



Parkview Engagement

April 7, 2020

Communications and Planning

Background

Land Division, a business unit of the City of Lloydminster, is proposing adjustments to the land use bylaw, municipal development plan and an area structure plan for the greenfield lands located near 72 Avenue and 29 Street. Known as Parkview Estates, this neighbourhood offers approximately 655 acres of primarily residential, commercial, green space and educational amenities.

Nautical Land Groups (NLF/Wellings) approached the City of Lloydminster with the intent to offer over 200 row-housing residences for Lloydminster residents aged 55-plus. This type of development will provide patrons with many leisure and security supports while they transition into retirement and the later stages of unassisted living.

Proposed Amendments

The proposed amendment offers the opportunity to accommodate a row house development consisting of approximately 200 dwelling units. This plan substitutes an initial intent of providing additional single detached dwellings.

The proposed use integrates well into the developed area, providing a transition between higher-density residential uses to the south with low-density development to the north. The proposed development will offer Lloydminster residents an alternative housing option for those aged 55-plus.

The amendment was submitted by the City of Lloydminster's Land Division and proposes to:
Reallocate approximately 6.35 hectares (15.70 acres) of low density residential to medium density residential to accommodate the proposed development;

- Establish an alternative development concept for Phase 6 of Parkview Estates, should an additional school site not be required in the neighbourhood;
- Provide additional opportunities for commercial development at 7202 34 Street,
- Reconfigure and enhance the future linear park system within the neighbourhood; and
- Reallocate the original 0.71 hectares (1.75 acres) of medium-density residential situated in the southeast corner of Phase 6 as low-density residential, consistent with adjacent development.

Public Engagement

Between March 1 and 26, 2021, the City of Lloydminster hosted virtual engagement opportunity for the proposed Parkview neighbourhood land amendments. Due to COVID-19, engagement tactics were adjusted to ensure resident's safety, and social distancing was maintained.

Through this consultation, 396 individuals viewed the project webpage. Of these, 71 became informed about the engagement, and nine participated by asking questions or becoming engaged. Also, the website witnessed 138 downloads of the supporting documents.

This engagement was advertised through the following channels:

- Website
 - yourvoicelloyd.ca/Parkview
 - Lloydminster.ca
- Digital Billboards
- Newspaper
 - Meridian Source
 - Morning News
 - The Weekly Bean
- Media Release
 - The Goat
 - Meridian Source
 - Real Country
 - Kurt Price Live
 - Prime Time Local News
 - Boom 101

- Social Media
 - Facebook
 - Twitter
 - Instagram

Public Engagement Findings

Through the 10 submissions on the online question and answer forum, the following themes and feedback were obtained:

- Transportation
- Taxation
- Pricing
- Development and Amendments
- Site Selection
- Market Demand
- Housing
- Schools
- Parks and Greenspaces
- Economy
- Demographics

The following questions and responses were provided as part of the engagement.

Question 1

Has traffic for been taken into account? Adding 200 dwellings In that area will add to congestion of the round about and also exist onto a small intersection with no lights on 75 Ave as well as exits on 70 Ave, 36 street, and 29 street?

What is the tax implications to surrounding pre-existing dwellings?

What is the timeline for construction to be completed? (Full tenancy)

Is there no local contractors that can do this?

Was there a pricing guide for this... I look at the lakeshore estates development, and there are still open lots after 8 years. If this is overpriced even for low income, I see it taking forever to fill the lots if pricing isn't in line for low-income seniors.

Response 1

Hi,

Thank you for your questions.

With any adjustment to the land use bylaw, area structure plans, or municipal development plan, a number of topics/service areas are reviewed and community implications considered with City subject-matter experts. After the internal review and prior to the decision, recommendations from these considerations are communicated to City Council.

In reference to the above transportation question, the City's Engineering, Planning, and Transportation Services team have completed a thorough review of the potential impacts and do not have concerns with the system's capacity. The proposed row houses will replace the previously planned 75-80 single detached dwellings, resulting in a net gain of approximately 110 units. As a planning principal, vehicle trips generated from individual row houses are generally less than single-detached dwellings. The proposed development will undoubtedly generate additional roadway users from today's volumes however the roadway infrastructure and right of way width have been established with these anticipated higher volumes. Being considered as a collector roadway, 72 Avenue has the capacity to service the proposed development while maintaining current service levels. As with all development, the City of Lloydminster will monitor the area after completing the development to ensure the transportation network is operating efficiently and effectively.

In reference to the above taxation question, this development will not have any implications on the current property owners. The City of Lloydminster assesses taxes based on individual properties. For more information on the City's taxation and assessment processes, please visit lloydminster.ca/Taxes(External link). Pending Council's approval of the suggested amendments, Nautical Land Group (NLG) has proposed the initial construction in 2021. Full construction is anticipated to be completed between 3 and 5 years after but is contingent on a number of factors. On February 22, 2021, NLG presented information (found in the document library on the project page), including their intent to provide construction opportunities to local vendors. As a developer, NLG will have full control over the organizations which they contact to complete their project and the pricing of their units. For more information on the specifics of these units, please see the resources in the document library.

Thank you.

Question 2

Why is this the only land considered? Is there no other area that could be proposed? South of Lakeshore is sitting empty.

What is the current need for a 55+ development? Does it warrant something of this size? Where are those numbers?

Response 2

Hi,

Thank you for your questions.

To begin the process, Nautical Land Group completed a feasibility study to determine their lot requirements. Which included, but was not limited to, a property situated in Alberta with roughly 11 acres of land within walking distance to lifestyle amenities and a senior care facility. The City of Lloydminster assessed these requirements with the available/undeveloped lands in our community and proposed several potential locations. From these, NLG identified the proposed Parkview lands as their preferred location.

In 2018, the City of Lloydminster completed a Housing Needs Assessment Report. Through this report, a number of factors such as age, wealth, accessibility, nationalities, economic state and much more were assessed and housing recommendations were made to support our diverse community. This report is available for your review online at www.lloydminster.ca/reports.

Question 3

Do you have a picture of the homes and what is the rental price?

Response 3

Hi, Thank you for your question.

Currently, the City of Lloydminster is proposing amendments to the land use bylaw, municipal development plan and area structure plan. Pending successful amendments, Nautical Land Group will produce the housing units and prices.

Support information on these potential units can be obtained in the "Document Library" on the right-hand menu of this webpage.

Question 4

Why would you put a 55+ development so close to schools? Wouldn't that be an area where you would be wise to attract families? What about low income housing for families? There must be a better place for a development like this. And why an out of town developer?

Response 4

Hi,

The City seeks to promote the development of complete and inclusive neighbourhoods which provide diverse housing options for all family structures and income levels.

While the proximity to schools is an important consideration for the development of family-oriented residential uses, there is also a need to support the development of a range of senior housing throughout the community. This development provides opportunities for residents seeking transition/downsized housing to remain well connected to family units, trails, green spaces, commercial developments and much more.

To begin the site selection process, the developer (Nautical Land Group) completed a feasibility study which indicated a number of site requirements. From there, the site requirements were communicated to the City's Land Division team who proposed several locations for their consideration. After the developer's review, the proposed Parkview location was selected. Pending City Council's approval of the land use bylaw, municipal development plan and areas structure plan amendments, the desired site will be sold to NLG for their development.

Question 5

If a school is added, can the current area support the additional traffic?

It seems odd to have a 55+ community and a possible school in the same area. What would be the draw for families to move to the area? What kind of green space will be available!

Response 5

Hello,

Thank you for your comments.

The proposed row housing is intended to act as a substitute for the previously planned 75-80 single detached dwellings. With the consideration of common traffic themes among row housing units, the City of Lloydminster is expecting a net gain of approximately 110. After an internal review with the City's Engineering, Planning and Transportation Services subject-matter-experts, there is no concern with the capacity of the transportation system at this time. The City of Lloydminster will continue to monitor the ongoing efforts on traffic.

The City of Lloydminster aims to support inclusive and complete developments which support a wide variety of accessible housing options for all ages. These housing options will provide opportunities for all ages to enjoy the Parkview neighbourhood.

Currently, the City's Planning team is working to establish a timeline for future park and green space development within the guidelines of the area structure plan. Ultimately, this park space will provide additional amenities to the neighbourhood while continuing existing park spaces to a linear park system.

Question 6

Is it really necessary to have 200 units built. Could this be scaled down in size? Has the city pushed back on Nautical Land Group about not using local contractors? That should be a non starter from the city's perspective.

Response 6

Hi,

Thank you for your comments and questions.

Outlined in the 2018 Housing Needs Assessment([External link](#)) the need for diverse housing options (including senior housing) is established. The developers (Nautical Land Group (NLG)) have proposed the addition of roughly 200 units which are intended to be developed through several phases.

Pending City Council's decision to amend the proposed legislation, NLG is proposing to purchase the outlined Parkview site. This location will then be developed and contracted based on their discretion. On February 22, 2021

NLG presented a business plan to City Council which demonstrated their intent to support the local economy through local contractors.

Question 7

If the intent is to support inclusive and complete developments, which support a wide variety of accessible housing options for all ages, does it make sense to support an age-restricted development?

Single family housing units don't exclude any ages and is more inclusive as anybody can purchase and live in the neighbourhood, versus restricted ages. If accessibility is an item of concern, that can be addressed by homeowners and homebuilders as they design and build homes.

Response 7

Hi,

Great questions and comments. While single-family housing units are not age-restricted, some individuals do not require the amount of space offered by an individual house, and may not want the yard maintenance which may go along with it. The idea of developments such as this one is that the units will provide an alternative housing option for those transitioning between senior care facilities and single-family dwellings.

As a planning principle, cities often encourage a mix of housing options within neighbourhoods to accommodate a diverse range of age groups and demographics; as people move through life, their lifestyle and housing needs/wants to change. Greater availability of housing options allows people the opportunity to remain in the neighbourhood in which they potentially raised children, have friends, as well as the opportunity to remain connected to major lifestyle amenities such as parks/trails, commercial development and much more.

Question 8

I live in this area, there is a lot of kids with the closest public school not in our area!! We need a school and a park! Not more housing

Response 8

Hi,

Thank you for your comments.

The current area structure plan (ASP) for this neighbourhood includes an additional four hectares (10 acres) for future park/green space and educational development. This identified area is similar in size to other school sites within the community and is contingent based on the school division's feasibility of the location. The park/school site is located immediately to the east of the proposed row-house development.

Question 9

When will an artist rendition of the development project be completed?

Response 9

Good Morning,

Within the "Document Library" on the right-hand side of the project webpage, you can find supportive documents from Nautical Land Group. These include the City Council presentation and the Senior Complex Brochure([External link](#)).

Further information regarding the legislated amendments and site location can be found within the remaining documentation as well.

Question 10

Along the Northern border along the existing walking path/green space will the development be 1 or 2 story units?
When is the construction planned to start? What will the hours of construction be?

Response 10

Hello,

Thank you for your questions.

The proposed development consists of single-story row houses. Pending Council's approval of the suggested amendments, Nautical Land Group (NLG) has proposed the initial construction in 2021. Full construction is anticipated to be completed between 3 and 5 years after, although remains contingent on a number of factors.

Next Steps

The City of Lloydminster has completed this What We Heard Report to communicate the conversations had during the engagement campaign. After review and necessary adjustments of the land regulations, City administration will host a public hearing and present the draft amendments to City Council for consideration.

Stay tuned to the project webpage, yourvoicelloyd.ca/Parkview, for up-to-date information.

If you have any questions regarding the information above, please contact Jessica Weaver, Community Engagement Coordinator, jweaver@lloydminster.ca.