



CITY OF  
*Lethbridge*

# Senator Buchanan Area Redevelopment Plan

## 2020 Open House: What We Heard



# March 4, 2020 Open House



An open house event was held from 5-8pm at Interfaith Food Bank to introduce an Area Redevelopment Plan (ARP) process for the Senator Buchanan neighbourhood. Approximately 40 people were in attendance.

Three neighbourhood partners (Senator Buchanan Neighbourhood Association, Lethbridge Family Services, and Interfaith Food Bank) hosted tables to share information about their organizations.

A series of information boards were displayed around the room to spark conversation. Some boards included questions for attendees. In addition, a large map in the centre of the room provided an opportunity for attendees to highlight important places in the neighbourhood.



- Developing a neighbourhood vision
- Land use
- Reflection of culture in the neighbourhood
- Outdoor spaces
- Transportation, accessibility & connections

# Area Redevelopment Plan (ARP) topics

Attendees were asked to place a dot beside the questions they felt need the most discussion in the Senator Buchanan neighbourhood. Here's what we heard:

## Neighbourhood vision ●●●

- What is unique about the neighbourhood?
- What is important to community members? ●

## Land use

- How is land used?
- What could be built and where? ●●●●
- What kinds of businesses are allowed where? ●●
- What kind of housing is available? ●●

## Infrastructure ●

- Things like water, sewer lines, and other utilities.

## Neighbourhood cultural & heritage resources

- How is culture reflected in neighbourhood places? ●●●●
- What is important in the neighbourhood's history? ●●

## Public spaces & facilities

- What spaces are accessible to everyone in the neighbourhood?
- Where do people spend time outside? ●●●●

## Transportation, accessibility & connections ●●●●●●

- How do people move around the neighbourhood?



## Future ARP conversations

The following suggestions were made

### What formats do you like?

- Statistics boards spur conversations
- Online activities
- Pop-ups
- Mapping activities

### Where should we hold these events?

- Westminster Egg Hung (easter)
- Pancake breakfast (Whoop-Up at Interfaith)
- School events
- Local events
- At the school

### Additional suggestions

- Get a weighted sandwich board to advertise events
- Reach people by text links or info
- Rely on word of mouth

# We asked the following questions:

## What's important in Senator Buchanan? Why?

- Having a walkable neighbourhood
- People and the sense of community
- Formal boulevards (more cared-for trees)
- Trees contribute to general happiness
- "International flavour"
- Small houses, big yards
- Don't want gentrification
- Love older trees
- Trees and birds

## What do you love about Senator Buchanan?

- Trees and older houses
- Character - houses & people!
- Easy to get places (even walking)
- Having grocery stores close
- Love tree-lined streets
- Great neighbours
- Near downtown
- Immigrant neighbourhood
- Trees
- Grid streets
- Historic houses
- affordable
- Walkable
- Welcoming
- Safe



# We asked the following questions:

## What are you curious about?

- How many vacant lots are there in the neighbourhood?
- How can we zone to allow new businesses and especially newcomer businesses?
- Worried about break-ins and car prowling. Wish for electronic surveillance of street parked vehicles. Cars get hit by hit and run due to narrow streets
- Redeveloping older homes - assistance to fix up older homes (program)
- Heart of our City funding... Where does it come from and who can access it?
- Plan for increased density (and resulting parking issues)
- Do vacant buildings pay property taxes?
- What should we know about the Commercial Area?
- Funding/grants for historical buildings



# We asked the following questions:

## What do you feel is important for people to know about Senator Buchanan?

- Biker health and safety on 12C - way better experience
- Transit - keep at least current level of service
- Bike paths - receptive to SAFER BIKING (narrow roads, stop signs)
- Bikers in SeBu: need vs want (motivation)
- Ask bike people: What would make it easier/safer to bike to work?
- Our contribution to building the city (history)

## What are you worried about? You know, like in relation to your neighbourhood?

- Don't want to see multi-family apartments spring up, replacing single family (affordable) old homes
- Neighbourhood stores - encourage/allow
- Impact of "Personal" services businesses/signage on 13 St N





# The following comments were made on open house boards:

## Green Spaces

- BOULEVARDS - save and encourage trees
- St. Basil's Park: opportunity to remove fences, add benches, path, picnic shelter, playground
- New development?: Boulevard and tree
- Small off-leash park in walking distance would be nice. I notice people use north end of Senator Buchanan park (school yard)
- Paths to and along coulees, like Henderson, use it in winter, clear the path

## Commercial and Industrial Land

- We need to use these before we build more

## Who Lives in Senator Buchanan?

- Is the senior population skewed by "The View" home?

## What cultural backgrounds are common in Senator Buchanan?

- Visible minority analysis please?



# The following comments were made on open house boards:

## Show us Around

*What are the local landmarks?*

- Thriftway Pharmacy, Asian Store, Jonny Bean
- Senator Buchanan field and St. Basil's field

*Where do you go?*

- St. Basil's Church, NoFrills, Save-On, to the river and coulees

*What's the best place?*

- All the treed avenues

*What do you love?*

- The trees, the birds, the "international flavour", people on the streets, walking most places

*What's unique?*

- Mature cottonwoods, tree-lined streets



## Participants added sticky notes to a big map of the neighbourhood



[Click here to be taken to an online map capturing these notes.](#)

