indigenous artists in Lethbridge as one of Lethbridge's major attraction sites.

**Optional question** (18 response(s), 70 skipped)

**Question type:** Essay Question

**Q18** Are there any other Local Economy objectives you would propose adding?

Screen Name Redacted

7/14/2020 10:52 PM

See my above answer

Screen Name Redacted

7/24/2020 03:02 PM

Integration of housing within commercial development. Mixed land use to promote a more walkable and liveable city. Attract young working professional families.

Screen Name Redacted

8/12/2020 08:55 AM

How is the City working with the region and forming regional partnerships?

Screen Name Redacted

8/12/2020 09:56 AM

Arts and Culture should be encouraged and expanded as a potential industry to help diversify the economy as a unique value proposition.

Screen Name Redacted

8/17/2020 09:26 PM

Environmentally focused development

Screen Name Redacted

8/18/2020 10:22 AM

More advertisement of private owned business (especially through the downtown area) aimed at the university and west side to promote the new residents/young patrons adding to the downtown community involvement. More promotion of local businesses in our community who (especially following COVID) are struggling greatly to survive. Potentially adding a walking street similar to Calgary's Stephen ave that allows open bottle rules to add to a more inclusive /European feel to our wonderful city

Screen Name Redacted

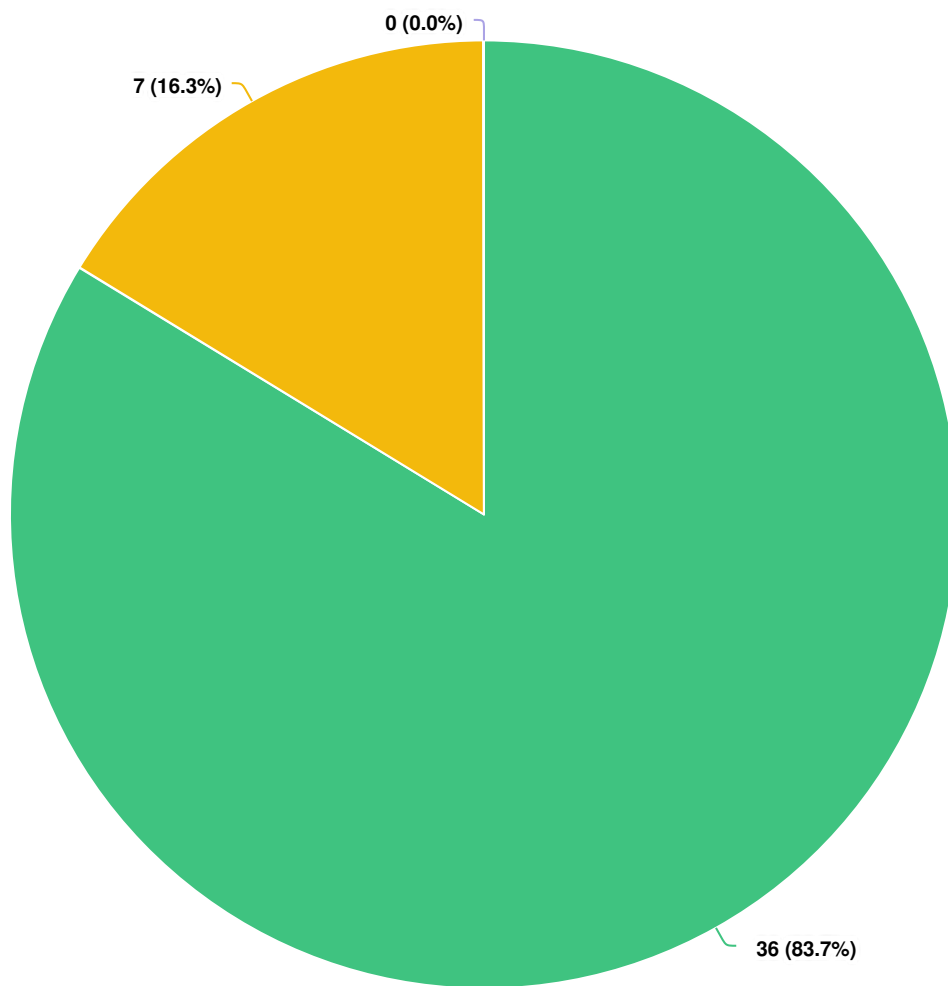
8/27/2020 04:30 PM

no

**Optional question** (7 response(s), 81 skipped)

**Question type:** Essay Question

**Q19** Do you agree with the Environment objectives?



**Question options**

- Yes
- Somewhat
- No

*Mandatory Question (43 response(s))  
Question type: Radio Button Question*

**Q20** | If you wish, please expand on your answer:

Screen Name Redacted

7/16/2020 01:29 PM

Once again, these objectives fail to specifically mention Blackfoot perspective on land use. Indigenous ways of knowing the land should be at the core of each objective.

Screen Name Redacted

7/24/2020 09:43 AM

AENV drives most of these issues and as a community we respond

Screen Name Redacted

7/27/2020 09:39 AM

Agree with the objectives, perhaps not the actions to meet them. The City could do a lot more with the natural areas they have to allow access into them with minimal disturbance and do it safely. Engage interest groups to help build trails, to help reclaim disturbed areas. Looking at the landfill. We as north americans take for granted the amount of space we have to bury everything. This is not sustainable. We all know that. We all know that land will run out. I think the City runs a good operation. However why cant we look to what european countries do. Incinerators. Yes, burn it. The technology exists where the City could incinerate a very high percentage of the waste. The technology exists where the emissions from this process is extremely clean. The energy from this process is captured and used to run generators to power facilities. Why can we not be leaders, pro active and forward/future thinking, that we but in place a system that gives back. Less land used, energy created, why not. There are areas in Europe where only 1% of the waste goes into the landfill and for a much, much larger population. Why do they do this, mainly they do no have the land area to bury everything, and it makes more sense. Why not invest in this future, we know the problem is coming and will be there, why not solve it now. Leadership.

Screen Name Redacted

7/28/2020 10:04 PM

Expand the recycling program to include a broader variety of materials

Screen Name Redacted

7/29/2020 04:37 PM

Advocate and support responsible non-partisan Environment Policy, which given the trend of the current government is quite a challenge.

Screen Name Redacted

7/30/2020 01:51 PM

1. I think we have a responsibility to be more than 'resilient' regarding climate disruption (that is, there is still more the City can do in regards to mitigation/emission reduction). Resilience implies localized energy creation (renewables) and food sovereignty.

Screen Name Redacted

7/30/2020 10:06 PM

re #2 or #3 It is unclear to me if conservation and protection of the "local watershed" includes headwaters which are the source of our water and provide recreation opportunities for citizens. As for air, Lethbridge has an important role in influencing regional planning and management of our headwaters/source waters. re #3 what is included in "resource" conservation? Please be specific. re #5 I would like to see examples of specific areas where a community culture of environmental stewardship needs to focus

## Municipal Development Plan Policy Objectives Survey

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(e.g. energy conservation, waste reduction, biodiversity protection)

Screen Name Redacted

8/11/2020 06:48 PM

I agree with them, but it's all very general - I would like to see specific protection, preservation of mature trees in the city - not only in parks and on boulevards, but in residents' back and front yards - many cities around the world, including in Canada, have these sorts of protections for trees. Trees are one of the most vital contributors to a healthy environment, and are huge carbon sinks.

Screen Name Redacted

8/11/2020 08:00 PM

Ties in with places; recognizing that much of the attractiveness to greenspaces (specifically the Oldman River valley) is the lack of development. Continued over development and paving over green places in the name of access reduces sustainability and ignores the rustic, wild, attractiveness nature of the space.

Screen Name Redacted

8/12/2020 08:55 AM

As the environment extends past municipal borders, the policy could include working within the region too

Screen Name Redacted

8/13/2020 09:43 AM

Get new city planners. The fact that almost all of the best coulee views in the city are apartments and low cost housing shows how ideological the administration has become.

Screen Name Redacted

8/13/2020 11:31 AM

I would like to see action applied to these concepts. In example, #2 above. I really enjoy walking the trails and paths, both in the residential and coulee areas in Bull Trail Park. I am always having to move off trail to make room for bikers. There is one small sign at the start of the trail that states no bikes are allowed. As a result, there are bike paths all through the coulees. Do we need more signage or a way to enforce this?

Screen Name Redacted

8/14/2020 09:04 AM

I think the city should invest in Green Energy. Solar is the way to go.

Screen Name Redacted

8/17/2020 09:26 PM

I think there should be stronger policies, more economic incentives for businesses and organizations.

**Optional question** (14 response(s), 74 skipped)

**Question type:** Essay Question

**Q21 | Are there any other Environment objectives you would propose adding?**

Screen Name Redacted

7/16/2020 11:55 AM

Consider focusing on planting native vegetation

Screen Name Redacted

7/17/2020 09:47 PM

Emphasize innovation and development in sustainable technology and economies that promote, protect or enhance our environment.

Screen Name Redacted

7/30/2020 10:06 PM

I would like to see an objective around restoration of environmental damage (e.g. reclamation of trails, restoration of plant communities through control of invasive weeds)

Screen Name Redacted

8/11/2020 06:47 PM

I realize that automotive technology will change in a cleaner direction but building neighbourhoods that are less car-centred and more pedestrian-oriented would be a fine environmental objective, and good for other reasons too.

Screen Name Redacted

8/11/2020 06:48 PM

Specific conservation and protection of trees and green space

Screen Name Redacted

8/12/2020 09:56 AM

To advocate and protect the larger watershed beyond Lethbridge's borders. To oppose activities such as coal mining, gas wells and fracking that might endanger citizens. To advocate for alternative energy technologies such as solar and wind.

Screen Name Redacted

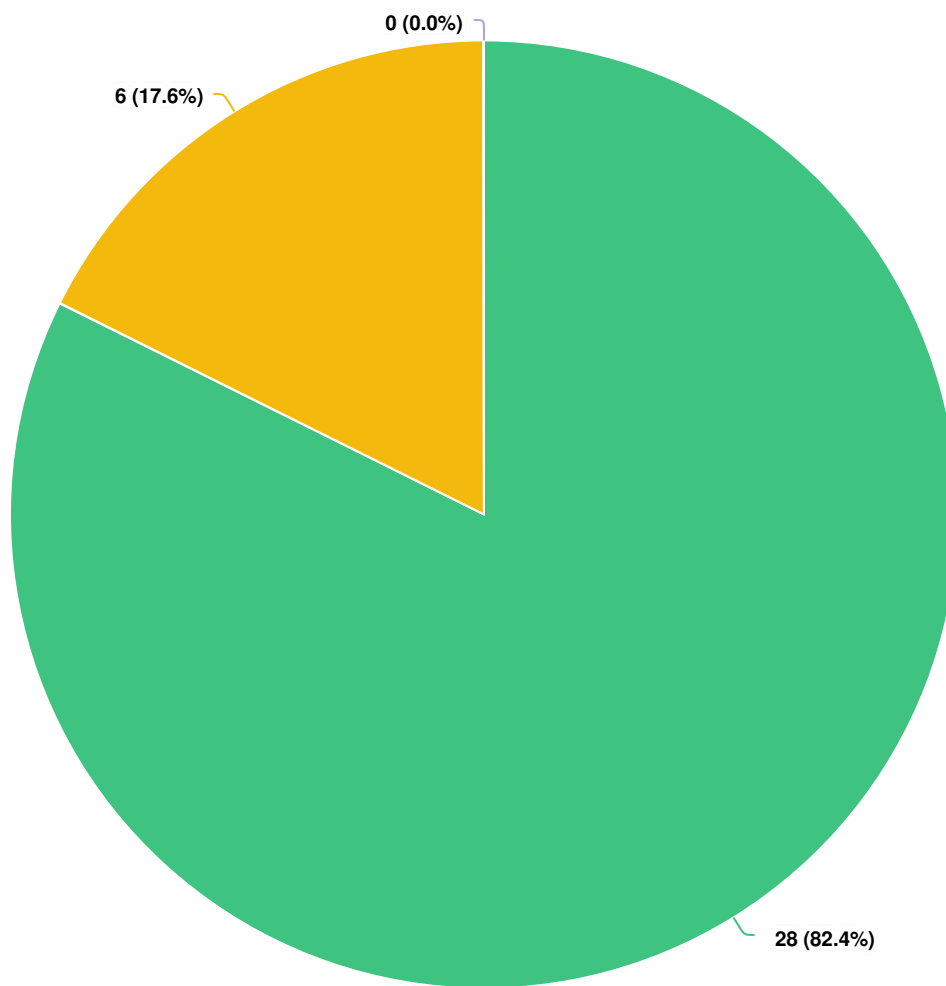
8/13/2020 02:48 PM

To add Learning from Place and the importance of Indigenous knowledge in the effort of land sustainability; It is the land that sustains us all and continuous consultation and collaboration with our Indigenous knowledge keepers is important to include in this section, i.e. KEPA on the Blood Reserve

**Optional question** (7 response(s), 81 skipped)

**Question type:** Essay Question

**Q22** Do you agree with the Utilities and Servicing objectives?



**Question options**

- Yes
- Somewhat
- No

*Optional question (34 response(s), 54 skipped)  
Question type: Radio Button Question*

**Q23** | If you wish, please expand on your answer:

Screen Name Redacted

7/16/2020 12:35 PM

I think Lethbridge does a very good job in this area.

Screen Name Redacted

7/16/2020 01:29 PM

Revise #4: Energy Efficiency and Alternative Energy: To PRIORITIZE energy efficiency and support opportunities for renewable and alternative energy projects

Screen Name Redacted

7/16/2020 05:04 PM

Not just in this area but in all consider the recent audit recommendations

Screen Name Redacted

7/17/2020 09:47 PM

Need to emphasize the goal of reducing waste, as a major objective, not just "handling" it. Ties into environment, economy, community, technology and innovation. Should be working to zero waste. So much potential exists out there.

Screen Name Redacted

7/18/2020 04:43 PM

We still need weekly garbage pick up

Screen Name Redacted

7/23/2020 03:37 PM

Please stay away from solar and alternative energy projects. See Medicine Hat's failures in this area. Improve efficiencies, perhaps consider the idea that we can do without certain things and we can also say no to "opportunities" that actually have massive long term costs (solar)...

Screen Name Redacted

7/27/2020 08:08 AM

Cost are increasing and the city should look at alternative energy sources.

Screen Name Redacted

7/27/2020 09:39 AM

Agree. Lets look at solid waste. Explore technological solutions to this. Can we reduce the footprint of a landfill and increase the life of it by implementing incinerating technologies that are extremely clean and produce energy that can be captures and used to power operations. The city landfill is a great operation, but look to be leaders in this, there is only so much land and then what. City does a great job on utilities I think. Alternative energies. Again, be leaders. Look to solar energy, energy from wastes, bio fuels, solid wastes. Create incentive programs for businesses and residences to install solar systems, that feed back into the City grid. Lethbridge is one of the sunniest places in the country, capitalize on that. Perhaps there is higher capital costs up front, but study the long term savings in operations. We as Canadians and North Americans love to throw stuff out, how do we encourage folks to reduce this practice.

Screen Name Redacted

7/29/2020 12:18 PM

Uncertain what "responsible" means in these objectives

Screen Name Redacted

Protection of local watersheds are critical. Again, this is a monumental



## Municipal Development Plan Policy Objectives Survey

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7/29/2020 04:37 PM

challenge given the current provincial government's lack of respect for watershed protection (open pit mining etc. ) Advocate and support energy efficiency & Alternative Energy options along with traditional energy within a transitional framework.

Screen Name Redacted

7/30/2020 10:06 PM

re #2 expand to include protection of the regional watershed. re #3 include waste reduction in this objective.

Screen Name Redacted

8/11/2020 06:48 PM

'Safe, reliable, responsible and efficient solid waste management' that includes the retention of alley pickup of garbage bins in older neighbourhoods with alleys and few front driveways - the existing system is both safer and more efficient than moving bins to crowded street fronts.

Screen Name Redacted

8/11/2020 08:00 PM

Maintain back alley recycling and garbage pick up!

Screen Name Redacted

8/12/2020 09:04 AM

in some of the areas of London Road area garbage front (road) pick up is dangerous for residents and drivers alike. These homes do not have front drives - while it may be efficient for the City - it is putting us and our property (vehicles ) at risk. Instead of just saying "this is the way it has to be" surely some sort of discussion to find common ground could happen first.

Screen Name Redacted

8/12/2020 09:54 AM

I think solid waste management's objective could include a more detail.

Screen Name Redacted

8/13/2020 12:24 PM

I think we should have garbage pick up 3 times a month and recycle 1 time. I would also like to suggest another change to get black bins for our communities for free. With how many people lost their jobs many people have had to relocate, they had to down size homes yet if they had 3 kids and had to move back in with mom and dad now they need a 2nd bin. Please consider maybe in Oct doing another black bin option, thank you . Please also consider setting up a few recycle weekends for electronics, maybe offer passes for a family swim or one of the local businesses can get involved. We have really shown we can work together.

Screen Name Redacted

8/13/2020 02:55 PM

Shout out to these crews for the excellent work they do!

Screen Name Redacted

8/13/2020 03:11 PM

Solid waste service "delivery" means waste/recycling collection and removal. Please be less euphemistic here

Screen Name Redacted

8/17/2020 09:26 PM

look into composting, other services

**Optional question** (19 response(s), 69 skipped)

**Question type:** Essay Question

**Q24 | Are there any other Utilities and Servicing objectives you would propose adding?**

Screen Name Redacted

7/28/2020 08:30 AM

We need green carts today not in several years.

Screen Name Redacted

8/11/2020 06:48 PM

Re garbage and recycling pick up - as mentioned above - another objective - to treat different neighbourhoods individually - what works for newer subdivisions with no alleys and huge front driveways - does not work in some older established neighbourhoods with useful alleys , congested narrower streets with many parked cars, and very few front driveways.

Screen Name Redacted

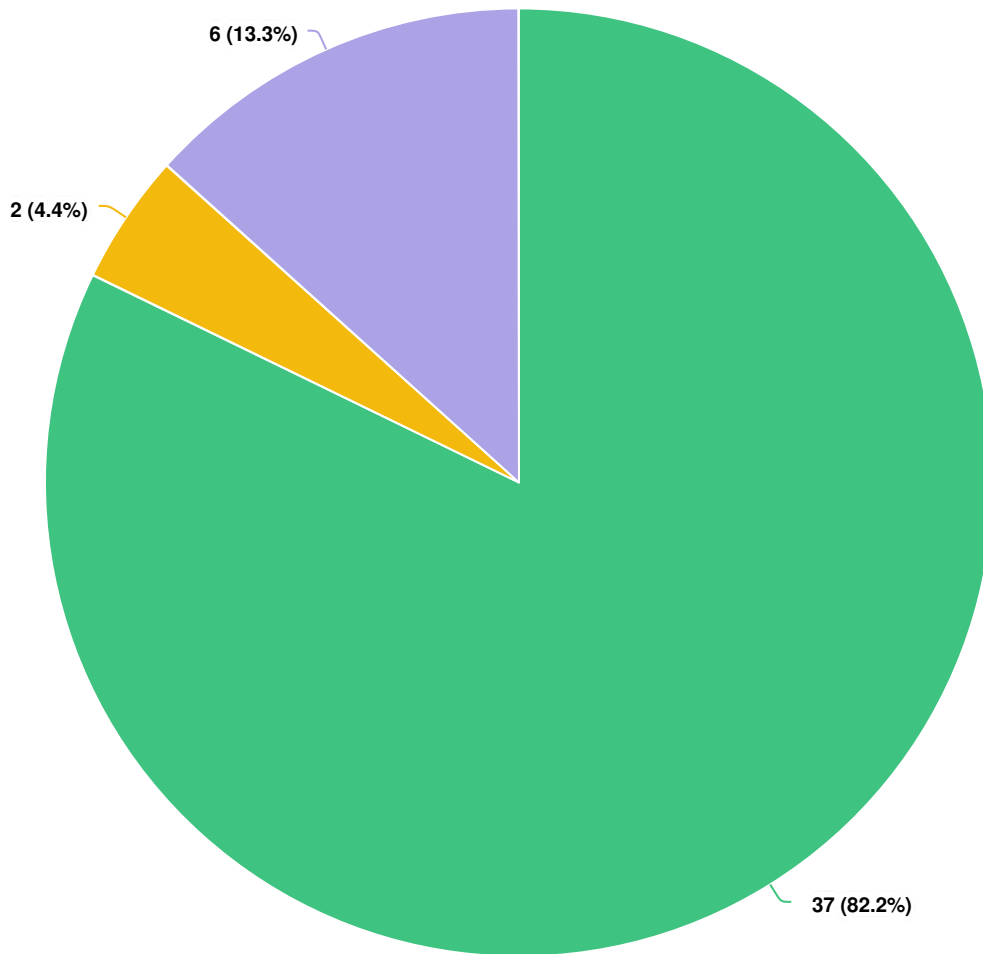
8/12/2020 09:54 AM

Solid waste management - an objective should be the reduction of pure waste. We should be promoting recycling and composting as much as possible to reduce the pressures on the landfills. I also believe that waste management needs to understand that a one size fits all approach to waste collection does not make sense. I understand that in the newer areas, with no back alley access and front driveways, front collection is the only option. However, in older neighborhoods the front collection creates a myriad of issues - narrow street, large grade changes, stairs to access street from property, no front driveways, little to no access from backyard to front. I'm concerned that the large trucks that are supposedly having issues in the alleys, will not be any more successful on the narrow streets, but with an increased risk of damage to the vehicles parked. Also with the struggles homeowners will have getting their bins to the front, I'm concerned that many will just leave the bins in the front to blow around, damage vehicles and impact the beauty of these neighbourhoods.

**Optional question** (3 response(s), 85 skipped)

**Question type:** Essay Question

**Q25** Do you agree with the Relationships objectives?



**Question options**

- Yes
- No
- Somewhat

*Optional question (45 response(s), 43 skipped)  
Question type: Radio Button Question*

**Q26** | If you wish, please expand on your answer:

Screen Name Redacted

7/16/2020 01:29 PM

The fact that the word "Indigenous" is only mentioned once here, out of all the objectives in all the sections, is a sign that Indigenous people and perspectives and not being prioritized in any way through the wording (and more importantly, ACTIONS) of the City of Lethbridge. Furthermore, the only desire this MDP seems to have is in "reconciling" with Indigenous people - what do you really mean by this? Integrating/assimilating Indigenous peoples into Western economic systems of "development?" This should not be an objective.

Screen Name Redacted

7/16/2020 05:04 PM

Southern Alberta is a close part of our community. It is important to provide services and pressure province for greater supports and opportunities we are urban not rural and provide many supports and services for rural s.w. AB

Screen Name Redacted

7/23/2020 03:37 PM

Agreed on all relationship building. Reconciliation is important and our indigenous community members should become simply "community members" We need to create UNITY and stop catering to the DIVERSITY crowd. It takes real courage to stop pandering to identity politics.

Screen Name Redacted

7/23/2020 08:32 PM

I think more should be done to advance reconciliation. There is a lot of talk around this, but not a lot of concrete action yet. The City and the community risk ignoring critical recommendations from the Missing and Murdered Indigenous Women and Girls' Inquiry, which can end up looking like the sort of inaction that smacks of systemic racism. There are some fairly easy ways to act and I hope the City leads the way on those.

Screen Name Redacted

7/24/2020 09:43 AM

Collaborative effort should be the forefront to build this community for the community and not for one entities 'empire building' no matter which entity

Screen Name Redacted

7/24/2020 01:44 PM

The short land acknowledgement does not acknowledge the Metis existence in the area. The Metis are also not acknowledged apart from the full FNMI except in very few instances. They were an integral part of the development of Southern Alberta. Joe Kipp, of Kipp's Crossing, Kipp's Coulee, Fort Kipp, and Standoff was Missouri Metis. Fort Whoop-up also had a large Metis population. Many Metis also worked in the Mines and in the fields around Lethbridge in the early years. Milk River was a Metis Community. There are many Metis in the Lethbridge area that trace their Metis family to this area prior to 1850. There are also matrons with names like Mary Blackfoot, and Louise Belly. Belly was the English translation for the Gros Ventres. The St. Marry's River was formally known as the Belly and was called that because of the Belly (Gros Ventres) First Nations. Unpopular history does not make it less true. Southern Alberta is part of the Metis Homeland and the Metis were influential in the development of this area.

Screen Name Redacted

7/27/2020 08:08 AM

The city does not think about the surrounding area. They are very self centered and this is not beneficial to Southern Alberta. Also, we could do so much more together than as individual communities.

Screen Name Redacted

7/27/2020 09:39 AM

Local Relationships: This should be a front and center focus for the City. There is so much that can be achieved if the City engaged with and supported fully the efforts of interest groups in this City. There are so many willing to volunteer and do the work knowing the City in behind them and listening and supporting. From social issues, homelessness, drug crisis, to environmental group and trail users. The issues are great and vast. But there are many in the City that work hard on these issues for no compensation. Support them, not just dollars. Throwing money at a problem, just makes it expensive. Be innovative, courageous to be leaders and think outside the box, outside of this region. The problems here are not unique and a first. There are others who have dealt with and are dealing with similar issues. Collaborate, learn from others mistakes and do not repeat them.

Screen Name Redacted

7/27/2020 07:08 PM

We need a better mayor :)

Screen Name Redacted

7/28/2020 10:04 PM

Of those objectives, Reconciliation is the most critical one for the long-term well-being of the city

Screen Name Redacted

7/29/2020 04:37 PM

My comments on hosting a Citizen's Assembly fits here as well. Healthy resilient Relationships and reconciliation happen when citizens are able to have a fulsome "conversations" and discussions that also share one another's stories & experiences (empathy). A moving away from social media or political sound bytes.

Screen Name Redacted

7/30/2020 01:51 PM

Oops. I commented on this under Community Wellbeing ... thanks for these to outcomes - it is an improvement on the last MDP/ICSP

Screen Name Redacted

7/30/2020 10:06 PM

Re #1 Regional relationships must not just support development (which I interpret as economic growth) but also support environmental stewardship and social equity/justice...i.e. quality of life.

Screen Name Redacted

8/03/2020 03:48 PM

these three items are unrelated and shouldn't be together.

Screen Name Redacted

8/17/2020 02:35 PM

Through fostering relationships is a great objective in the general sense, sometimes you have to strain some of those relationships for the health of the city and those within it. Will the City of Lethbridge back the university and college in advocating to the government to get their funding back?

Screen Name Redacted

8/27/2020 04:30 PM

The idea that through language and discussing historical and cultural awareness helps communication and empathy of others.

**Optional question** (16 response(s), 72 skipped)

**Question type:** Essay Question

**Q27** Are there any other Relationships objectives you would propose adding?

Screen Name Redacted

7/16/2020 01:29 PM

To prioritize Indigenous perspectives and ways of relating to the land upon which we exist. To acknowledge that our most important relationship is to the land itself before anything else.

Screen Name Redacted

7/16/2020 05:04 PM

Think it is covered but also have to work with other communities re the relocation of or migration of high need or problematic individuals to our city and shared costing of programs

Screen Name Redacted

7/24/2020 01:44 PM

Emphasis the Metis history and heritage in Southern Alberta on equal grounds with the Blackfoot.

Screen Name Redacted

7/28/2020 08:30 AM

We are a long way from reconciliation, I am not sure what the answer is. I do think we could look to hire more Indigenous members in city hall and certainly invite members to join committees. Reconciliation indicates we accept Indigenous peoples as our equals. That means we should have many more Indigenous peoples visible as part of running our city.

Screen Name Redacted

7/30/2020 11:03 AM

It is great that Reconciliation is an objective. Perhaps a separate objective for enhancing relationships with new Canadians, all people of color and those with differing backgrounds and beliefs.

Screen Name Redacted

8/14/2020 12:54 PM

Building stronger relationships between the city and their police and the indigenous and coloured community. Decrease the friction in our community.

Screen Name Redacted

8/27/2020 04:30 PM

Keep the open dialogue open and respectful

**Optional question** (7 response(s), 81 skipped)

**Question type:** Essay Question