



**Date of Meeting:** January 12, 2021

**Bylaw:** Bylaw 6264 – Land Use Bylaw Amendment re:482, 484, 486, 490, 492, 494, 496, 500, 504, 508, 512, 514, 516, 520 & 522 Couleecreek Blvd S. (Southgate)

**Submitted By:** Tyson Boylan, Senior Community Planner

<b>Recommended Action:</b> That Council give first reading to Bylaw 6264 – amendment to Bylaw 6300 – City of Lethbridge Land Use Bylaw.
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**Executive Summary:** The existing High Density Residential (R-150) land use district for the parcels indicated above allows for a density of between 76 - 150 units per hectare. As the applicant wishes to construct a multi-unit residential development at a lower density than 76 units per hectare, a rezoning to a different land use district is required.

The proposed Medium Density Residential (R-75) land use district will allow the applicant to construct single storey, four-plex style senior citizen's apartments on the undeveloped portion of the site shown on Schedule A of this bylaw at a density of 26 - 75 units per hectare. The R-75 land use district best accommodates the size and scale of the applicant's proposal.

The proposed Mixed Density Residential (R-M) land use district will be applied to the two existing four-plexes on the site allowing them to comply with the new site development plan. The R-M land use district best accommodates the size and scale of this existing development.

The proposed Land Use Bylaw amendment complies with the South Gate Outline Plan, which was amended by the Municipal Planning Commission on December 8, 2020.

The application has been submitted by Associated Engineering Alberta Ltd. on behalf of Lansol Ltd. and the existing owners/residents of Condo Corporation No. 1212886.

**Attachments:** Bylaw 6264 with Map

<b>Department Director:</b>	Doug Hawkins
<b>City Treasurer:</b>	
<b>City Solicitor:</b>	Brian Loewen
<b>City Manager:</b>	Craig Dalton

BYLAW 6264  
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A BYLAW OF THE CITY OF LETHBRIDGE TO AMEND  
BYLAW 6300 – CITY OF LETHBRIDGE  
LAND USE BYLAW

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

1. Bylaw 6300 – City of Lethbridge Land Use Bylaw is amended by this bylaw.
2. Bylaw 6300 is hereby amended by changing the land use classification of:
  - a) Condominium Plan 1311425, Unit 12 (482 Couleecreek Blvd S)
  - b) Condominium Plan 1311425, Unit 13 (484 Couleecreek Blvd S)
  - c) Condominium Plan 1311425, Unit 14 (486 Couleecreek Blvd S)
  - d) Condominium Plan 1311425, Unit 15 (490 Couleecreek Blvd S)
  - e) Condominium Plan 1311425, Unit 16 (492 Couleecreek Blvd S)
  - f) Condominium Plan 1212886, CS/Common Property (494 Couleecreek Blvd S)
  - g) Condominium Plan 1212886, Unit 3 (496 Couleecreek Blvd S)
  - h) Condominium Plan 1212886, Unit 4 (500 Couleecreek Blvd S)
  - i) Condominium Plan 1212886, Unit 5 (504 Couleecreek Blvd S)
  - j) Condominium Plan 1212886, Unit 6 (508 Couleecreek Blvd S)
  - k) Condominium Plan 1212889, Unit 7 (512 Couleecreek Blvd S)
  - l) Condominium Plan 1212889, Unit 8 (514 Couleecreek Blvd S)
  - m) Condominium Plan 1212889, Unit 9 (516 Couleecreek Blvd S)
  - n) Condominium Plan 1212889, Unit 10 (520 Couleecreek Blvd S)
  - o) Condominium Plan 1212889, Unit 11 (522 Couleecreek Blvd S)

**From:** High Density Residential (R-150)

**To:** Mixed Density Residential (R-M)  
Medium Density Residential (R-75)

(All of which is more particularly described and shown on the attached Schedule "A")

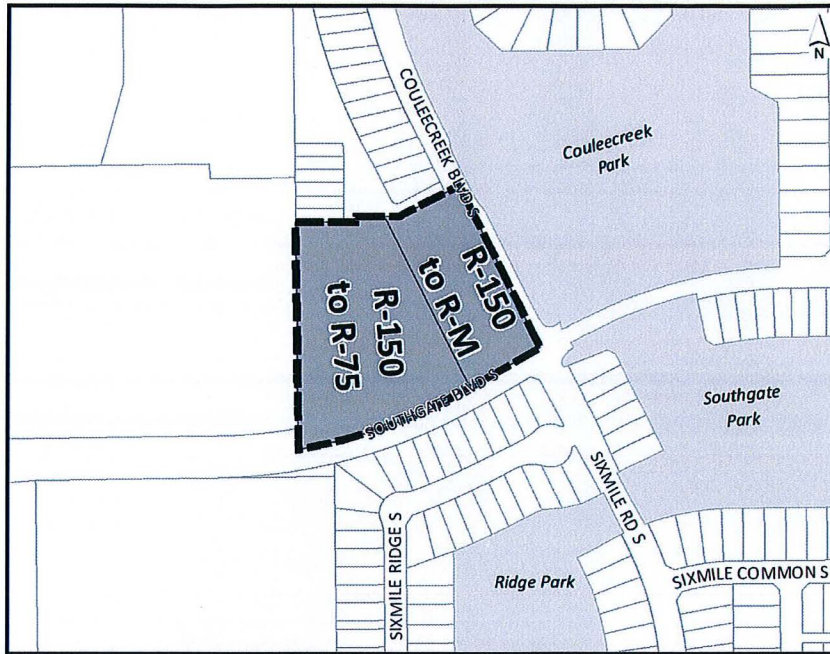
3. This Bylaw will come into full force and effect on the date of final passing thereof.

READ A **FIRST** TIME this 12<sup>th</sup> day of January, A.D. 2021  
[Signature] [Signature]  
MAYOR CITY CLERK

READ A **SECOND** TIME this 9<sup>th</sup> day of February, A.D. 2021  
[Signature] [Signature]  
MAYOR CITY CLERK

READ A **THIRD** TIME this 9<sup>th</sup> day of February, A.D. 2021  
[Signature] [Signature]  
MAYOR CITY CLERK

**Schedule A**  
**PROPOSED LAND USE BYLAW AMENDMENT**  
**Bylaw 6264**



 Amendment Area

**LEGAL:** CONDOMINIUM PLAN 1311425, UNIT 12;  
CONDOMINIUM PLAN 1311425, UNIT 13;  
CONDOMINIUM PLAN 1311425, UNIT 14;  
CONDOMINIUM PLAN 1311425, UNIT 15;  
CONDOMINIUM PLAN 1311425, UNIT 16;  
CONDOMINIUM PLAN 1212886, CS;  
CONDOMINIUM PLAN 1212886, UNIT 3;  
CONDOMINIUM PLAN 1212886, UNIT 4;  
CONDOMINIUM PLAN 1212886, UNIT 5;  
CONDOMINIUM PLAN 1212886, UNIT 6;  
CONDOMINIUM PLAN 1212889, UNIT 7;  
CONDOMINIUM PLAN 1212889, UNIT 8;  
CONDOMINIUM PLAN 1212889, UNIT 9;  
CONDOMINIUM PLAN 1212889, UNIT 10;  
CONDOMINIUM PLAN 1212889, UNIT 11

**Municipal Address:** 482 COULEECREEK BLVD S;  
484 COULEECREEK BLVD S; 486 COULEECREEK BLVD S;  
490 COULEECREEK BLVD S; 492 COULEECREEK BLVD S;  
494 COULEECREEK BLVD S; 496 COULEECREEK BLVD S;  
500 COULEECREEK BLVD S; 504 COULEECREEK BLVD S;  
508 COULEECREEK BLVD S; 512 COULEECREEK BLVD S;  
514 COULEECREEK BLVD S; 516 COULEECREEK BLVD S;  
520 COULEECREEK BLVD S; 522 COULEECREEK BLVD S.

**From:** High Density Residential (R-150)  
**To:** Medium Density Residential (R-75); Mixed Density Residential (R-M)