

# LLOYDMINSTER DOWNTOWN

**Area Redevelopment Plan**

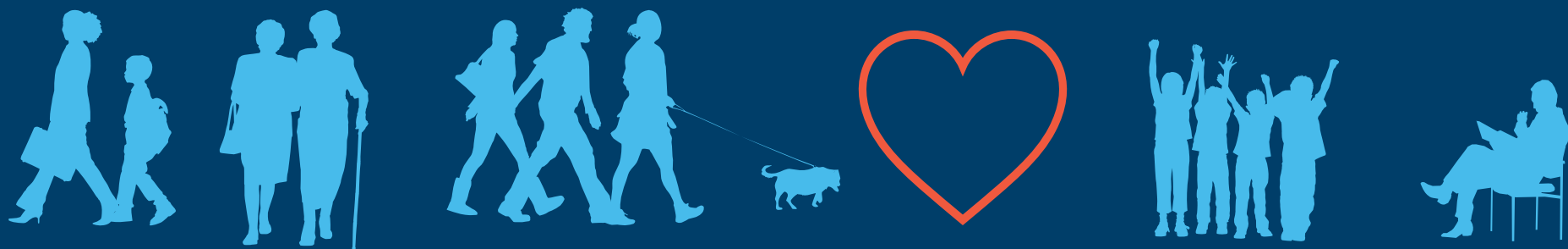


# RENEWING THE HEART OF PUBLIC LIFE IN LLOYDMINSTER

*The Downtown Area Redevelopment Plan (DARP) is a signal of new things to come for downtown Lloydminster.*

The DARP provides a 15-year vision and actionable priorities for the reinvigoration of downtown Lloydminster. Its collective vision and goals emerged from many voices, and its approach is shaped by the passion, knowledge, and experience of the committed residents of Lloydminster.

The Plan includes clear direction for land use, the public realm, economic incentives, and programming.





**PLAN AREA**

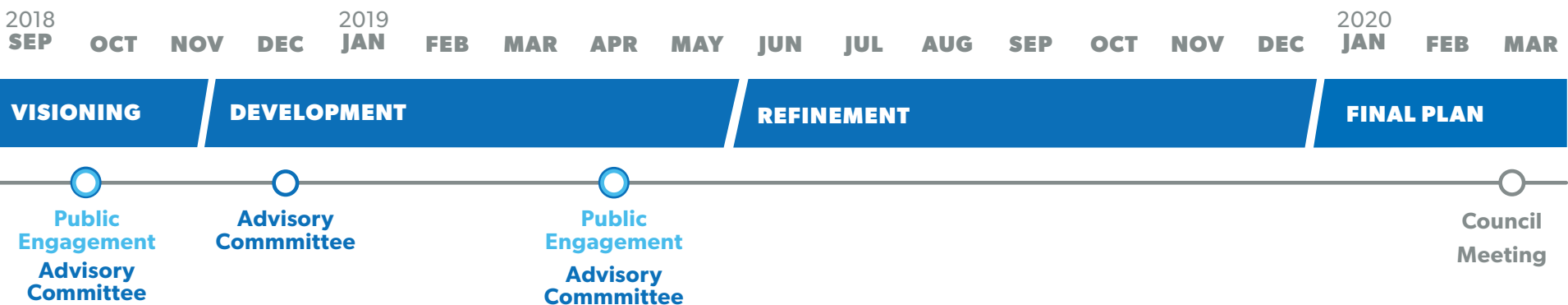






# PROJECT PROCESS + ENGAGEMENT

The DARP was informed by two phases of public engagement as well as an advisory committee made up of made up of 11 downtown stakeholders, including downtown business and property owners, arts /culture / faith / Aboriginal organizations, community members, and a Council representative.



# VISION

*Downtown is a safe, welcoming, vibrant, and walkable community that serves as a home, workplace, and destination where people gather for unique cultural, living, shopping, and entertainment experiences in the bi-provincial city.*

# GUIDING PRINCIPLES

**CIVIC HEART OF LLOYDMINSTER:** People come to downtown to participate in public events and to celebrate the city's rich history, including its significance as part of Treaty 6 Territory.

**A COMPLETE COMMUNITY:** Everyone can live, work, and play downtown with all required services and amenities accessible within walking distance.

**SAFE + INCLUSIVE:** People feel safe downtown during the day and at night, and it is an inclusive and family-friendly place for everyone of all ages, mobility levels, incomes, and cultures.

**VIBRANT + ACTIVE:** Downtown is a vibrant, all-season, daytime and evening destination full of people shopping, gathering, making use of consumer services, and participating in entertainment and events.

**WELCOMING + ATTRACTIVE:** People feel welcome downtown because of its attractive and cohesive public realm which celebrates community heritage, Indigenous culture, and the city's unique position on the border.

**CONNECTED + ACCESSIBLE:** People can get to downtown by any mode of transportation and then enjoy a unique pedestrian focused and universally accessible area.

# GOALS

The Goals provide strategic direction on how to achieve the Vision of the redevelopment of Downtown Lloydminster. The Goals are measurable to allow the City to track its progress in achieving the Plan.



**GOAL 1:  
LEADERSHIP**

Establish clear leadership for downtown revitalization



**GOAL 3: EVENTS**

Increase the frequency and number of events hosted downtown



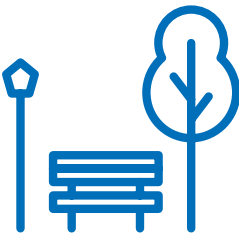
**GOAL 4:  
RESIDENTIAL  
DEVELOPMENT**

Increase the number of residents living downtown



**GOAL 5: BUSINESS  
DEVELOPMENT**

Strengthen local business development and concentrate active frontage downtown



**GOAL 2:  
PUBLIC REALM**

Improve the quality of downtown’s public realm and establish vibrant public spaces



# PUBLIC REALM CONCEPT



*The public realm includes all outdoor public space, including a network of public streets, parks, and plazas.*

The DARP concentrates public realm improvements in the centre of downtown. The concept includes two new open spaces and improvements to two existing open spaces:

- Civic Square
- 48 Street Pocket Park
- Clocktower Plaza
- 49 Street Plaza



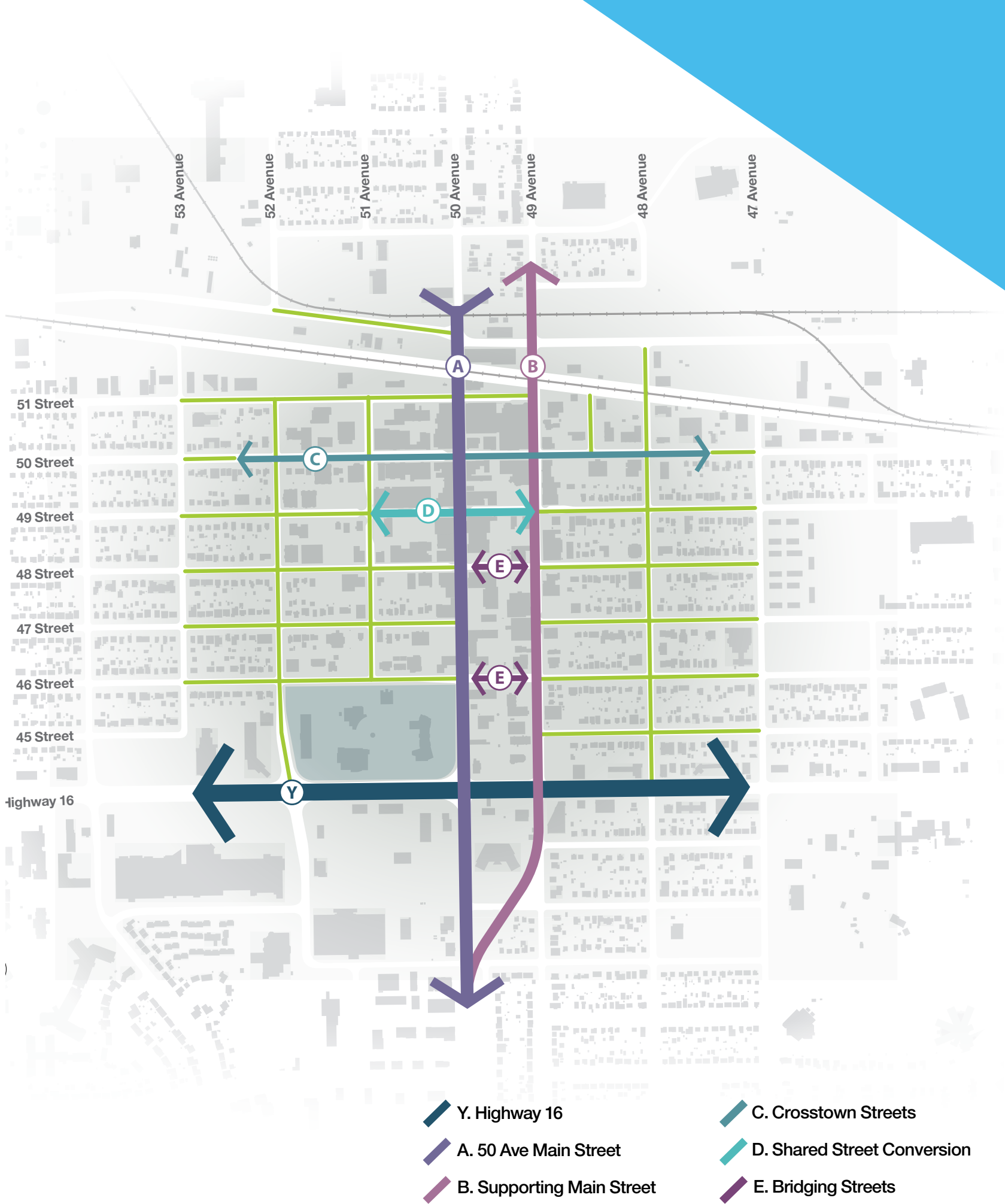
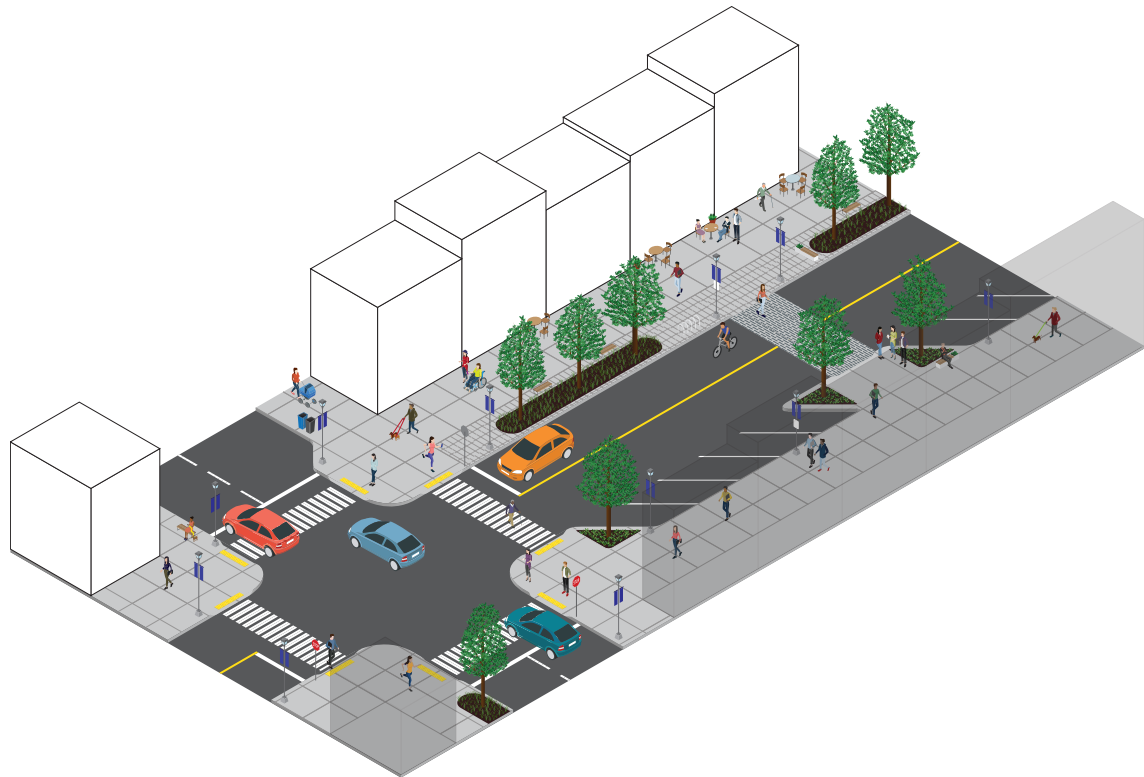
- Core Pedestrian Loop
- Secondary Routes
- Proposed Plazas
- Proposed Parks
- Key Intersections

# PUBLIC REALM CONCEPT

In addition to adding open space, the Plan sets out a hierarchy of public streets and a new circulation network for downtown. This includes:

- 49 Ave becoming the new northbound entrance to downtown and a supporting Main Street
- 50 Ave (Main Street) converting to southbound traffic only
- 49 St becoming a shared-mode street for pedestrians, cyclists, and vehicles

Various improvements are provided to increase the attractiveness and accessibility of downtown streets.





# LAND USE CONCEPT

The land use concept sets out where different uses should go downtown. The DARP includes 7 Land Use Areas that each have their own policies:

**Core Mixed Use** - buildings with ground floor retail along main streets with residential above

**Mixed-Use Transition** - primarily residential apartments with some mixed residential/commercial buildings

**Neighbourhood Residential** - residential infill in existing neighbourhoods

**Creative Industrial** - light manufacturing, breweries, studios, and other low-impact creative industrial uses

**Civic** - City or institutional buildings and services

**Highway Commercial** - larger scale commercial uses suited to highway development

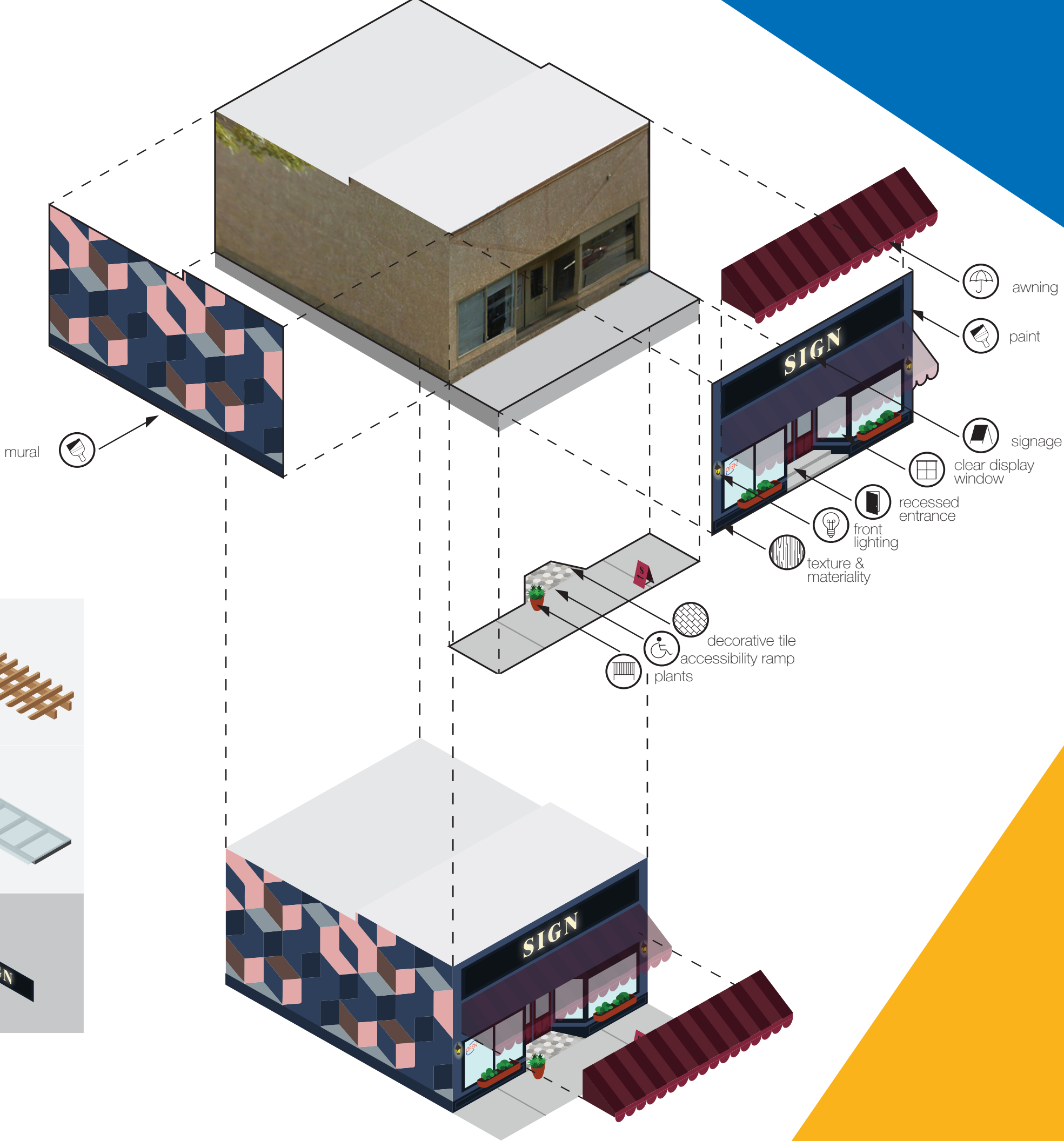
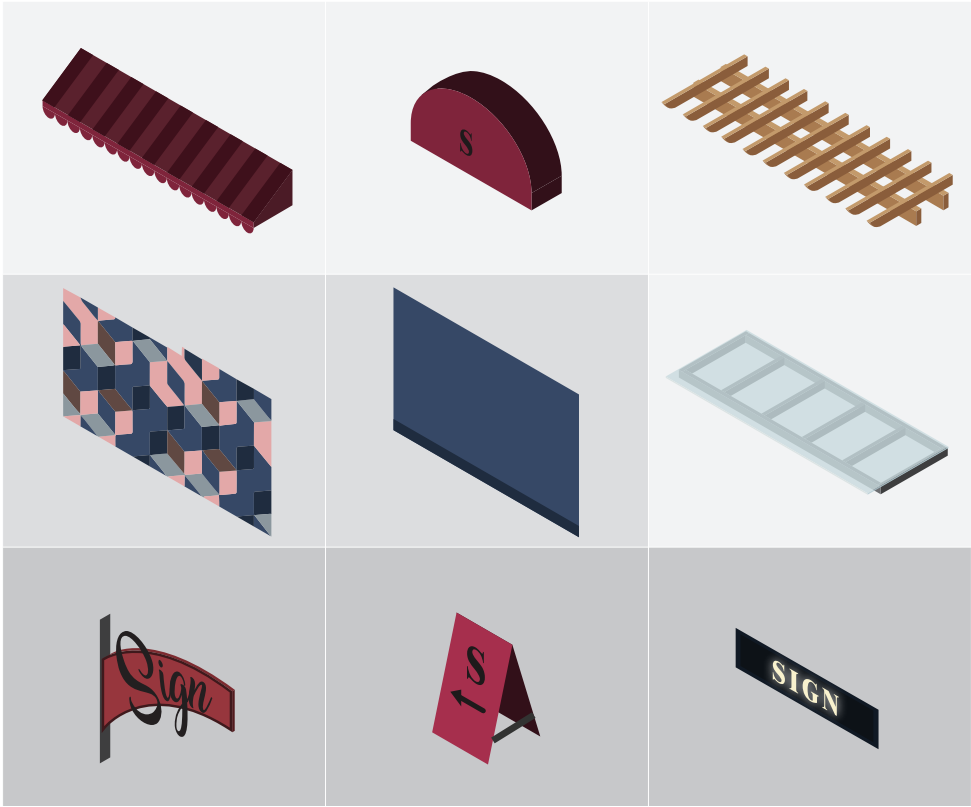
**Open Space** - public spaces identified in the public realm concept



# DESIGN GUIDELINES

The design guidelines speak to how development should be designed or improved to contribute positively to the public realm. For this purpose, the design guidelines address frontage, accessibility, safety, inclusivity, and the placement of utilities.

Example tools for improving building facades:



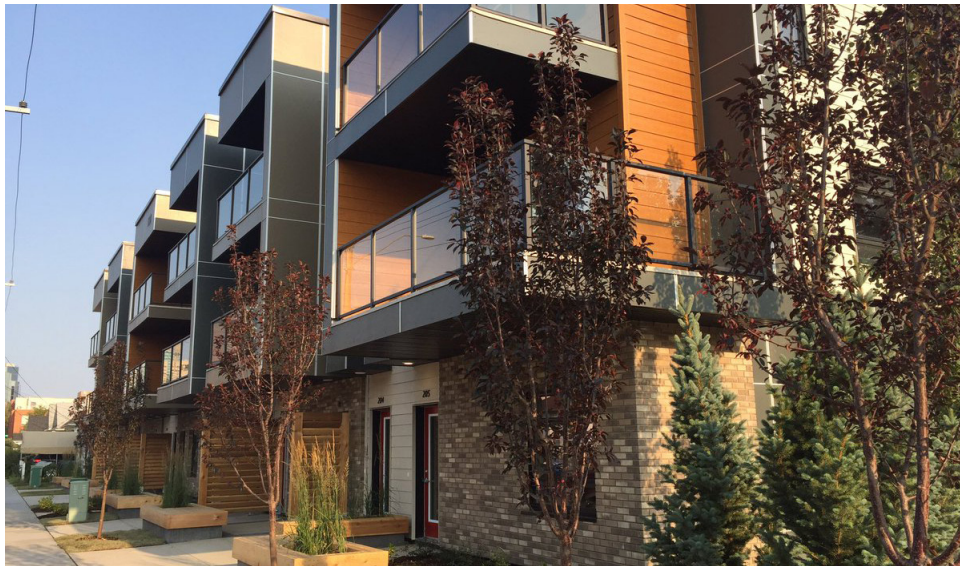


# IMPLEMENTATION ACTIONS

The implementation schedule sets out Short, Medium, and Long-term actions that will require public investment over the lifespan of the Plan. The actions support the effectiveness of the Public Realm Concept, Land Use Concept, and Design Guidelines. There are three categories of implementation actions: Stimulate, Build, and Activate.

## STIMULATE

The “behind the scenes” tactics, such as policy or grant programs intended to incentivize development, generate economic and social activity.



## BUILD

Capital improvements ranging from small to large scale projects including streetscape improvements and development of public space.



## ACTIVATE

A series of small programming tactics used to generate activity, bring people downtown, and strengthen the downtown’s unique sense of place.



# IMPLEMENTATION ACTIONS

	0-5 Years	5-10 Years	10-15 Years
	Short Term	Medium Term	Long Term
STIMULATE	<ul style="list-style-type: none"><li>» Hire Coordinator</li><li>» Start Downtown Committee</li><li>» Events Grants</li><li>» Development Fee Exemptions</li><li>» Redevelopment Tax Incentives</li><li>» Building Improvement Grants</li><li>» Residential Development Incentives</li><li>» Business Attraction Grants</li><li>» Marketing Strategy</li></ul>	<ul style="list-style-type: none"><li>» Facade Improvement Grant</li><li>» Public Art Program</li><li>» Arts/Business Incubator Program</li></ul>	
BUILD	<ul style="list-style-type: none"><li>» Pocket parks and low cost placemaking</li></ul>	<ul style="list-style-type: none"><li>» Develop Shared Street</li><li>» Create Plaza</li><li>» Street Improvements</li><li>» 50 Street Lighting</li></ul>	<ul style="list-style-type: none"><li>» New Downtown Library</li><li>» Civic Square Redesign</li><li>» Clocktower &amp; Plaza Upgrades</li><li>» Mainstreet Improvements</li><li>» Cycle Network &amp; Infrastructure</li><li>» Wayfinding Strategy</li></ul>
ACTIVATE	<ul style="list-style-type: none"><li>» Mural Program</li><li>» Downtown Farmer’s Market</li><li>» Food Trucks</li><li>» Winter City Events</li><li>» Outdoor Movies</li></ul>	<ul style="list-style-type: none"><li>» Community Pianos</li><li>» Street Performance Program</li></ul>	



# NEXT STEPS

A strong plan is just the start. Achieving the greatest aspirations for Lloydminster's downtown will require strong leadership and a consistent program of public investment. Most of all, it will require the sustained energy of the Lloydminster community.

