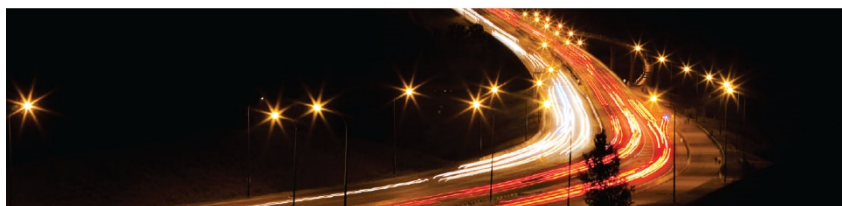




APPENDIX Engagement Summary Report

B



CITY OF LETHBRIDGE

Housing Strategy and Implementation Plan Engagement What We Heard Summary

VERSION 1

May 2020

TABLE OF CONTENTS

About the Project.....	3
Public Engagement Overview.....	5
Online Survey – What We Heard.....	6
About Participants.....	7
Implementation Plan Goals	11
Potential Ideas	14
Infill Housing	23
Multi-Family Housing.....	27
Additional Comments.....	28
Ideas Tool – What We Heard.....	29
Improve Housing	29
What’s Important.....	29
Next Steps.....	32

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.

ONLINE SURVEY – WHAT WE HEARD

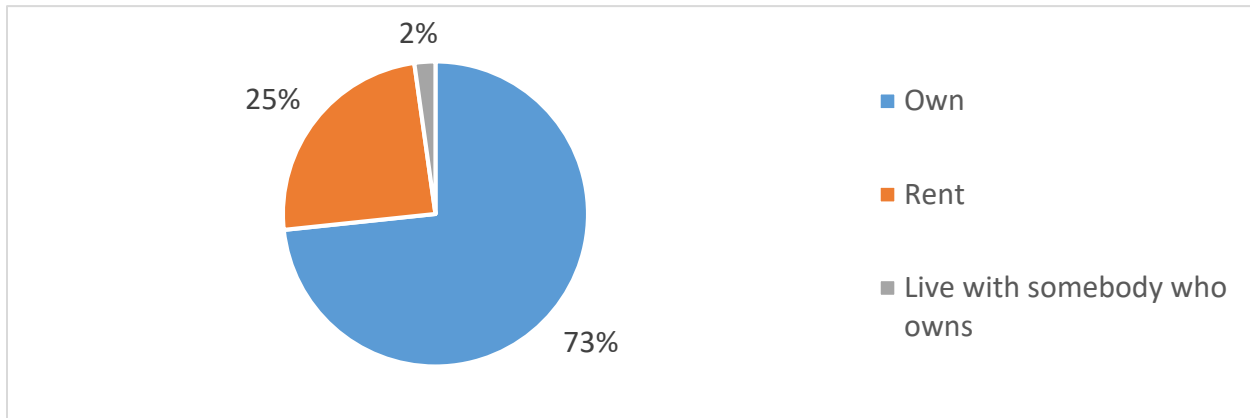
There were 90 responses received to the online survey. Overall key themes that we heard are included below. A summary of key themes that we heard in response to each survey question is included in the following pages with the verbatim feedback included in Appendix A.

Overall Key Themes

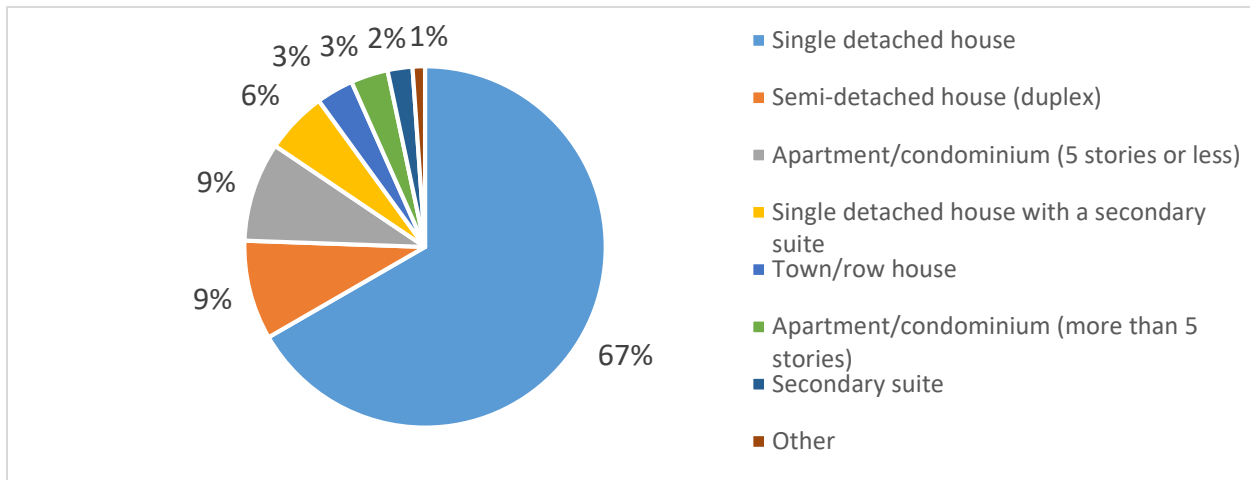
- There is a lack of affordable housing currently available, and affordable housing is a very important need for participants
- The City should take an active role in providing development regulation and/or provide guidelines to ensure a variety of housing options are available
- The housing market should 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

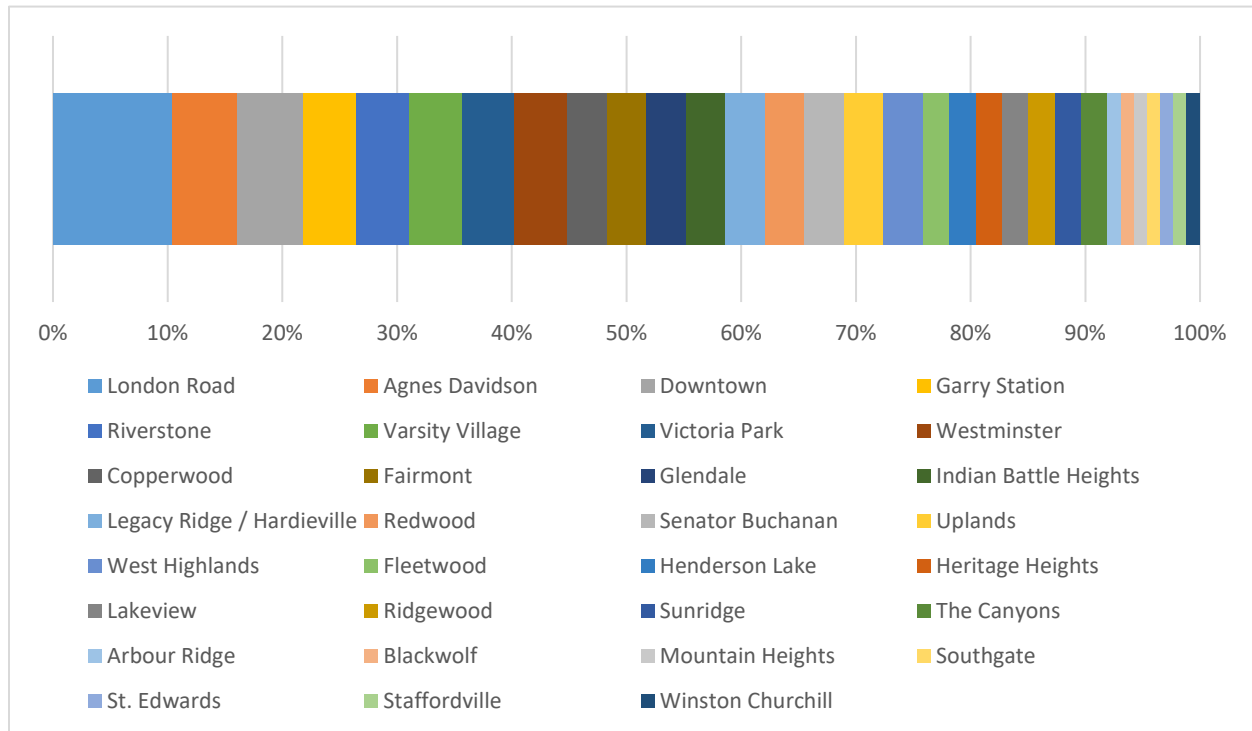
DO YOU OWN, LIVE WITH SOMEBODY WHO OWNS OR RENT YOUR CURRENT HOME?



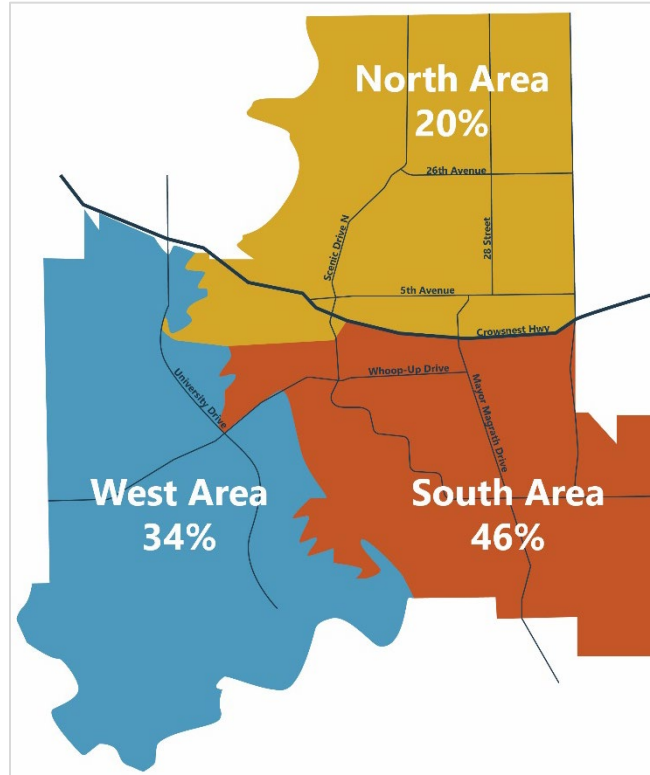
WHICH OF THE FOLLOWING BEST DESCRIBES YOUR CURRENT HOME?



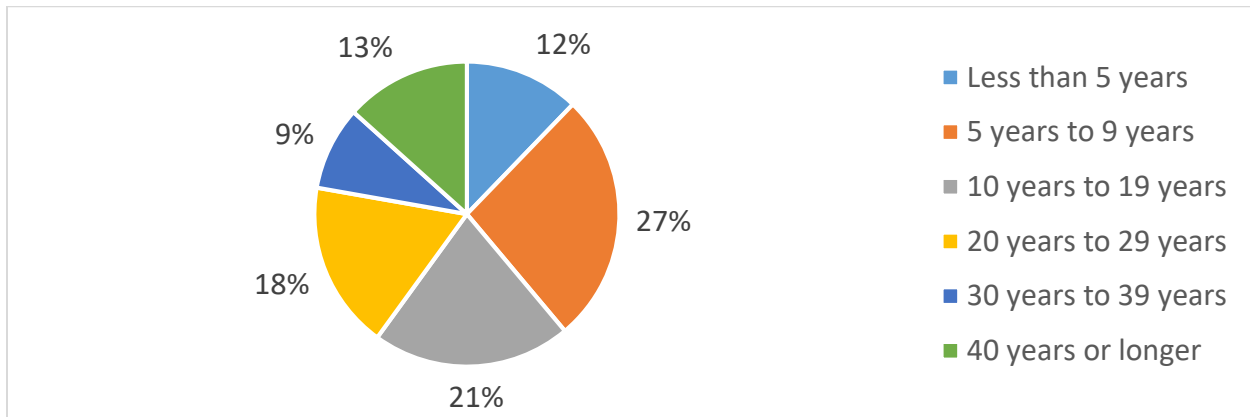
WHAT NEIGHBOURHOOD DO YOU CURRENTLY LIVE IN?



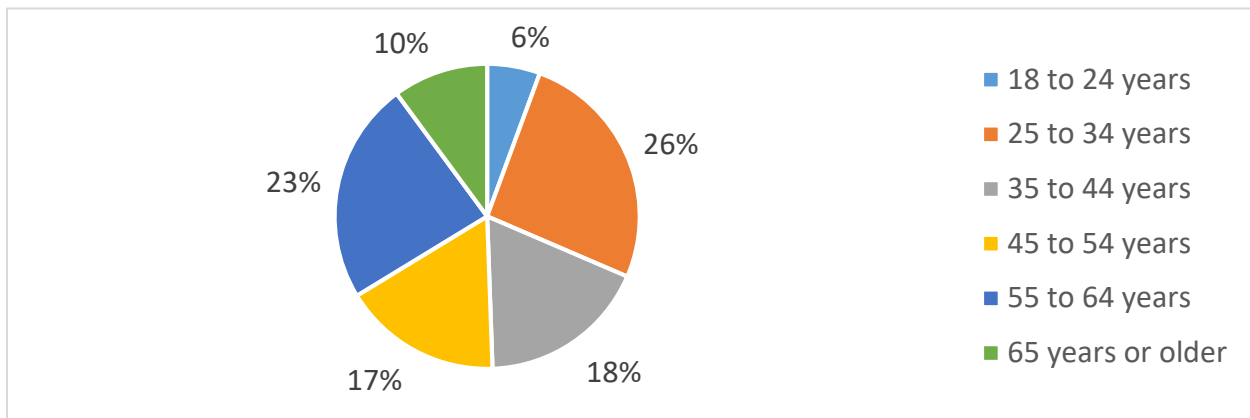
PARTICIPATION BY AREA:



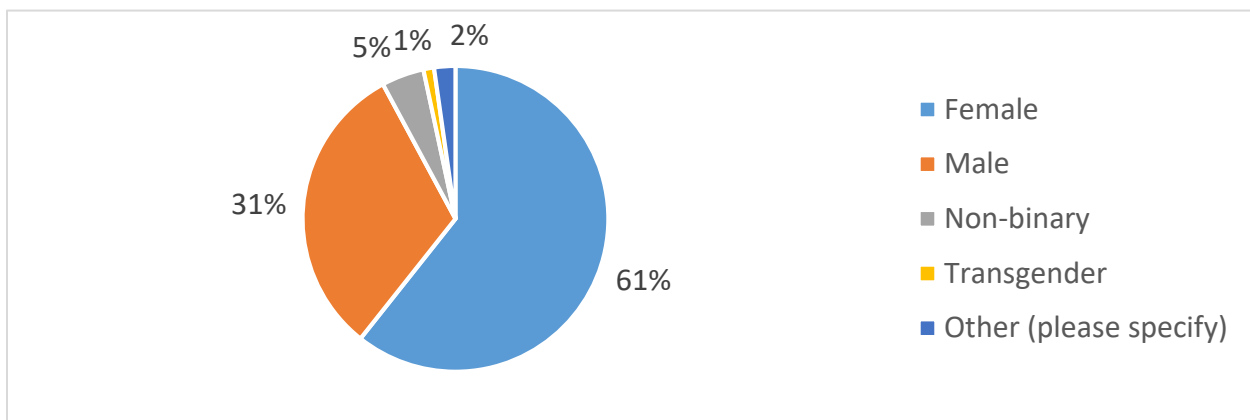
PLEASE TELL US HOW LONG YOU HAVE LIVED IN LETHBRIDGE:



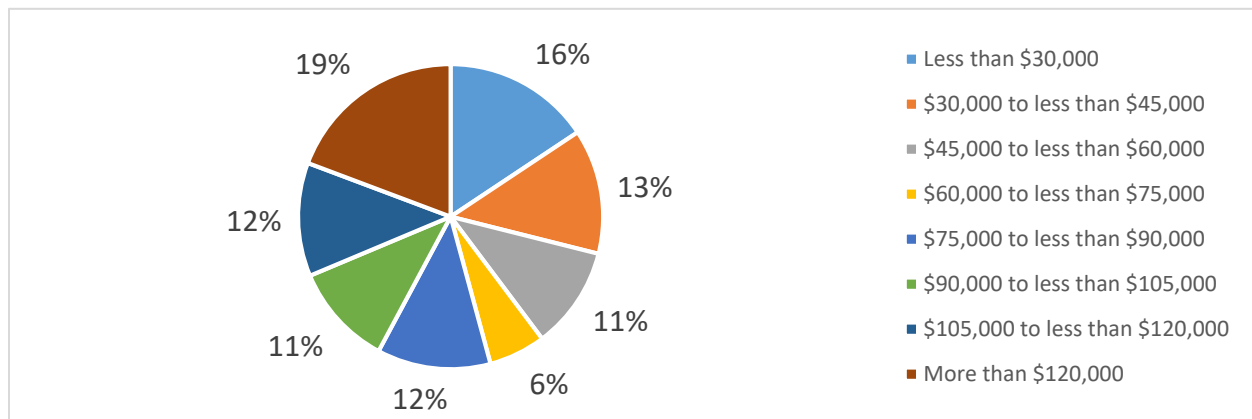
PLEASE INDICATE YOUR AGE:



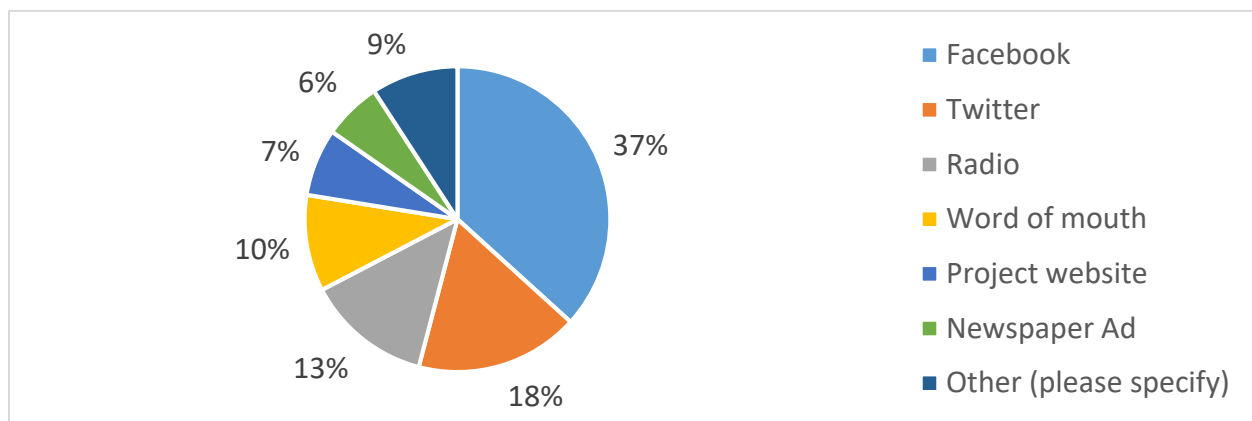
WHICH GENDER DO YOU MOST IDENTIFY WITH?



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



HOW DID YOU HEAR ABOUT THE SURVEY?

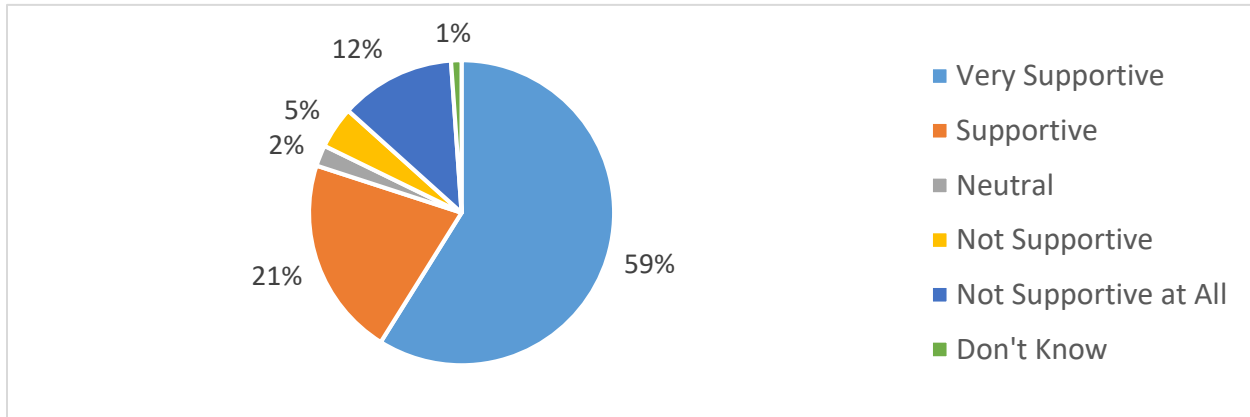


- Other:
 - Email

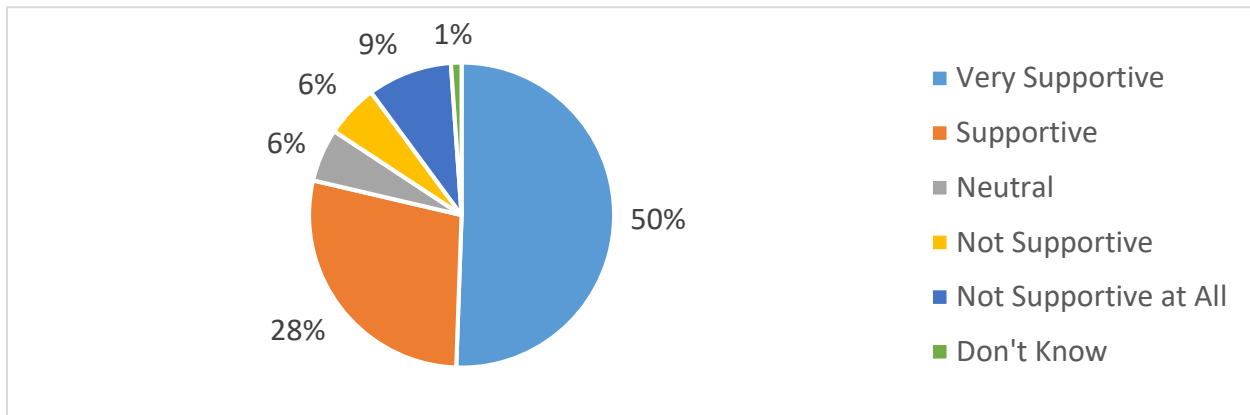
IMPLEMENTATION PLAN GOALS

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

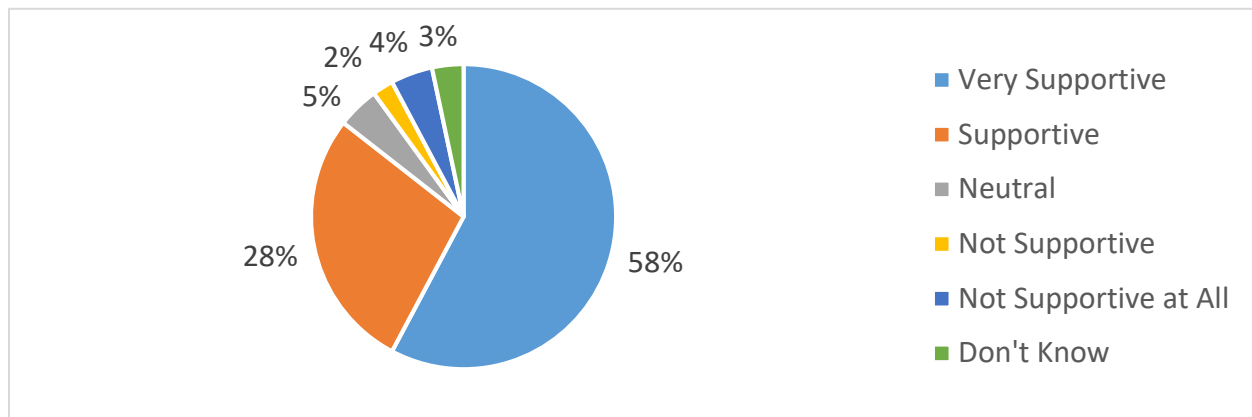
15% OF ALL NEW HOUSING UNITS SHOULD BE AFFORDABLE FOR LOW-INCOME HOUSEHOLDS, EITHER FOR RENT OR PURCHASE.



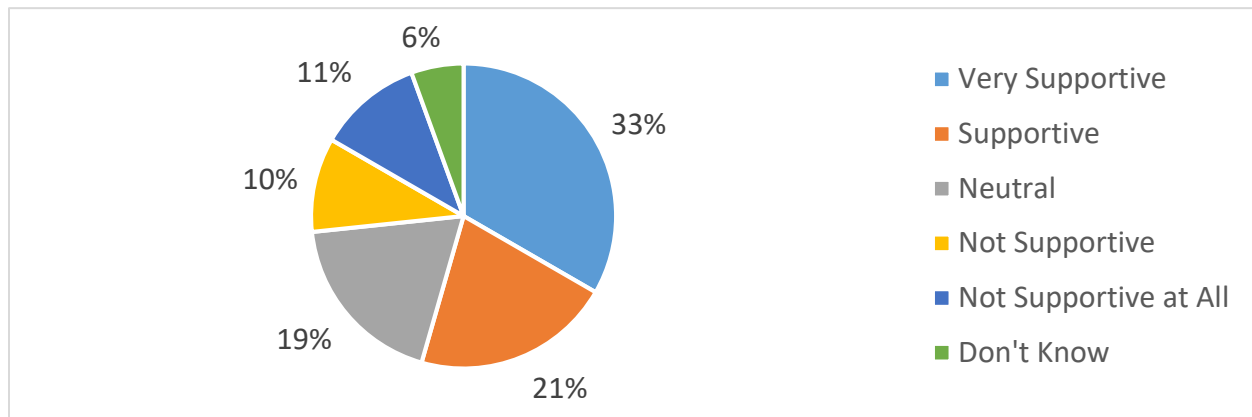
5% OF ALL NEW HOUSING UNITS SHOULD BE AFFORDABLE FOR HOUSEHOLDS WITH MODERATE INCOMES, EITHER FOR RENT OR PURCHASE.



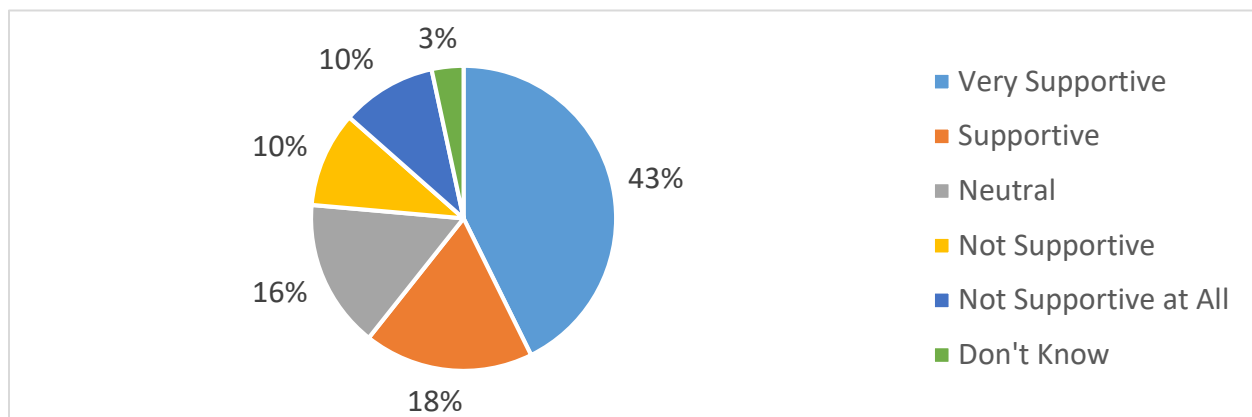
MULTI-FAMILY DEVELOPMENTS FOR RENTAL SHOULD BE PERMITTED IN AREAS CLOSE TO TRANSIT LINES AND AMENITIES.



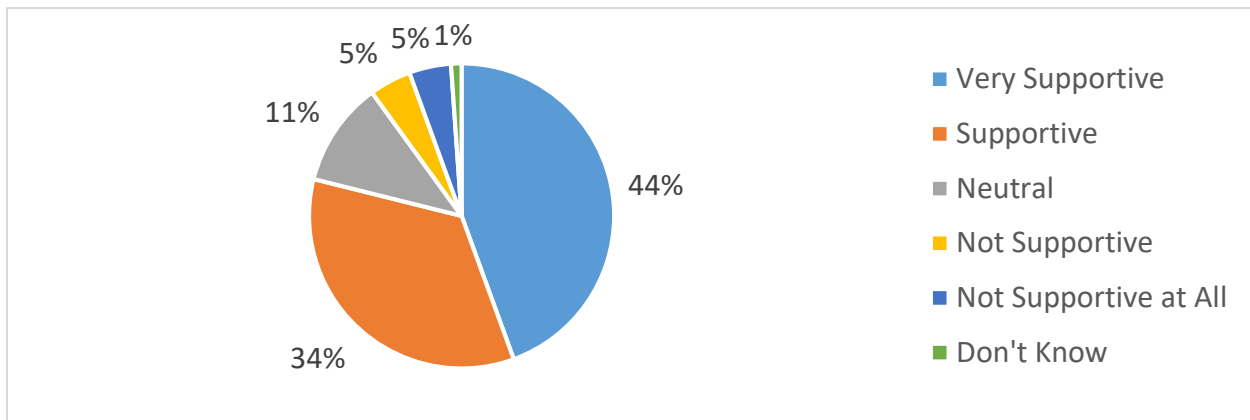
THERE SHOULD BE LOWER PARKING REQUIREMENTS (I.E., THE NUMBER OF STALLS PER BEDROOM) FOR AFFORDABLE AND SUPPORTIVE HOUSING NEAR TRANSIT.



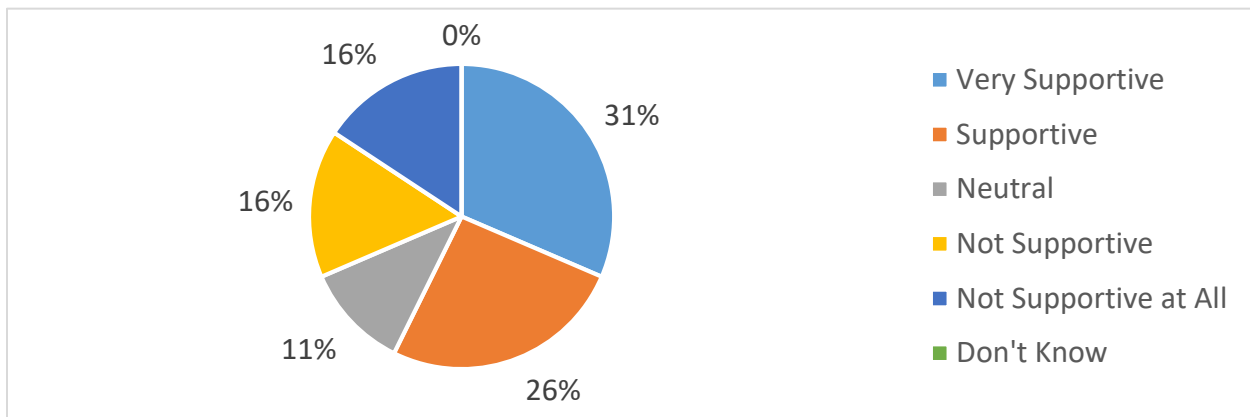
SHARED HOUSING ARRANGEMENTS WHERE UNRELATED PERSONS CAN RESIDE TOGETHER SHOULD BE PERMITTED IN ALL RESIDENTIAL DISTRICTS.



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



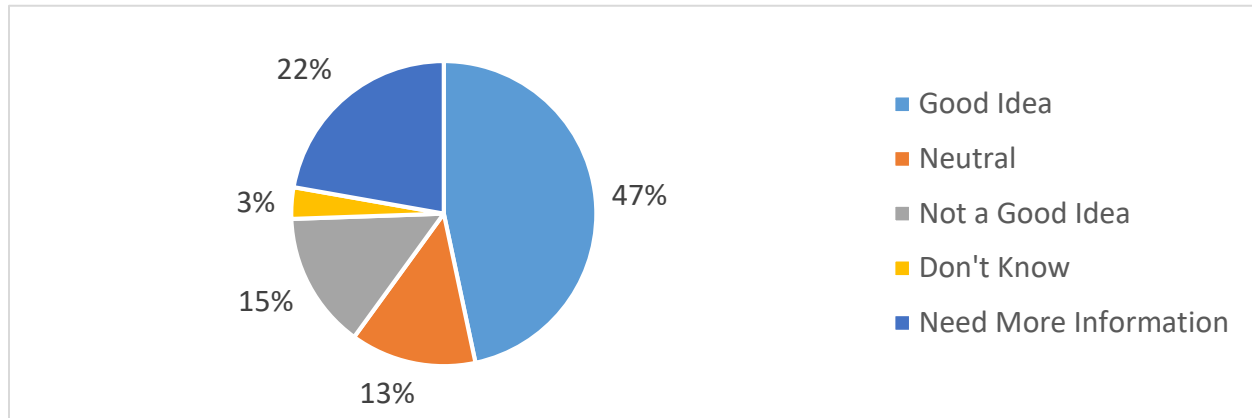
THE MUNICIPAL DEVELOPMENT PLAN POLICIES SHOULD SUPPORT MEDIUM AND HIGH-DENSITY RESIDENTIAL DEVELOPMENTS IN EXISTING LOW-DENSITY NEIGHBOURHOODS, EITHER FOR RENT OR PURCHASE.



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

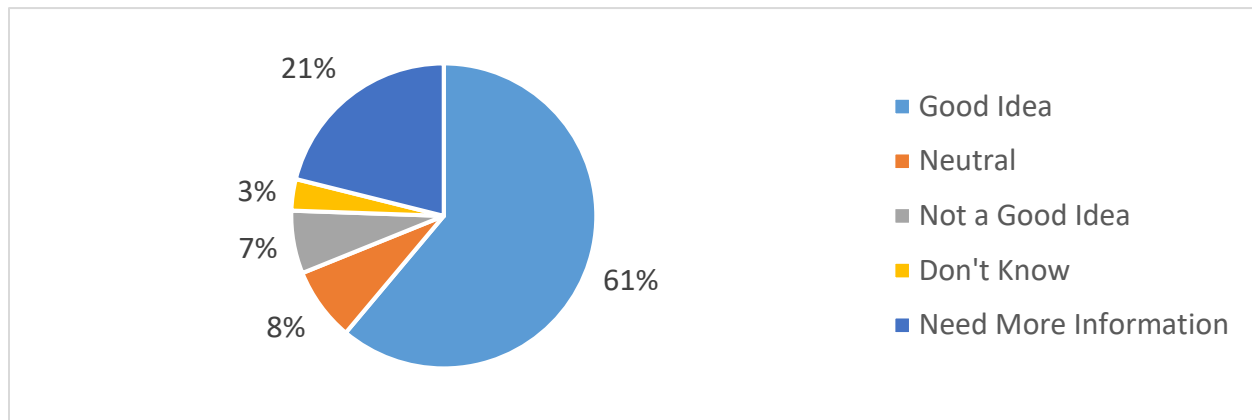
Not a Good Idea – 15%

- 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

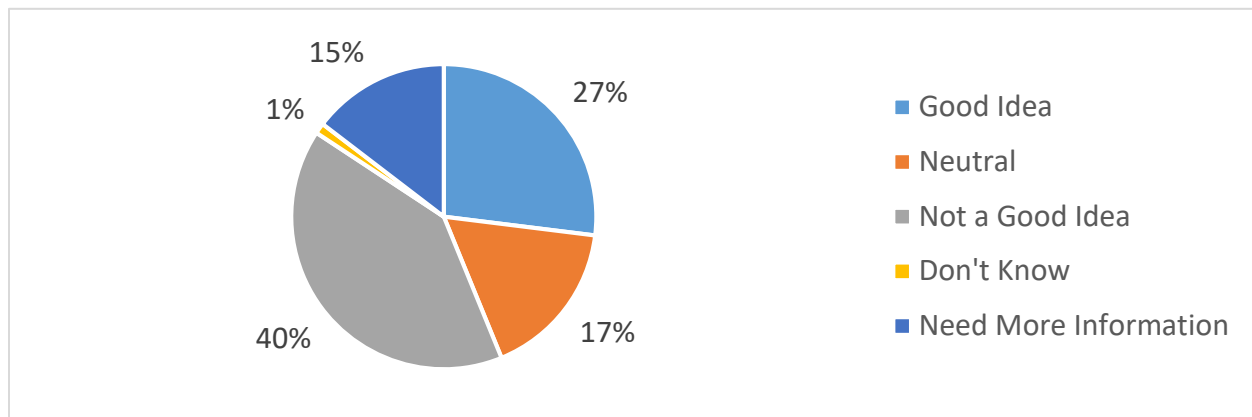
Not a Good Idea - 7%

- 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

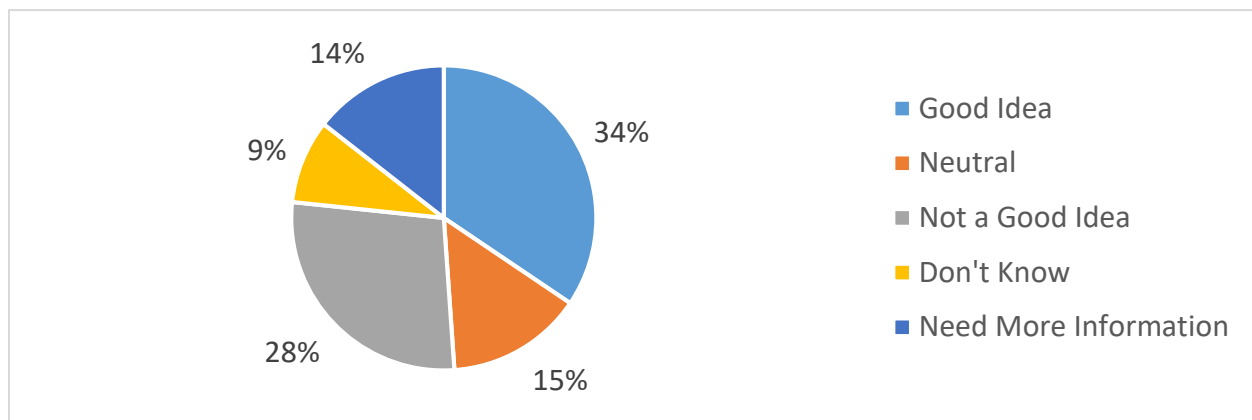
Not a Good Idea – 40%

- 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

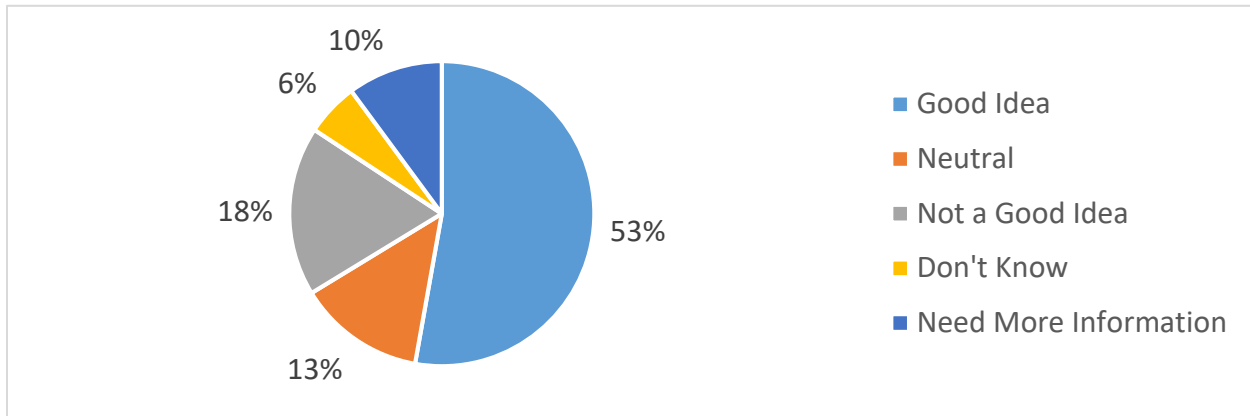
Not a Good Idea – 28%

- 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

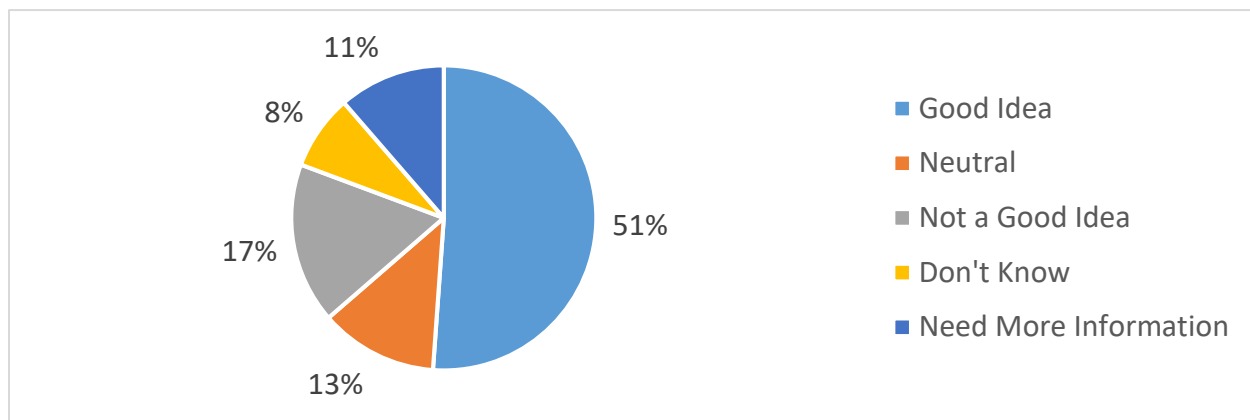
Not a Good Idea – 18%

- 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

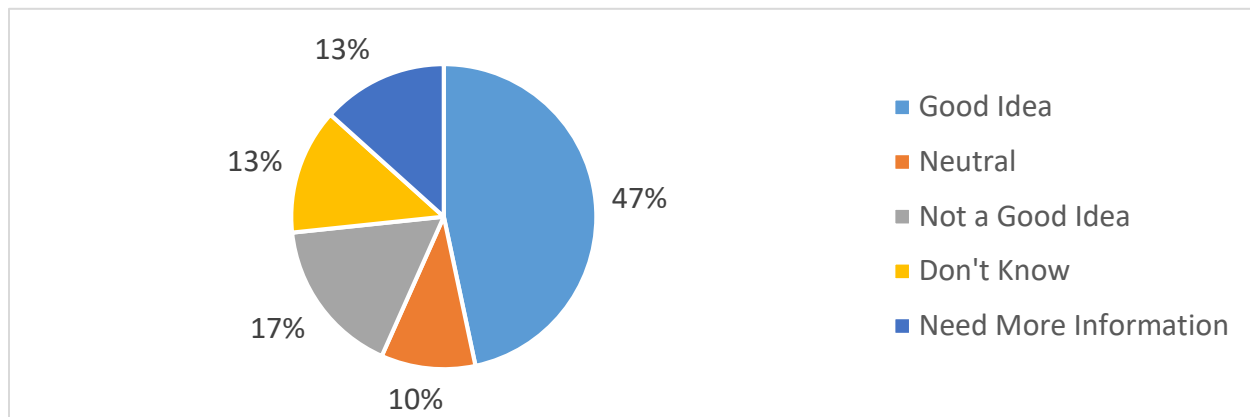
Not a Good Idea – 17%

- 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

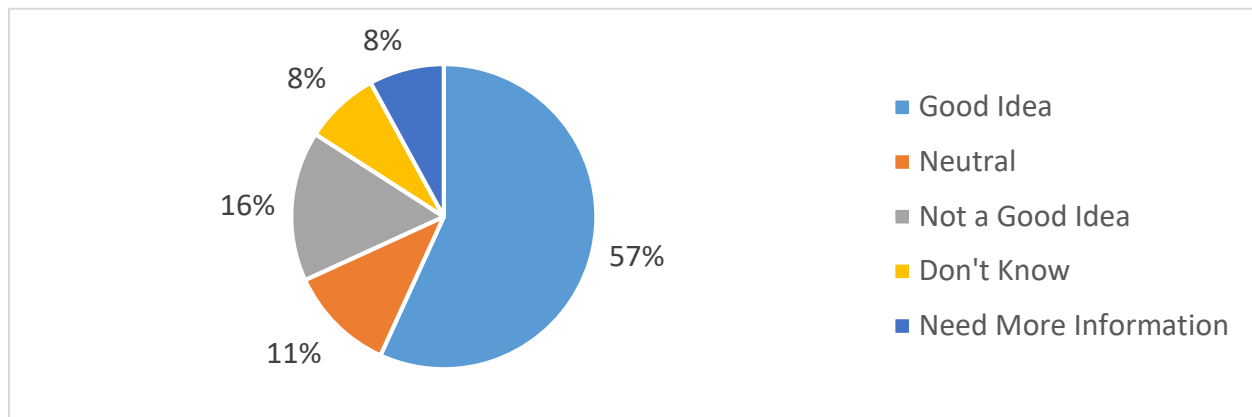
Not a Good Idea – 17%

- 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

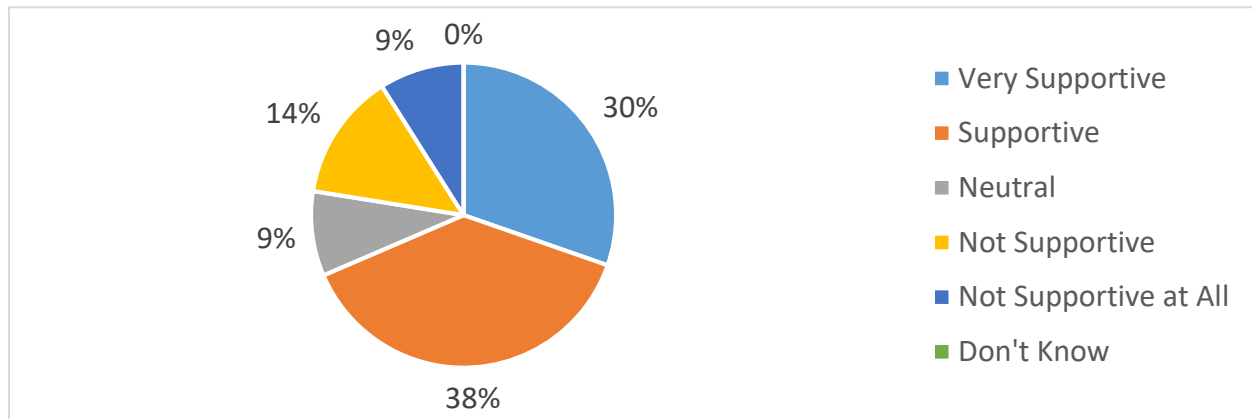
DO YOU HAVE ANY OTHER IDEAS YOU WOULD LIKE TO SHARE?

KEY THEMES

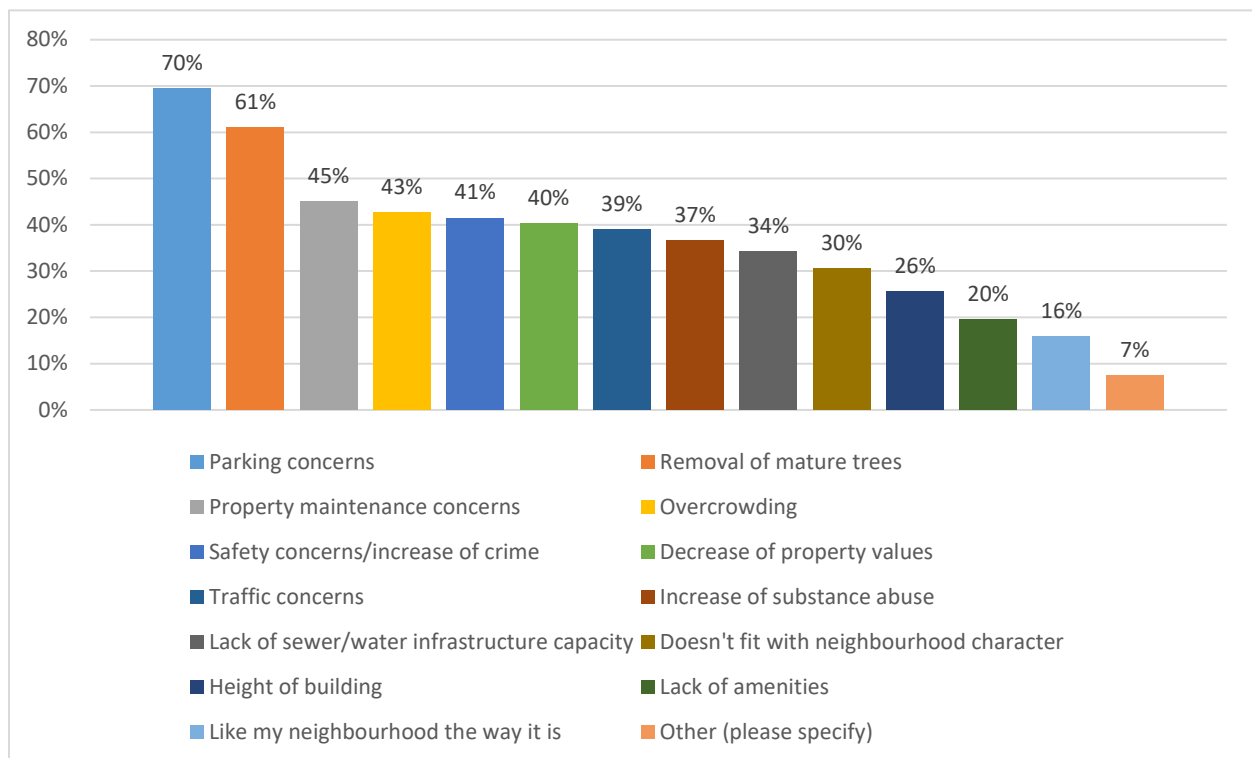
- Rent controls to protect renters from increasing rent prices
- Tax incentives for developers and landowners to create affordable and higher density housing options
- Reduce barriers to home ownership
- Consideration for single bedroom affordable housing for singles and seniors
- Improve the transit 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?

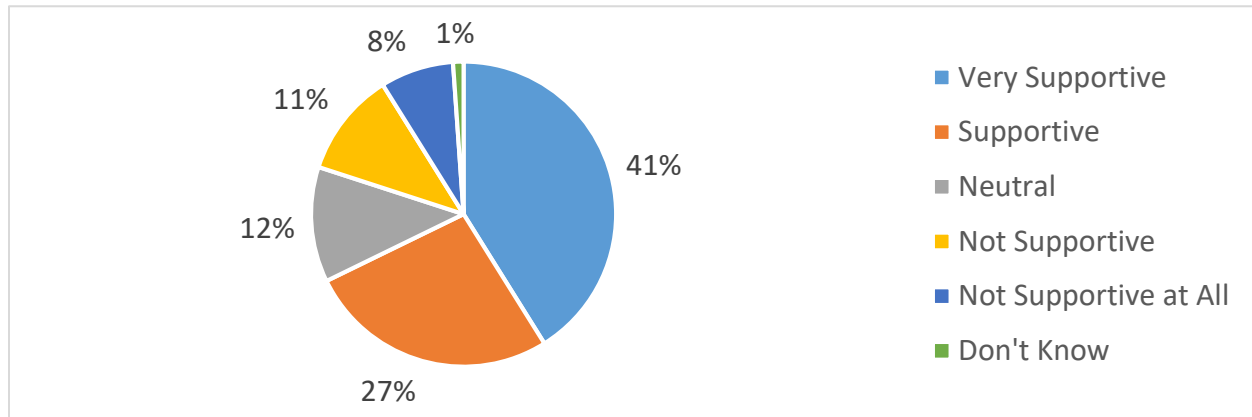


DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

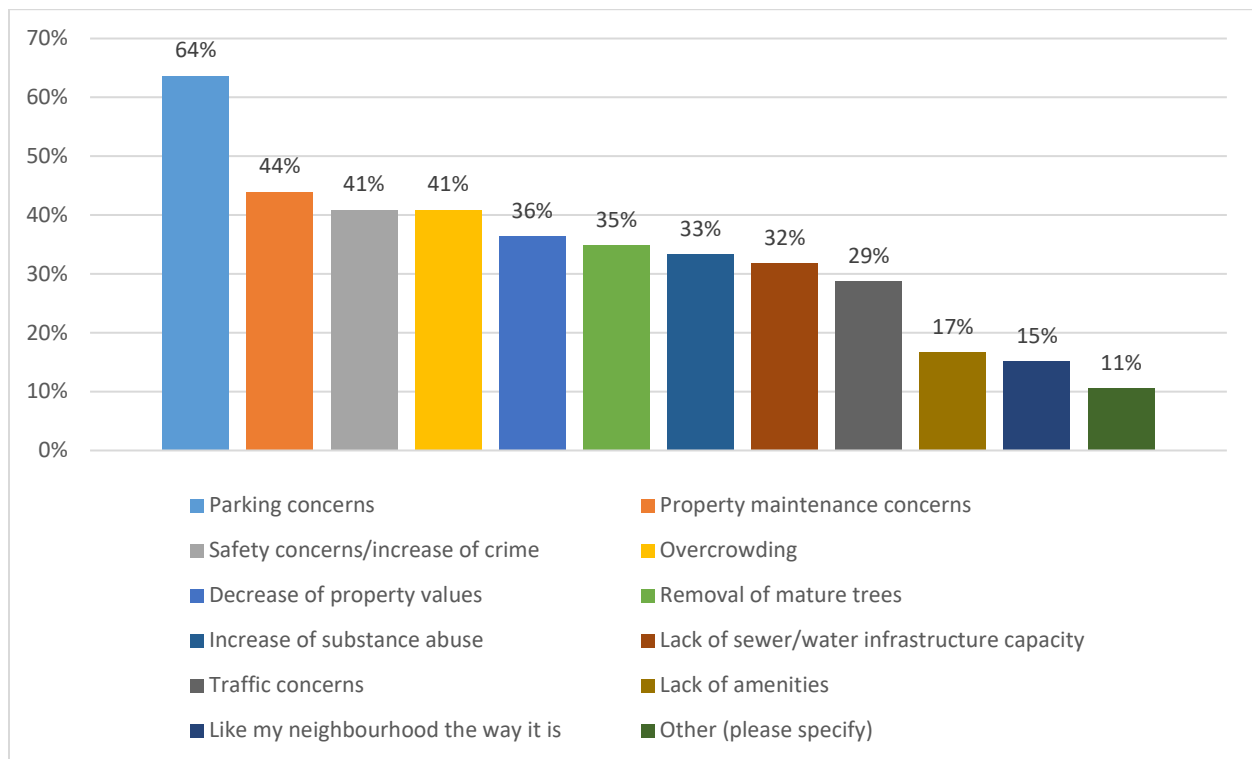
KEY THEMES

- 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?



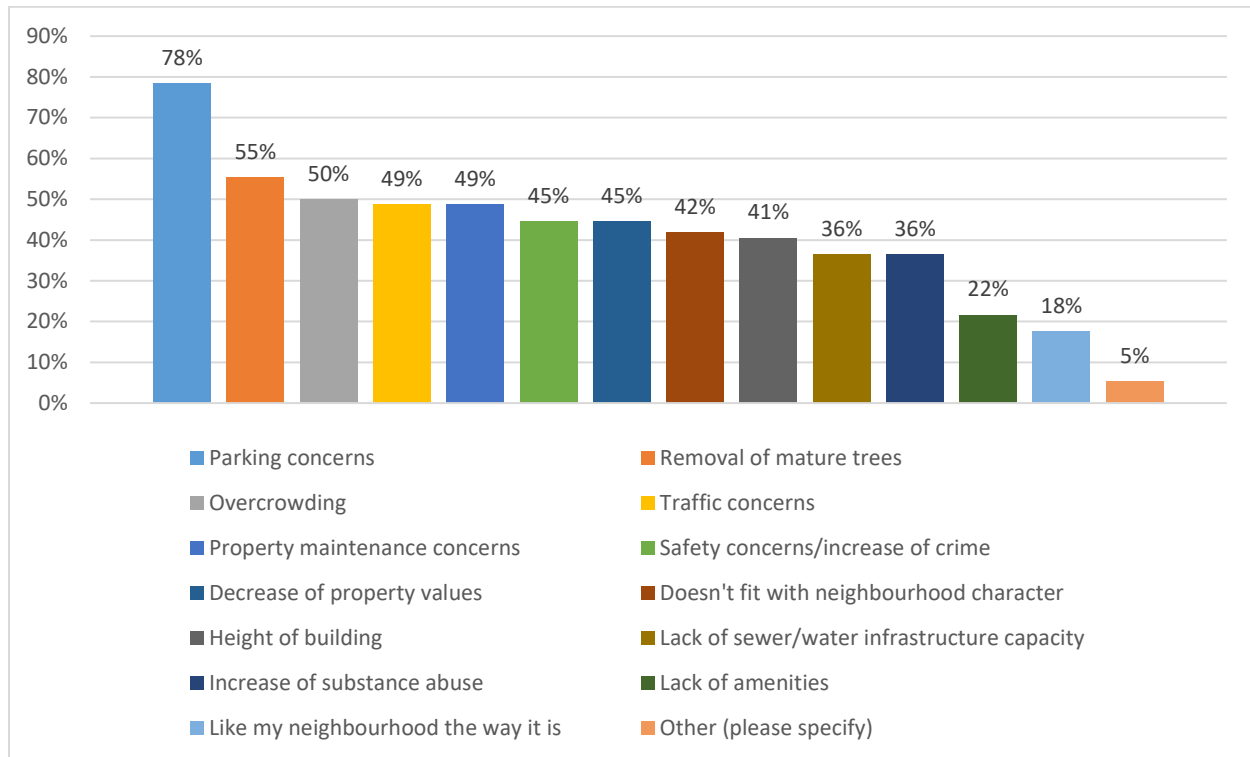
DO YOU HAVE IDEAS ON HOW YOUR CONCERNS COULD BE ADDRESSED?

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 be considered.
- It is nice for neighbourhoods 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 of 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 from 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 do 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 are just starting their careers and don't 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 none 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, save 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 parties/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 projects that have little to no chance of success. Our City has become the armpit of Alberta. Why are you trying to 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.