



What We Heard Report

Northeast Area Structure Plan: Stakeholder Engagement

06/03/2019

Communications Department

Project Background

The City of Lloydminster is undertaking the development of an Area Structure Plan (ASP) for lands located in the northeast part of the city. The Plan area contains approximately seven quarter sections of undeveloped land which is surrounded by industrial, commercial, residential, recreational and institutional uses. Bounded on the east by the Rural Municipality of Britannia, No. 502 ("RM of Britannia"), and bisected by 40th Avenue, this greenfield site is located to the west of Neale Lake, south of the Landfill and north of the Lloydminster Exhibition Association.

From March to April, the City actively sought feedback regarding the vision, opportunities and challenges of the Plan area from landowners, business owners and invested stakeholders to provide clarity to the future use of the Plan area.

Engagement Tactics

In late March, the City invited targeted landowners, businesses, community stakeholders and internal department leaders to join the discussion through stakeholder meetings and online surveys. These individuals were asked to share their visions and opportunities for future development and the known constraints for the area through the following table discussions and survey questions:

- What is your vision for the Plan area?
- What goals and objectives should we be pursuing for the area?
- What opportunities do you see for future development in the area?
- What would you add or make improvements to in the Plan area?
- What is positive about the Plan area that you would not want to change?
- What are some challenges or constraints in the Plan area and how would you suggest they be addressed?

Landowner Workshop

- ✦ 1 attendee
- ✦ March 27 from 6:00 pm to 8:30 pm
- ✦ World Café Style

External Stakeholder Workshop

- ✦ 23 attendees
- ✦ March 28 from 9:00 am to 11:30 am
- ✦ World Café Style

Internal Stakeholder Workshop

- ✦ 16 attendees
- ✦ March 28 from 1:30 pm to 2:30 pm
- ✦ World Café Style



Landowner Survey

- ✦ 2 responses
- ✦ Open from April 9 to 29
- ✦ Aimed to gather feedback from those unable to attend the stakeholder meetings.

Engagement Feedback

High level themes from all the feedback provided have been included below in addition to the specific themes that emerged from each of the three workshops and online survey.

High Level Themes

Existing pipelines and waterlines within the Plan area could be constraints for future development.

- Mixed feedback on whether residential should be included in the Plan area with some supporting the idea of a residential corridor to provide for future residential growth to the east.
- Addressing current and future traffic volumes and the need for heavy truck route or bypass route.
- Many opportunities for future recreation development including trails, green spaces, and recreational facilities/amenities.
- Concerns around development in the areas around the landfill site and water treatment plant and required buffers.
- Provision of commercial options, including food services, coffee shops for potential employees and/or residents.
- Addressing existing and future stormwater drainage conditions.

Workshop Specific Themes

Landowners

- Residential uses in some locations (e.g. around golf course) could work and there is a need for aging- in place type facilities in the city.
- Some drainage/ flooding concerns from Lake V Park running under highway (northeast of Plan area).
- Potential opportunity for a park similar to Bud Miller All Seasons Park, in the ASP area.

External Stakeholders

- Concern for development near treatment plants/landfill
 - Buffer near Landfill
 - Directive 79 (D79) setbacks with Husky needs to be considered in land-use concept. (D79 Surface Development in Proximity to Abandoned Wells is an Alberta Energy Regulator directive applicable to the Alberta side of the border only.)
- Residential use does not make sense in the area, but potential for residential for seniors or aging-in-place facilities
- High appetite for recreational opportunities
 - Expansion of Lloydminster Exhibition with potential education component
 - Additional parks, trails and green spaces
 - Arena
 - Enhanced golf course (27 hole or new Par 3 course)
 - Naturalized green spaces with wetlands
 - RV/Camping grounds
- Light industrial development near entertainment district, including hotels, gas/convenience stores, restaurants, etc.
Industrial development in the southern portion of the Plan area is supported
- Enhanced transportation
 - Consideration for a heavy truck route or load bypass
 - Better connectivity between major roadways
 - Access for large equipment and vehicles
 - Mixed feedback on how to plan for a couplet
- Opportunities for future expansion of existing organizations/locations
 - Rail – expansion to industrial areas; rail spur development
 - Cemetery
- Concern for pipelines/waterlines not noted on the maps and the constraints pipelines and waterlines in the area will have on future development
- Plan area is a gateway into the city – consideration for attractive entrance/signage

Internal Stakeholders

- Cemetery will need to expand in future; remain in ASP area and expand or potentially move to another location outside of Plan area

- Potential need for residential expansion to the east
 - Limited in other directions of the city
 - Residential in center of ASP area, with light commercial surrounding
 - Complete community style
- Potential future recreation opportunities
 - Expansion of arena, new sports fields, swimming pool
 - Golf course expansions
 - New and enhanced trails and green spaces
 - RV/Camping at the Lloydminster Exhibition Association area would make sense.
- Golf course is bisected by access road to cemetery which causes safety concerns –consider new access
- Buffer is required around landfill
- Need to consider the future locations of Emergency Services (Fire and EMS)
- Future heavy truck route should be considered

Online Survey

- Strong desire for light commercial with food and beverage vendors
- Consideration should be given to traffic control and potential implementation of light systems and additional roadways
- Concerns with drainage and water/sewer access

Communication Tactics

The project was promoted through the following targeted channels to the specific attendees due to the exclusivity of the audience.

- Emails
- Mailed letters
- Online survey

Next Steps

Thank you to everyone who contributed to the stakeholder engagement process. Your feedback will be used to prepare the Draft Plan.

The next phase of public engagement for the Northeast Area Structure Plan will occur in June 2019. Stay tuned to the project website for future updates: lloydminster.ca/NEASP.