

**BYLAW NO. 27-2020**

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF ALBERTA AND SASKATCHEWAN TO ADOPT BYLAW NO. 27-2020, BEING THE "THE MARTIN BROWNE AREA REDEVELOPMENT PLAN BYLAW".

WHEREAS the Council of the City of Lloydminster deems it necessary to establish a Bylaw to deal with people, activities and things in, on or near a public place or place that is open to the public.

AND WHEREAS the *Lloydminster Charter* provides authority to City Council to pass bylaws for municipal purposes;

AND WHEREAS the *Lloydminster Charter* provides authority to the City to pass bylaws respecting the enforcement of bylaws.

NOW THEREFORE the Council of the City of Lloydminster deems it necessary to establish a Bylaw approving an Area Redevelopment Plan to provide framework for subsequent subdivision and development of an area of land; and

NOW THEREFORE, the Council of the City of Lloydminster, pursuant to the authority granted in Section 15 of the *Lloydminster Charter*, enacts as follows:

**1. SHORT TITLE**

1.1. This Bylaw shall be cited as the Martin Browne Area Redevelopment Plan Bylaw.

INTRODUCED AND READ a first time this 17<sup>th</sup> day of August, 2020, A.D.

PUBLIC HEARING held this 14<sup>th</sup> day of September, 2020, A.D.

READ a second time this 14<sup>th</sup> day of September, 2020, A.D.

READ a third time this 14<sup>th</sup> day of September, 2020, A.D.

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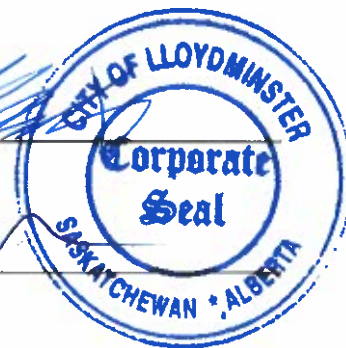
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Date Signed

  
MAYOR

  
CITY CLERK



**BYLAW NO. 27-2020**

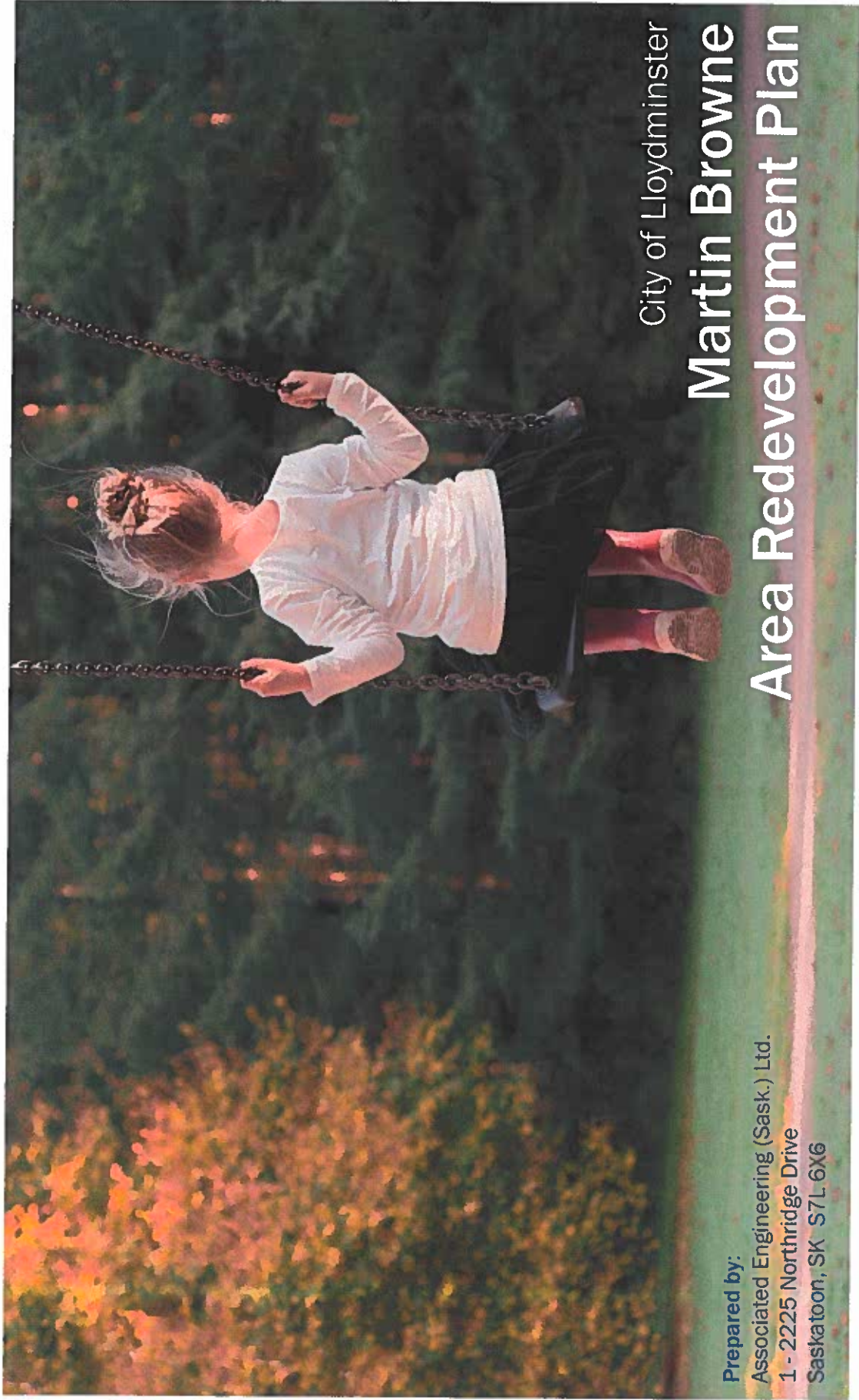
**SCHEDULE "A"**

**Martin Browne Area Redevelopment Plan**

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
City Clerk



Associated  
Engineering



City of Lloydminster  
**Martin Browne**  
**Area Redevelopment Plan**

Prepared by:  
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July 2020



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# 1 Introduction

The Martin Browne School was opened in 1958, shortly following the retirement of its namesake who was a long-time public-school caretaker. The school operated for 56 years in the Lloydminster Public School Division (LPSD) until the decision was made to close the school in 2014. Ownership of the site was transferred through a land exchange between the City of Lloydminster (City) and the LPSD in July of 2016.

The former school site lies adjacent to the Kin-Kinette Park which is the home of the Archie Miller Arena and the City's only Outdoor Pool.

The Lloydminster Charter, which was adopted in 2013, directs that Part 17 of The Municipal Government Act (the MGA) would be the legislation for land use planning and development in the City. Section 634 of the MGA enables a municipal council to prepare and adopt an Area Redevelopment Plan (ARP). The MGA states that an ARP must be consistent with any adopted municipal development plan and must describe:

- the objectives of the plan and how they are proposed to be achieved;
- the proposed land uses for the redevelopment area;
- if a redevelopment levy is to be imposed, the reasons for imposing it, and
- any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary; and
- may contain any other proposals that the council considers necessary.

This ARP has been prepared to provide clarity and to guide municipal decisions concerning the future redevelopment of the former Martin Browne school site and surrounding area as illustrated in Figure 1.1.



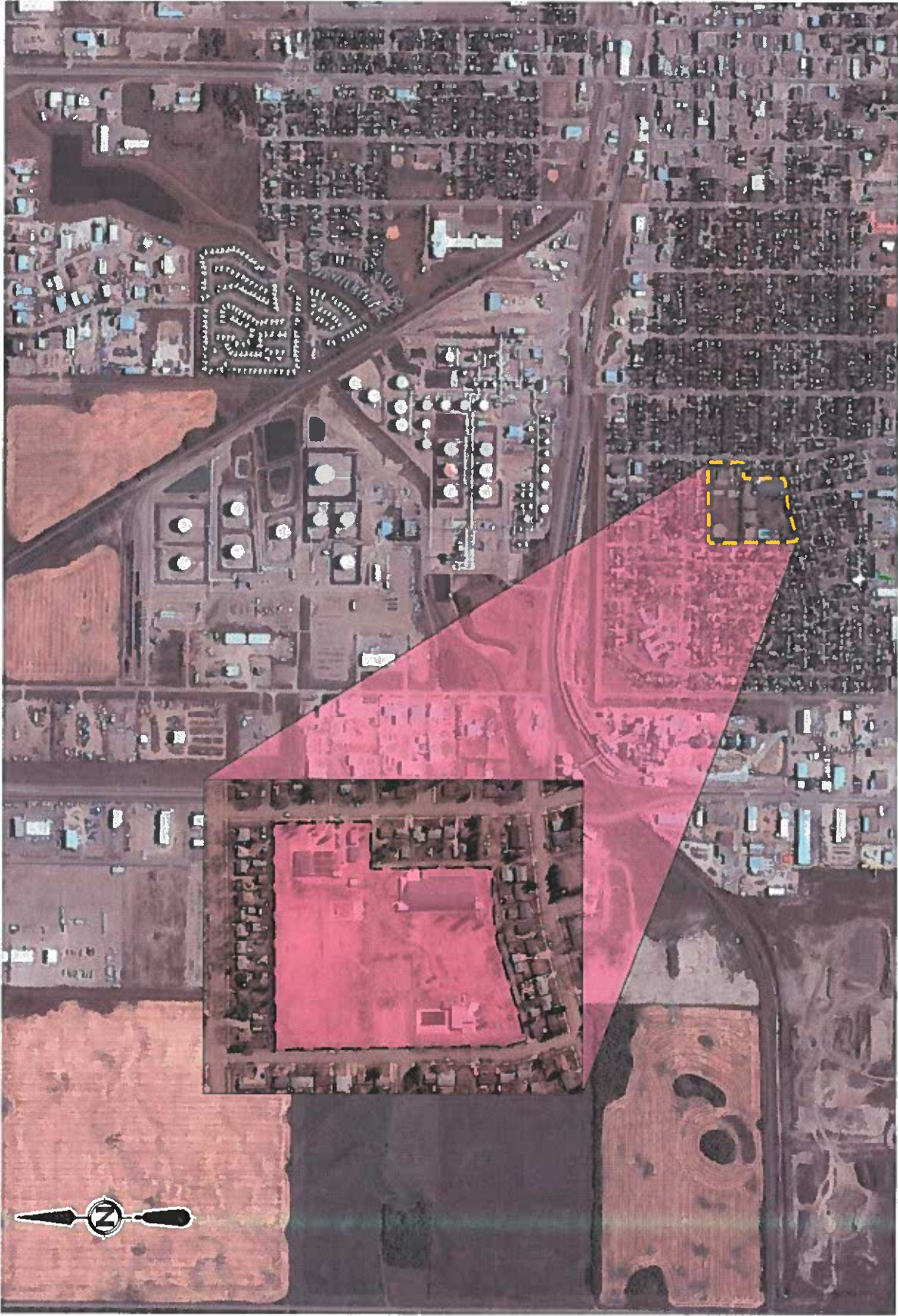


Figure 1-1 Plan Location

*[Signature]*  
Mayor  
City Clerk



## 2 Existing Site Features and Plan Influences

The plan area comprises approximately 4.1 hectares and is centrally located within the established neighborhood of West Lloydminster lying between 56th and 57th Avenue.

The site is currently comprised of two distinct areas including the former Martin Browne School yard on the north side of the plan area and a community amenity area situated in the south half of the site. The two areas are physically separated by an established tree line and perimeter chain-link fence which encompasses the former school site.

The former school building and outbuildings have been removed with the remaining built features on the school site including:

- one formal and one informal softball diamond;
- former school staff parking lot;
- basketball court;
- playground and swing set; and
- football standards.

Built features in the southern community amenity area include:

- outdoor swimming pool, lawn area and tot pool;
- Archie Miller Hockey Arena and parking area;
- Kin-Kinnette children's playground; and
- a toboggan hill.

The Archie Miller Arena is a 24,000 square foot hockey arena originally constructed in 1966 with a building addition and interior renovations completed in 2006. The City recently contracted a building assessment offering advice concerning the current state of the facility and

recommendations for improvements. The assessment concluded that the structure is in suitable good condition; noting the need to consider the improvement of exterior grading along the west side of the building where there are signs of water infiltration due to poor drainage. A subsequent Community Facilities Report published in 2019 reported the need for substantial capital investment into a new ice plant. Based upon the marginal physical condition of the facility combined with the substantial additional capital investment required to upgrade the ice plant, the City anticipates the arena to have a remaining useful life of 5 to 10 years.

The Outdoor Pool represents the other major public amenity within the plan area. The pool is 25 metres long and 11 metres wide and includes two small water slides. The facility is used during the summer months for lane and public swimming and for lessons. A tot pool is situated outside near the front entrance of the pool entrance and is open and free for use by the public.

The southern amenity area has a variety of fencing including a wooden post fence along the Kin-Kinnette Park and a chain link fence along the rear lane and around the Outdoor Pool. There is also a hard-surfaced pathway which links the Kin-Kinnette Park playground equipment with the Outdoor Pool and the sidewalk along 57th Avenue.

Existing vegetation within the plan area includes several small pockets of trees in the southern region and along 56th Avenue near the former school entrance. With the exception of the off-street parking areas and pathways, the site is predominately grass surfaced. The site is relatively flat with exception to the toboggan hill situated centrally within the southern amenity area.

The plan area is bordered by 56th and 57th Avenues to the west and east



which are classified as local roads. 50th Street and 47th Street define the northern and southern boundaries of the plan area and are both classified as collector roads.

As illustrated in Figure 2.1, the plan area is situated in an established residential neighbourhood located east of the Hill Industrial area, west of the Central Business District and north of the Highway No. 16 business corridor. Housing in the neighbourhood consists of predominantly single-family detached bungalow style dwellings with the exception of several apartment style buildings located south and north of the site.

Other uses in the general vicinity include the Church of Christ, the All Saints Ukrainian Orthodox Church to the southeast and the Pioneer Lodge which is a 139-unit seniors complex located northwest of the plan area.

Existing parks and open spaces near the site include the Kinsmen Tot-Lot Park, Lions Park and the Lloydminster Comprehensive High School Park. The Kinsmen Tot-Lot Park is situated approximately 170 metres north of the plan area and includes playground equipment, grassed open space; a small hill; and park benches and picnic tables. The Lions Park is located approximately 650 metres southeast of the plan area and includes a Class B ball diamond, basketball courts, playground equipment, a grassed open space; and a small hill. The Lloydminster Comprehensive High School Park is situated approximately 850 metres south of the school site across Highway 16. The park includes a baseball diamond, running track, football / soccer field; and a large amount of grassed open space.



Figure 2-1 Existing Conditions





## 2.1 Influences on the Plan

Following a review of the existing conditions represented within and surrounding the plan area, some of the major influences on the site redevelopment include:

1. The lack of alternative community parks available in this neighbourhood. This area represents the primary public park space in the neighbourhood. Given that this is a well-established residential neighbourhood, there is little or no opportunity to replace lost park space. The ARP should seek to enhance public open space in this neighbourhood.
2. The need to consider and incorporate existing built and natural features. The plan area includes mature vegetation and established and valued recreational amenities including the Archie Miller Arena and the Outdoor Pool. Redevelopment of the site should seek to integrate and complement these community assets.
3. Residential context of surrounding development. The plan area is situated within a mature residential neighbourhood. Future facilities and uses should reflect the predominantly residential nature of development in this area.
4. Transportation limitations. The site is bordered by two local roads which have limited capacity to support a significant intensification of use within this area. The lack of a direct street access to the Archie Miller Arena and off-street parking for the arena and pool offers challenges to the use and enjoyment of adjacent and nearby residences. The ARP should consider improving the function of existing transportation facilities and promoting uses that are commensurate with the capacity of the roadways.



Images Courtesy Google



# 3 Public and Stakeholder Engagement

The intention of the initial phase of engagement was to gain the community's perspective concerning the redevelopment of this site. A two-tiered approach was taken to community engagement including a series of stakeholder workshops supplemented by a broader online public survey.

## 3.1 Stakeholder Workshops

Associated Engineering and the City of Lloydminster facilitated three stakeholder workshop events over three evenings, September 10 - 12, 2019. Invitations were sent to property owners situated near the Martin Browne site. The events were well attended with 73 registered participants. Each event began with a brief presentation offering context to the project and reinforcing the purpose of the event. Following this presentation, attendees were broken into groups and asked to discuss the following questions related to the project. Below each question is a summary of the responses received from these events.

How do you currently use or witness the site being used?

Baseball	Basketball
Gathering spot	Outdoor rink
Dog walking	Archie Miller Arena
Playgrounds	Physical exercise
Outdoor Pool	Ball hockey
R/C racing	Passive leisure
Tobogganing	Parking lots
Flying kites	Undesirable activity

Some additional points of discussion from this question were:

- The site has been used by police for dog training.
- Kids use the site for riding bikes and learning to ride bikes, especially on the paved areas.
- Lots of people use the site to walk around even though there are no defined trails.
- Skateboarders use spray pad when its empty.
- Lots of people come to the site for ice cream at The Scoop.

What if any features of the site should be retained through the redevelopment process? Why?

- Retain the greenspace, playgrounds, basketball court, baseball diamond, and other current recreational amenities as it provides the residents in the area with a better quality of life both mentally and physically.
- Develop a new outdoor rink as the previous one has been removed and was used regularly throughout the year.
- Retain the school pad, if possible, following demolition of the building to provide for a variety of summer and winter activities.
- Retain the existing mature trees and vegetation.
- Retain and maintain the existing city owned facilities including the Outdoor Pool and Archie Miller Arena.
- Retain The Scoop in the park as it is a popular destination for city residents.





- Retain and enhance the Archie Miller Arena access to 56th Avenue and use the removed outdoor arena for additional parking.
- What features of the current site would you like to see improved through redevelopment?
  - Improve and rehabilitate the playground and swings with a variety of ages in mind.
  - Improve the pool and paddling pool areas including expanded facilities, better access to the entrance through the park, and increased visibility between the pool and splash pad.
  - Improve the site through the addition of trees and landscaping.
  - Improve traffic safety through proper signage and traffic calming features.
  - Improve the greenspace by adding walking paths, benches, picnic tables, lighting, and garbage receptacles.
  - Improve the basketball courts to allow for a variety of age groups to use the space such as lower nets for all age groups.
  - Improve the baseball diamond including benches, bleachers, and garbage receptacles.
  - Improve the outdoor rink by including lighting and a warm-up shack.
  - Improved access and parking for the Archie Miller Arena.
  - Improve park access by adding openings along the fence.

In your opinion, what ideas or attributes would you like to see included in the plan for the area?

- Include an accessible multi-modal walking path system that is wheelchair accessible.
- Include new or enhanced outdoor multi-use public facilities such as an outdoor rink, tennis courts, ball hockey courts, warm-up shack, walking track, playground facilities, outdoor exercise gym, outdoor theatre, horseshoe pits, bocce ball courts, disk golf, and washrooms.
- Include park lighting at entrances, walking trails, outdoor recreational

- facilities, and parking lots.
- Include waste management bins for dog waste, recycling and garbage disposal.
- Include and enhance the site with the retention and introduction of new trees, vegetation, and landscaping.
- Include a space for walking pets.
- Include new community facilities such as a library, multi-use building with a gym and meeting rooms, or indoor play areas.
- Include a skate park in the centre of the park space.
- Include benches, picnic table, or a gazebo area to support public gatherings.
- Include an area for a community garden.
- Include a drainage pond or component with walking trails to address the existing drainage issues for residents along the north boundary of the site.
- Include a sidewalk to the east portion of 57th Avenue where one is currently missing.
- Include and enhance access and parking to the Archie Miller Arena and Outdoor Pool such as a paved parking lot.
- Include a new senior complex to allow independent living.
- Include a local coffee shop.
- Include a winter festival that draws people out to the park making it four seasons.
- Include commemorative monuments and name the park Martin Browne Park.

How do you feel about current site safety and how might it be enhanced to provide a greater sense of personal safety for users?

- Enhanced lighting would make it safer as the site is very dark at night.
- Enhanced and new playground would make it safer for the kids.

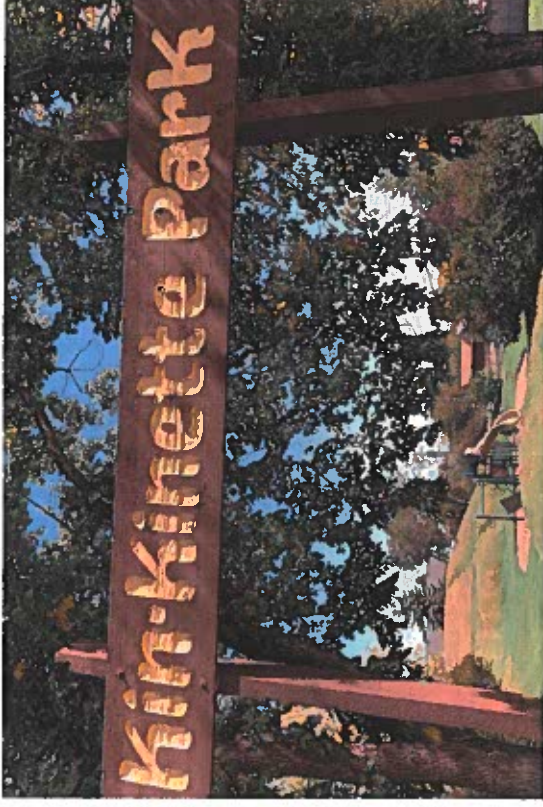


- Consistent maintenance to the park would help keep it safe and clean.
- Enhance the access points into the park on the corners of the site while maintaining a fully fenced site to ensure kids know when to stop. The fencing could be chain link or bollards to provide permeability to the site while restricting unwanted activity such as vehicles accessing the park.
- Enhance and improve the traffic controls, on-street paint markings, and cross walks along 56th and 57th Avenue to assist in reducing traffic speeds.
- Enhance parking controls along 57th Avenue to ensure private driveways are clear of obtrusions.
- Enhance access to Archie Miller Arena from 56th Avenue.

Thinking about the City's current permitted land uses, what types of development or activities would you support within the site area?

- Parks and greenspace.
- Retention and enhancement of the Outdoor Pool and Archie Miller Arena.
- Community garden.
- Community or public services facility like a library or community recreational complex.
- Seniors housing.
- Small local coffee shop.

Within the context of the breakout group discussions, attendees were offered the ability to sketch out how they perceived redevelopment to occur within the plan area. The following sketches were developed and represent the perspectives provided at these meetings. Please note that the following sketches do not represent a final product and serve as a starting point for site planning. The sketches are not intended to communicate details but are meant to present a general site layout as per the information gathered during the workshops.



Images Courtesy Google



## GROUP #1



### Key Points:

- Enhance lighting
- Enhance north playground
- Retain basketball court
- Reuse school foundation pad
- Introduce warm-up shack for skating
- Reuse roadway services
- Improve pathways
- Link toboggan hill with current green space
- Enhance paddling pool
- Keep greenspace for passive leisure
- Add park entrance features







### GROUP #3



**Key Points:**

- Keep outdoor rink in its current location
- Keep the greenspace
- Retain the hill
- Keep the parking lots
- Enhance and maintain Outdoor Pool
- Enhance south playground
- Enhance pedestrian safety (cross walks)
- Enhance and expand walking paths
- Improve baseball diamonds and basketball courts
- Introduce a picnic or small gathering area





## GROUP #4



### Key Points:

- Retain swings
- Introduce community gardens
- Relocate the Outdoor Pool entrance and buildings facing into the parking lot
- Introduce a butterfly garden or green house
- Retain and protect the existing vegetation and trees

## GROUP #5



### Key Points:

- Introduce a spray park
- Enhance seating at pool
- Remove south playground
- Retain the hill
- Relocate pool parking south of the facility
- Introduce a perimeter walking path
- Retain and protect the existing vegetation and trees
- Add a playground (both indoor and outdoor)
- Retain baseball diamonds
- Introduce a picnic and gazebo area
- Retain the outdoor rink
- Enhance lighting





## GROUP #6



### Key Points:

- Introduce traffic calming along streets
- Introduce drainage features
- Introduce a pathway network - (senior and stroller friendly)
- Enhance playgrounds
- Retain Archie Miller Arena
- Enhance the Outdoor Pool
- Retain and protect the existing vegetation and trees





**GROUP #7**



**Key Points:**

- Improve the arena and pool access and parking
- Enhance Archie Miller Arena to include rink, field-house, and gym
- Introduce the expansion of the greenspace through land acquisition east of Archie Miller Arena
- Relocate pool parking south of the facility
- Introduce a spray park with splash park
- Enhance and expand walking paths
- Enhance lighting
- Retain and protect the existing vegetation and trees
- Introduce community garden
- Introduce a multi-use pad for activities
- Improve and expand Archie Miller Arena access and parking



## GROUP #8



### Key Points:

- Retain and enhance baseball diamond
- Introduce benches and park seating
- Enhance lighting
- Introduce a dog-friendly area
- Enhance and expand walking paths
- Retain outdoor rink
- Introduce a multi-use pad for activities
- Enhance north playground
- Retain and protect the existing vegetation and trees
- Improve and expand Archie Miller Arena access and parking
- Retain hill
- Retain The Scoop
- Enhance pedestrian access to the site





## GROUP #9



### Key Points:

- Retain and enhance baseball diamond
- Introduce a senior living complex
- Introduce a community garden
- Introduce soccer pitches
- Introduce a multi-use recreation centre
- Introduce facilities and warm up shack for skating
- Introduce a local coffee shop
- Enhance and expand walking paths
- Enhance playgrounds
- Enhance the splash pool
- Enhanced cross walks and street signage
- Improve and expand Archie Miller Arena access and parking





## GROUP #10



### Key Points:

- Enhance traffic safety measures along 56th and 57th Avenue to slow traffic
- Enhance and expand walking paths
- Improve and expand Archie Miller Arena access and parking
- Introduce a picnic and gazebo area
- Introduce senior- friendly places
- Enhance the current facilities
- Improve pedestrian access
- Retain and enhance baseball diamond
- Keep outdoor rink

**GROUP #11**



**Key Points:**

- Retain and enhanced baseball diamond
- Introduce a senior living complex
- Improve and expand Archie Miller Arena access and parking
- Introduce a picnic and gazebo area
- Relocate the Outdoor Pool entrance and buildings facing into the parking lot
- Introduce a spray park
- Introduce a skateboard park
- Retain basketball court
- Introduce a multi-use pad for activities
- Retain The Scoop
- Enhance traffic safety measures along 56th and 57th Avenue to slow traffic
- Add sidewalk on east side of 57th
- Enhanced lighting





### 3.2 On-line Community Survey

Throughout a series of advertising and marketing efforts (newspaper, social media [Facebook, Twitter, Linked-In], media release and digital newsletters) area residents and other stakeholders were directed to the City's public engagement website, [yourvoicelloyd.ca/MBARP](http://yourvoicelloyd.ca/MBARP). Within this project page, an online survey and various information tools were given to obtain the public's perspective on the project. The survey contained questions inquiring how people currently use the site and how they perceive the site to be redeveloped in the future. A total of 173 completed surveys were received. A summary of the results of this survey have been reproduced in Appendix A.



### 3.3 Your Voice Open House

Three potential development options for the site were presented at a Your Voice Open House event on December 3, 2019. The event was well attended with approximately 110 registered participants. Each development option included a short- and long-term scenario, reflecting the potential future redevelopment of the area associated with the Archie Miller Arena following its planned future decommissioning. The input received from participants resoundingly opposed the introduction of new residential housing on the site. The community voiced its support for retaining current recreational amenities within the site, improving the function of the area and the existing amenities and considering some minor enhancement of the park space.

Following this event, copies of the display boards from this event were posted on the City's public engagement web page to offer an opportunity for additional input. The results of this additional on-line input offered additional support for the retention and enhancement of public open space and opposition to the addition of residential development.

The detailed comments received from the open house and on-line engagement is detailed in the community engagement report included as Appendix A.



# 4 Policy Context

The City of Lloydminster Municipal Development Plan (MDP) is the City's highest order statutory plan intended to offer general policy guidance to inform growth and development across the entire community. The following key policies highlighted in green were identified which offer support and direction to the plan goals and objectives.

**4.3.3 Complete Neighborhoods:** Should promote streetscape improvements, neighborhood commercial, multi-use trails and recreational amenities as a means of attaining complete communities in existing, developing and planned neighborhoods.

Enhancement of the existing recreational amenities is appropriate given the lack of alternative public park space in the neighbourhood.

**4.5.1 Neighbourhood Revitalization:** Should support the redevelopment and residential infill that is consistent with desired density targets and improves the livability or character of the neighbourhood.

Introducing infill residential development within the former Martin Browne School site offers an opportunity to expand the housing opportunities in this neighbourhood while also enabling the potential reinvestment of the revenues from this development in public realm improvements that will benefit the broader community.

**4.5.2 Compatibility of Land Use:** Should encourage redevelopment and infill initiatives that are complementary with existing structures and land uses, and do not detract from the livability or character of the neighbourhood.

Infill residential development should be designed and located to positively integrate with the existing built form in the neighbourhood.

**5.1.2 Policing / Safer Community:** Should continue to promote crime prevention through community policing, collaboration between police and community agencies and through Crime Prevention Through Environmental Design (CPTED).

Enhancements to the park space should provide due consideration to public safety and the application of the principles of CPTED.

**5.1.2 Social Issues and Land Use:** Should support the health and well-being of Lloydminster residents through collaboration with public, private and non-profit agencies with regard to social issues in land use policy decisions.

Convenient access to public open spaces contributes to the overall well-being of residents in the West Lloydminster neighborhood.

**5.2.1 Sense of Community:**

Should invest in appropriate infrastructure and programs in established and planned neighborhoods to ensure the following elements are present:

1. a physical environment that provides an environment where families can grow, learn and socialize;
2. community gathering spaces for leisure activities to bring together people in an environment that encourages interaction;
3. transportation options for getting to school, work and accessing daily needs;
4. opportunities for recreation, such as parks trails and open space; and





5. a range of housing choices for residents during all stages of life.

The plan area offers a safe and convenient location for community gathering and interaction. The site should support active and passive forms of recreation to enhance the value of residency in West Lloydminster and contribute to the overall well-being of city residents.

#### 5.2.2 Active Living:

Should give priority to neighbourhood design that encourages active living through features that:

1. promote walkability, which is critical for reducing obesity, improving mental health and weight-related health issues;
2. reduce carbon emission to enhance air quality, which in turn reduces respiratory health problems; and
3. provide for casual social interaction, which in turn reduces stress and improves overall mental health.

The introduction of a network of internal pathways within the plan area supports active forms of transportation within the site and in the broader neighbourhood; contributing to a healthier lifestyle for residents. Promoting non-vehicular options for navigating the neighbourhood also reduces the carbon emissions and contributing to improvements in overall air quality.

8.1.1 Neighbourhood Design Principles should ensure that through Area Structure Plans (ASP) and Area Redevelopment Plans (ARP), residential neighbourhoods are designed and developed in a manner to make them safe, attractive and well serviced through the following design principles:

12. the design should provide adequate parks and open space to service the neighborhood, preferably in the form of larger centralized park areas which are more usable and easier to maintain;

The plan area represents the primary neighbourhood scale park and focusing redevelopment on enhancing the existing park and function of existing recreational amenities within this well established and mature neighbourhood is appropriate.

8.1.6 Infill Development: Should ensure that infill development is well integrated into the surrounding urban patterns and provides good

pedestrian, vehicular and visual connections to adjacent neighbourhoods, by having regard for:

1. surrounding urban patterns, traditional designs and materials that contribute to the quality, character and physical identity of existing neighbourhoods, such as patterns of streets, blocks, lots, open space, parks, views, corridors, sight lines and landmarks;
2. scale and siting of buildings, and their relationship to community facilities, residential, commercial and open space uses;
3. the alignment of new streets and, where appropriate, the realignment of any existing streets which will be consistent with desired view corridors; and
4. establishing building envelopes to govern the bulk and massing of buildings in order to take into account: the visual effects of building massing and siting on views from other parts of the City, on sun and wind conditions, views, and perception of building scale at street level and in the surrounding neighbourhoods.

Promoting infill development which is visually and functionally cohesive with the existing built environment is essential for this development to positively integrate itself in established neighbourhoods. Visual cohesion considers building height, roof types, lot coverage and setbacks, building facades, materials, textures and colours.

11.1.2 Trail Development: Should have parks, natural areas, school sites, recreational and cultural facilities in a pattern that provides for connectivity to a continuous City-wide system of trail and green-ways.

The introduction of an internal network of pathways offers a basis for the potential future expansion of dedicated pedestrian and cycling routes in West Lloydminster, building on the intention to offer a more comprehensive city-wide network.

11.1.4 Crime Prevention Through Environmental Design (CPTED) for parks: Should ensure that the location, site planning and development of parks, open space and trail connections consider Crime Prevention Through Environmental Design (CPTED) (Refer to Policy 12.1.7)

The plan for redevelopment should consider the principles of CPTED.



11.2.1 Local Food Production: Should encourage local food production by maintaining and expanding farmers' markets and facilitating the development of community gardens and Community Supported Agriculture (CSA).

The enhancement of this public open space offers an opportunity to introduce a community garden which supports community interaction while offering a supplementary and sustainable food source for users.

12.1.2 Winter City Design and Planning: Should encourage urban design that acknowledges that Lloydminster is a Winter City, allowing residents to enjoy the City in all seasons.

**Redevelopment within the site should consider and seek to support year-round activity.**

12.1.7 Crime Prevention Through Environmental Design (CPTED): Should ensure the design of buildings, open spaces, pathways and parking areas address safety and crime prevention through urban form, design and landscape architecture which provide:

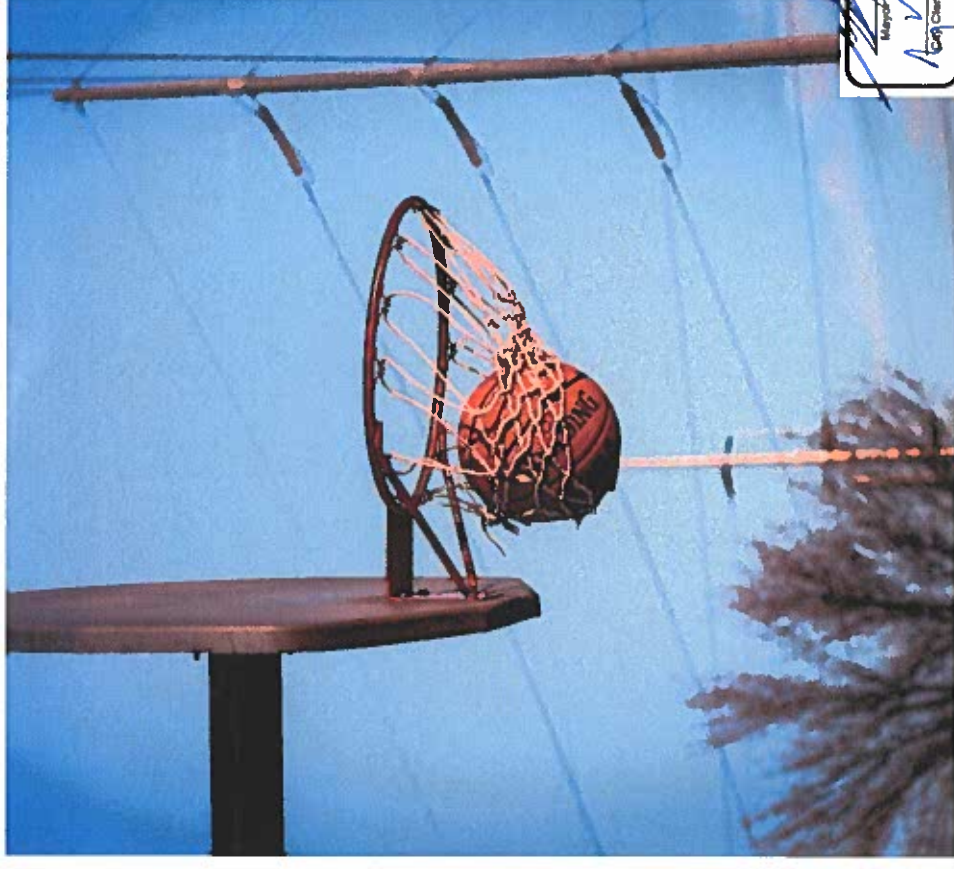
1. Openings in walled neighbourhoods at regular intervals for the safety of pedestrians and cyclists;
2. Proper lighting of parks, pedestrian areas, and parking areas that are visible from all public areas;
3. Landscaping which promotes safety and crime prevention, and does not create hidden areas;
4. Buildings and private usable space which promotes eyes on public areas such as streets and public parks; and
5. Building forms with unobstructed entrance ways and minimum blank walls adjacent to parks to reduce crime opportunities.

**Well defined park entrances, strategically placed lighting and the placement of vegetation and new facilities to offer a high degree of public visibility is essential to ensure that park users feel safe during various times of the day.**

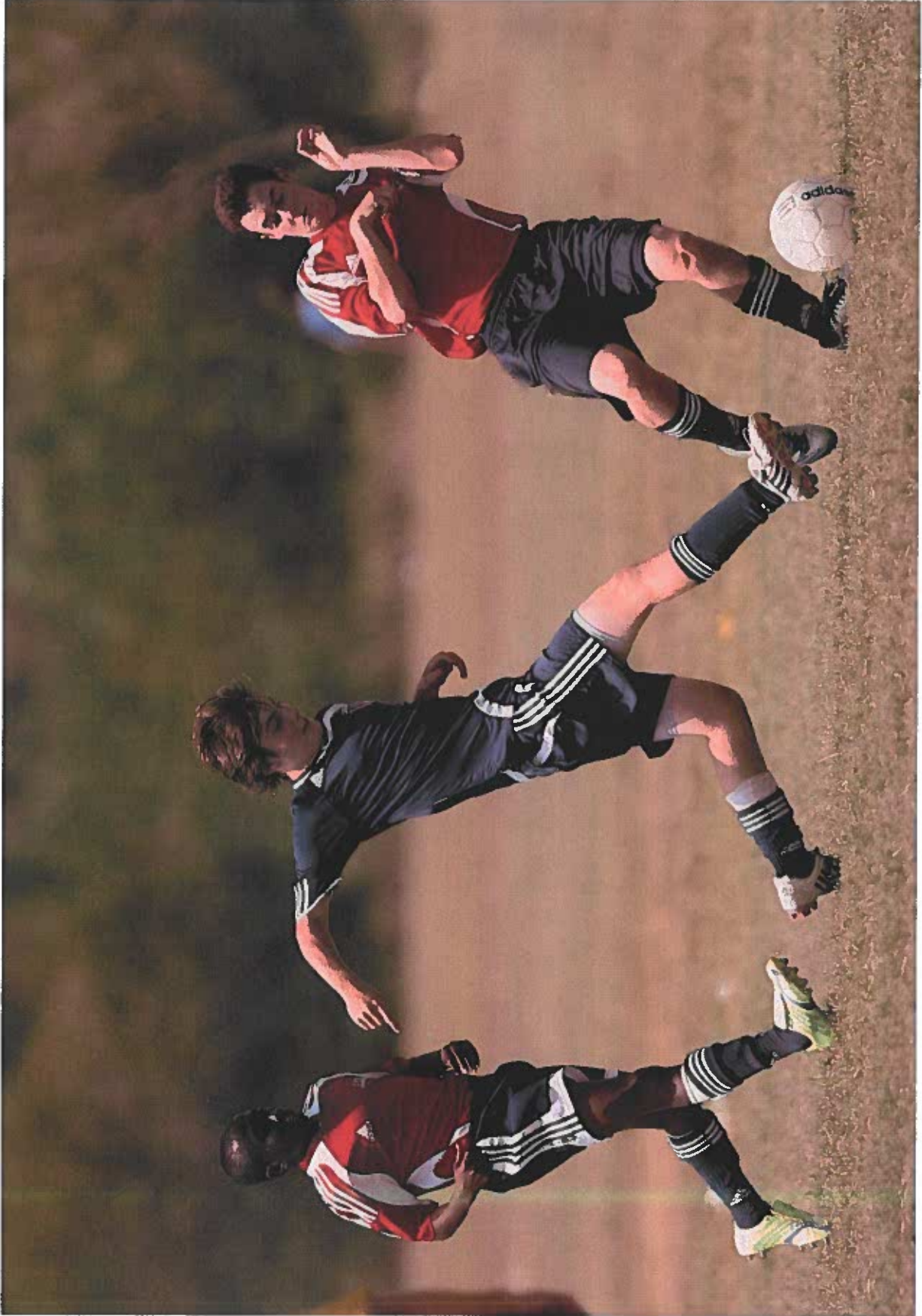
12.2.1 Art in Public Spaces: Should allocate a portion of the construction budget of qualifying publicly accessible City projects for the procurement of

permanent art for public display.

Public art should be encouraged in the redevelopment of park and open space. Public art does not need to fit the traditional mold of statues or purpose-built standalone art pieces but could be incorporated into various park elements including light fixtures, park entrance ways and street furniture.







\_\_\_\_\_  
Manager  
\_\_\_\_\_  
City Clerk

# 5 Plan Goals and Objectives

The following redevelopment goals and objectives were established based upon an assessment of the current conditions on the site and with consideration of the input received from the preliminary community engagement. The goals represent the desired results of the ARP whereas the subsequent statements of objective represent actions required to the desired results.

**Goal 1 - Development which positively integrates and complements existing development in the neighbourhood.**

**Objectives:**

1. To create a place where people want to live, stay, and play.
2. To ensure that any proposed uses and facilities complement the existing neighbourhood.
3. To design spaces and facilities which encourage and support public interaction and create social cohesion.

**Goal 2 - An enhanced community space contributing to a high quality of life.**

**Objectives:**

1. To design spaces and facilities which offer flexibility to support multiple uses over all seasons.
2. To consider all ages and mobilities in planning spaces and facilities for the site.
3. To design and develop spaces and facilities that are sustainable, accessible, safe, and easy to maintain, with a consideration of long-term costs and benefits.
4. To design spaces to support active and passive recreational opportunities which contribute to physical and mental well-being.
5. To incorporate and enhance the active transportation network in the space.
6. To maximize the retention of existing vegetation.





Goal 3 – A safe and vibrant community space.

**Objectives:**

1. To ensure safe access to the park.
2. To employ design enhancements that reinforce the division between public and private spaces and create a sense of personal safety for users.
3. To situate physical features, activities and people within the space to maximize natural surveillance.
4. To provide vehicle access and off-street parking facilities that are commensurate with the type and level activities which minimizes the impact on pedestrians and the streetscape.
5. To ensure that the location, site planning and development of the park enhancements consider Crime Prevention Through Environmental Design (CPTED).



Images Courtesy Google

## 6 Plan Policies

The redevelopment of the former Martin Browne School site seeks to balance the interests of local residents in seeing as much park space retained as possible with the broader City interest in supporting redevelopment and residential infill which improves the livability and character in this neighbourhood.

The plan focuses on reconfiguring activities within the site and enhancing amenities and site features without drastically changing land use. The reconfiguration of the site reflects the results of a collaborative public place-making process designed to engage residents and other stakeholders to discover the needs and aspirations for the area. The overwhelming communication received through this process was a desire to see existing facilities improved and an expansion of the activities supported in the park as it transitions from a school yard to a neighbourhood scale community park.

School yards have long been recognized solely as a place for recreation for school-aged children designed to function in support of other scholastic activities. The City views the redevelopment of the Martin Browne site as an opportunity to create cohesion between the school yard and the existing parkspace surrounding the arena and Outdoor Pool; introducing limited new infill housing while also enhancing the remaining public open spaces to create a neighbourhood scale park. As a neighbourhood park amenities and services should be accessible by foot, fostering a strong sense of place and reducing the dependency on cars.

Introducing a limited amount of new residential development within the site offers new housing opportunities in this established neighborhood and allows the City to generate revenue from lot sales to assist in funding the enhancement of the remaining park space. Another benefit of introducing

new residential lots is that the revenue generated from their sale potentially accelerates the timing for park improvements. The Lloydminster Charter and the Municipal Government Act allows Council to re-designate and sell all or a portion of land designated as municipal reserve subject to satisfying the public notice requirements including holding a public hearing. Following a public hearing, Council may lease, sell or dispose of public reserve lands as they see fit with the proceeds from the disposition having to be used exclusively for purchasing additional municipal reserve land elsewhere or for investment into improving existing municipal reserve lands.

New residential development is to be sited in the northeast corner of the site in the area corresponding with the location of the former Martin Browne School. Housing within the site would be street orientated and may include low to medium density development depending upon market conditions at the time of development. Given the pre-existence of suitable municipal infrastructure in the immediate vicinity, the cost of redevelopment of this area for housing would be minimal allowing the City to maximize the funds that would be available for reinvestment into enhancing the balance of the park space.

Redevelopment of the site is intended to occur in phases over a minimum 10-year period as illustrated in Figure 6-1.







**Figure 6-1 Phase 1 Development**

- 1 Pedestrian Crosswalk and Temporary Curb Extensions
- 2 Extension of Sidewalk Along 57th Avenue
- 3 Expand Kin-Kinette Playground
- 4 Retain Current Constructed Off-street Parking
- 5 Retain Seasonal Outdoor Rink
- 6 Retain School Playground Equipment
- 7 Retain School Basketball Court
- 8 Retain Toboggan Hill

*Please note that the site landscaping is conceptual only and is subject to change as more detailed design for the site is completed*

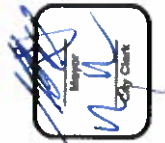




Figure 6-2 Phase 2 Development

- 1 Permanent Paved Off-street Parking
- 2 New Multi-purpose Outdoor Rink/Basketball Court
- 3 New Internal Pathway Network
- 4 New Central Park Hub (Picnic/Rest Area)
- 5 New Children's Spray Park
- 6 New Community Garden Plots
- 7 New Multi-purpose Community Centre
- 8 New Skate Park
- 9 Residential Development Area
- 10 Eastern Park Entrance
- 11 Existing Toboggan Hill

Please note that the site landscaping is conceptual only and is subject to change as more detailed design for the site is completed





Improving pedestrian safety in the area was a public priority. The redevelopment of the site proposes to re-establish the crosswalk pavement markings at the noted locations along 56th and 57th Avenue including the installation of temporary rubber curb extensions at each crosswalk location. The pavement markings and curb extensions are intended to communicate and reinforce that pedestrian movements take precedence over traffic at these locations. These crosswalk enhancements have been shown to be effective in reducing traffic speeds while also physically restricting parking in and directly adjacent to the crosswalk to ensure that a suitable level of visibility is maintained. The option exists to convert these rubber curb extensions to permanent concrete curbs in the future.



Image Courtesy Google

To further assist pedestrian navigation of the area, the plan promotes the extension of the current sidewalk from the southern pool parking lot entrance along 57th Avenue to connect with the existing sidewalk at 50th Street to complete the sidewalk network surrounding the site.

The planned removal of the school yard playground equipment offers an opportunity to consolidate and update the playground equipment in another area of the park to appeal to a broader age group.

The plan provides for the redevelopment and expansion of the playground facilities located in the southwest corner of the site known as the Kin-Kinette Park. The current playground facilities are designed exclusively for small children.

Members of the public identified that the Kin-Kinette Park is prone to flooding due to the irregular terrain and placement of the existing equipment

in a low-lying area. The redevelopment of the Kin-Kinette Park will include elevating the site and overall regrading to create a more uniform ground surface which will provide better drainage.

The new playground area represents an area of approximately 800 m<sup>2</sup> which is suitable for the installation of a larger climbing structure, swing sets and other typical playground amenities including a walkway and perimeter seating.

It is expected that the redevelopment of the playground would occur in the fall months to minimize the disruption of its use and limit conflicts with pool users. The regrading of the site would seek to limit the disturbance of the existing mature trees in the area and enable the retention of the existing ranch style fencing along 57th Avenue. It is expected that the perimeter chain link fence along the southern boundary of the park would be retained to provide a barrier between the playground area and the adjacent rear lane. The current combined pool and arena parking with access from both 56th and 57th Avenue will be retained in the short-term. The parking area would remain gravel surfaced, offering multi-season parking for the Outdoor Pool and ball diamond during summer months and the Archie Miller Arena in the winter.



Image Courtesy Google

In the initial phase of redevelopment the seasonal rink, basketball court and northern playground will be retained.

The timing for the second phase of redevelopment of the site will align with the planned decommissioning of the Archie Miller Arena. The following site improvements as illustrated in Figure 6-2 would occur within later phases of redevelopment of the site.

The extension of existing municipal services would be constructed to enable residential development in the northeast corner of the site. New water service connections would be provided from the existing 200 mm water main located in the 56th Avenue right-of-way. New sanitary sewer and stormwater connections would be provided from the existing 200 mm sanitary sewer main and 450 mm storm sewer which extend along the north side of the laneway entrance to the Archie Miller Arena.

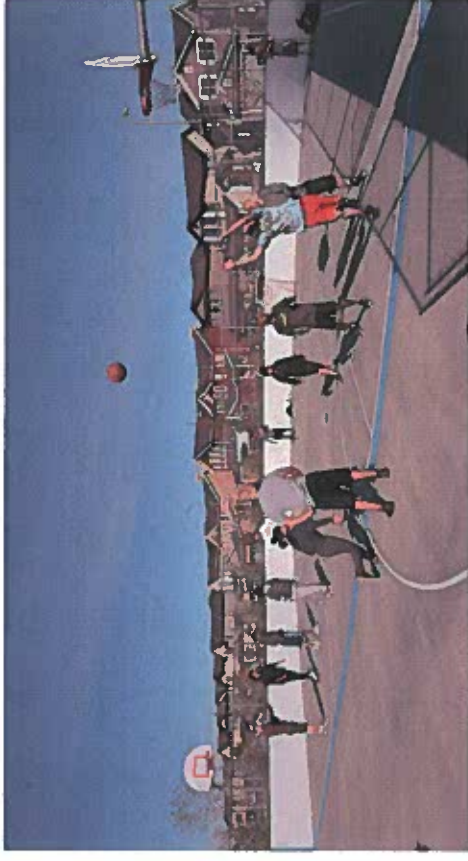
One of the key goals of this plan was to improve parking and access within this area recognizing the popularity of the Outdoor Pool facility and the traffic this facility generates in the local neighbourhood. In the long term, it is expected that a formal, permanent paved off-street parking area will be constructed to reduce on-street parking and overall traffic congestion along 57th Avenue.

This improved parking facility has been sized to accommodate up to 52 vehicles. The City's current Land Use Bylaw does not include a standard for calculating the number of parking stalls required for this type of development. In the absence of such a standard, the City of Calgary standard for a community recreation facility was used. Based upon an operational capacity of 128 people, and application of a standard of providing one off-street parking stall for every four-person capacity for the facility, a total of 32 stalls would be required to meet the needs of the pool. Additional parking is being provided in excess of this amount to reflect the need for additional parking to support the use of the other park amenities during the summer months.

Local residents identified a priority for retaining the outdoor rink and basketball court. Redevelopment of the site would include a new permanent multi-purpose outdoor rink to the east of the pool parking lot. Unlike the current seasonal rink which is removed during summer months, the new rink is intended to remain throughout the year. The facility would include full perimeter boards, paved surfacing and integrated basketball hoops. The paved surface offers an opportunity to add pavement markings coinciding

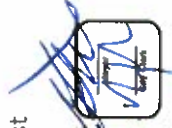
with various court sports to support a variety of uses. The situation of this facility is intended to take full advantage of the off-street parking and enables the facility to share lighting with the parking lot to support after dark use.

Image Courtesy: Google



The provision of internal pathways was well supported within the public engagement process. Internal pathways support casual navigation of the park and offer a connection between internal amenities and activity areas. The concept promotes a series of pathways configured in loops to support pedestrian and cycling activities within the site. It is anticipated that the pathways connecting the park entrances would be asphalt surfaced with the opportunity to consider utilizing crusher dust surfacing for the internal loops in order to reduce overall development costs. The path network includes multiple locations where park benches and associated furniture can be installed. It is anticipated that lighting will be installed along all pathways to create a safe environment for park users. The lighting would be designed and located to reduce the potential unnecessary illumination of surrounding privately owned properties.

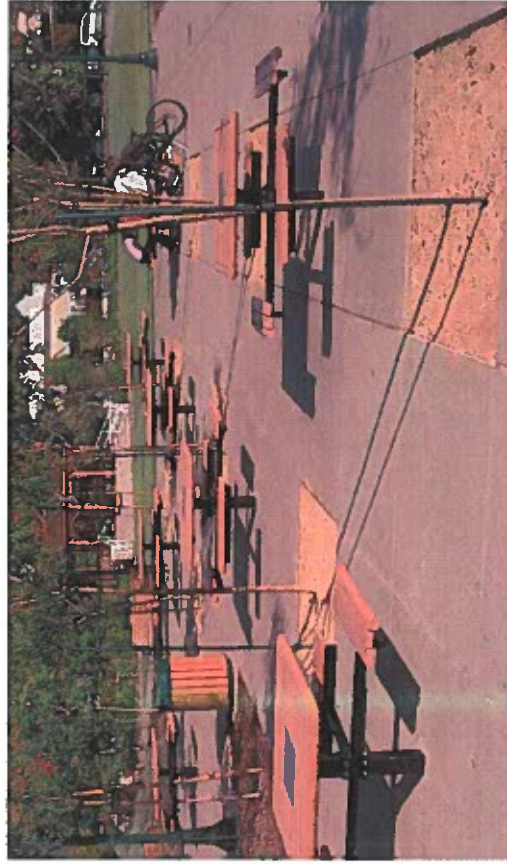
The plan envisions the inclusion of a 15-metre diameter central picnic/rest area which is intended to act as a central park hub and public gathering area. As a park hub, all internal paths converge to this point offering users the ability to choose their routes or stop and enjoy the area and ongoing





activities within the park. The park hub is envisioned to include picnic benches and bench seating as well as other typical park furniture including trash receptacles. This area may include perimeter bollards surrounding the plaza area which would include integrated lighting creating an attractive and inviting environment for users outside of daylight hours while limiting the unnecessary illumination of surrounding areas. Vegetation within this area would be primarily ground orientated to ensure that the area is visible from other areas of the park with some higher canopy trees to offer shade.

Image Courtesy Google



The redevelopment of this area would include enhancements to the small wading pool near the front entrance of the swimming pool. The public engagement sessions and associated online surveys represented an interest in considering the addition of a small spray park facility outside of the pool facility to offer expanded aquatic activities for smaller children. The plan allocates approximately 300 m<sup>2</sup> to accommodate this new facility.

The City of Lloydminster Municipal Development Plan includes policy which supports the development of community gardens to support community interaction and offering a supplementary and sustainable food source for users. The concept plan allocates approximately 850 m<sup>2</sup> for the development

of a community garden within the footprint of the former Archie Miller Arena. The area is accessible by foot with the option to provide a small loading/unloading area along the rear lane for people accessing the area by vehicle.

The allocation of land for new residential development enables the City's consideration of the construction of a new multi-purpose indoor recreation centre offering the neighbourhood an option for hosting local events and promoting community-based leisure programs throughout the year. The recreation centre may include a general-purpose room/gym and also include a kitchen facility which could be offered for rent to host a variety of public and/or private events throughout the year.

Image Courtesy Google



Additional park enhancements may include the construction of an unsupervised outdoor skate park near the Outdoor Pool parking lot. This location maximizes its visibility within the park and from the street; providing a certain amount of natural surveillance. The concept provides approximately 400 m<sup>2</sup> of hard surface intended to replicate typical street terrain, featuring geometric, institutional-style architecture typically found around the City. Most modern skateboarders prefer plazas because they reflect the kind of



terrain, they are accustomed to skating on.

Image Courtesy Google



## 6.1 Residential Development

New residential development is planned to situate in the northeast corner of the site corresponding with the location of the former Martin Browne School building. The anticipated form of residential development will be limited to low or medium density development depending upon the market demands at the time of housing development.

Maintaining visual cohesion with existing development in the broader area is essential to ensure that new residential development integrates positively into the neighbourhood. Visual cohesion considers building height, roof type, lot coverage and setbacks, building facades, materials, textures and colours.

Existing housing in the area surrounding the park consists of street orientated single level bungalows with either hip or gable style roofing. Housing exteriors are predominantly horizontal siding utilizing either wood or composite materials with several homes featuring brick and masonry accents.

Existing properties include a combination of rear and front yard driveway

access. Garage development is exclusively provided from the rear lane.

### Residential Policies

1. New housing should employ similar gable and hip roof styles as is represented by existing development in the area.
2. New homes should employ a complementary color palette and utilized similar building materials and textures which convey a sense of durability and permanence.
3. New housing should be street orientated with access provided exclusively from the front yard.
4. New special housing projects should be considered if aesthetics and building design match the existing residential development area.

## 6.2 Parking and Access

The Martin Browne Park is a neighbourhood scale park which features public facilities intended to serve not only local residents but also the broader community. As a neighbourhood park, the area is intended to be accessible to local residents by foot or other non-vehicular means and designed to support active and passive recreational activities tailored to support local residents.

Martin Browne offers a unique opportunity as it includes the City's only Outdoor Pool and the Archie Miller Arena which are community scale recreational facilities. Redevelopment of the site will consider and seek to effectively support this dual purpose.

Contrary to neighbourhood scale parks, vehicle access to community scale parks is more predominant given the broader geographical area and user groups that they serve. This increased propensity for vehicle access places greater demands on local roadways and increases the need for the provision of off-street parking.

To ensure that the continued support for these community scale facilities does not negatively impact the use and enjoyment of neighbouring residents, the redevelopment of this site provides for the closure of the current rear lane access to the Archie Miller Arena and its relocation to a combined access with the pool along 57th Avenue. Vehicle access to the arena at its current location will be limited to service and emergency vehicles to enhance





the use and enjoyment of abutting residential properties.

Given that the pool and arena have differing peak operating seasons, partial consolidation of the off-street parking for the facilities is appropriate and an effective use of land. The western portion of the parking area associated with the Outdoor Pool would be developed to the City's current standard including asphalt surfacing, lighting, pavement markings and medians. This permanent parking facility would transition to a temporary gravel surfaced lot to temporarily serve the ongoing operation of the arena

#### **Parking and Access Policies**

1. Require the improvement of off-street parking facilities associated with the Outdoor Pool and Archie Miller Arena to reduce traffic congestion along the local roads.
2. Ensure that off-street parking matches the long-term demand and facility capacities.
3. Restrict rear lane access to the Archie Miller Arena to service and emergency vehicles.
4. Situate outdoor activities that may create demands for off-street parking and after dark use in proximity to the pool parking area.

### **6.3 Mobility**

Redevelopment of this site offers an opportunity to expand the existing active transportation network within established areas in West Lloydminster. As a neighbourhood scale park, promoting pedestrian and cycling access to and within the Martin Browne park is important. The plan includes a multi-use pathway which transverse through the site creating a meaningful connection between the park entrances at the exterior edges of the site to the core open spaces and facilities including the outdoor rink, playground area and community gardens. The asphalt surfaced multi-use pathway will include lighting and street furniture to encourage users to stop and enjoy the park and to offer safe navigation after dark. The intent is to encourage residents and visitors alike to participate in outdoor activities and social gatherings, to gain exposure to nature, and to live healthy lifestyles.

To further improve the walkability of the area, redevelopment of the site will also include the continuation of the perimeter sidewalk along the

western boundary of the site between 47th and 50th Street which offers a connection to the internal pathways and creates multiple loops for pedestrian navigation of the area.

The pathways and sidewalks are to be configured to promote ease of movement by all levels of mobility including wheelchairs serving to promote wellness of residents by encouraging them to move safely through the site under their own power. This is achieved by minimizing slope gradients, providing generous widths and appropriate surfacing, and providing the most direct layout between destination points.

To promote safe and efficient pedestrian access to the site, the plan provides for delineation of key external pedestrian crossings along the local street network. Crosswalks are designed to keep pedestrians together where they can be seen by motorists, and where they can cross most safely across the flow of vehicular traffic. Similarly, crosswalks communicate to motorists that they are entering an area where pedestrian movements predominate traffic movement, resulting in decreased traffic speeds and raised motorist awareness.

#### **Mobility Policies**

1. Ensure that all site amenity areas are accessible from parking areas via an internal pathway or sidewalk.
2. Incorporate an internal multi-use pathway to assist in navigating within and through the area; connecting activity and amenity areas.
3. Provide for an uninterrupted and continuous perimeter sidewalk network.
4. Ensure that the design of the active transportation network supports \*universal access, including but not limited to curb cuts and bump-outs to define on-street parking areas and lessen pedestrian crossing distances.
5. Ensure that all amenity areas are accessible from parking areas via an internal pathway or sidewalk.
6. Introduce crosswalks at or near park entrances to support safe pedestrian access from the surrounding neighborhood.
7. Employ physical barriers and signage near the crosswalks to restrict parking and maintain pedestrian visibility.



8. Limit the use of solid fencing along the perimeter of the site to areas where access to driving areas is to be controlled in order to maximize the permeability and user access to the area.
9. Situate park entrances to coincide with natural navigation through the area making it as convenient as possible to move through the area; offering multiple route options.
10. Design the internal pathways and landscaping treatments within the space to encourages users to stay and explore the area.
11. Utilize a combination of landscape treatments, vegetation, signage and lighting to clearly identify park entrances.
12. Maintain clear site lines along internal pathways and in public spaces.
13. Require the local streets to act as an extension of the active transportation network in this area.
14. Provide well-defined road crossings in the vicinity of park entrances to define higher volume pedestrian activity and to ensure safe access is provided to the space from neighboring areas.
15. Design and situate vehicle access points to minimize the impacts on the pedestrian environment.
16. Implement traffic calming measures such as, but not limited to, pedestrian islands, raised intersections and curb extensions throughout the area to promote pedestrian safety.
17. Provide bicycle storage areas at all facilities within the site to promote cycling in the area.

## 6.4 Public Safety

The design of a park can have a direct impact on people's perceptions of safety and their willingness to use a space. The physical characteristics which park users associate with high-risk environments include:

- Poor lighting
- Confusing layout
- Physical and aural isolation
- Poor visibility

- Areas of concealment
- Poor maintenance
- Vandalism
- Presence of "undesirables"

Designing a park for safety considers the needs of its users seeking to connect people with the place and creating a positive image and experience. While good design will not necessarily eliminate perceptions of fear or opportunities for crime to occur, it can create the preconditions for effective control.

This plan acknowledges and incorporates CPTED principles to contribute to offering a safe and inviting place for residents to enjoy throughout the day and across all seasons.

The plan distributes activities throughout the park so they are visible from the surrounding residences and from the surrounding streets. The perimeter trees are predominantly high canopy species allowing relatively clear lines of site. This increases the opportunity for informal surveillance of the area and reduces the number of isolated places where criminal activity can take place unseen.

The various amenity areas throughout the park are linked by the planned internal pathway network which creates regular and predictable internal activity which in turn contributes a sense of personal security. The decision to represent a radial rather than looped pathway network was a deliberate attempt to offer the most direct route between internal destinations which align with the routes people would take naturally.

Lighting within the plan area is to be strategically placed and purposeful to support safe navigation throughout the day while not providing unnecessary or unintended illumination. Park entrances are to be well defined spaces including commemorative signage and lighting. Lighting along the internal asphalt pathways could include illuminated bollards or light standards that focus illumination along the path route.

### Public Safety Policies

1. Situate new trees strategically to offer shade and windbreak without obstructing views within the area.





2. Maintain sight-lines between interior areas and the streets to promote awareness and reduce isolation.
3. Situate activity and amenity areas within the site to offer natural in-situ surveillance within the park where vision from the street is unobstructed.
4. Maintain clear site lines along internal pathways and in public spaces.
5. Utilize a variety of purposeful lighting designed according to applicable CSA standards to minimize unnecessary illumination of surrounding privately owned land.
6. Situate internal pathways to offer direct and attractive connections between internal destinations and park entrances; offering multiple route options.
7. Situate facilities and activities within the site which potentially extend beyond daylight hours in the vicinity of street and park lighting.
8. Situate new vegetation within the site to avoid creating isolated areas which hinder a user's ability to be seen or to verify the presence of others.



# 7 Plan Implementation

## 7.1 Plan Implementation

The outcomes proposed within this plan require direct action by the City Administration. The proposed next steps focus on short and long-term tasks/strategies that City Administration should follow to support the goals, objectives and policies of the Plan which ultimately contributes to its implementation. Many of the steps in implementing this plan will require further direction from City Council and funding from current and future operating budgets as well as potentially specific capital improvement funding.

The City intends to stage redevelopment of the site to correspond with the anticipated 5-10 year lifespan of the Archie Miller Arena and in alignment with its annual capital budget planning.

## 7.2 Municipal Development Plan Amendment and Redistricting

Lands within the south half of the plan area are currently designated on the City's Future Land Use District Map as Parks, Open Space, Trails and Utilities and zoned UP-Urban Park District; both of which are suitable to support the redevelopment planned for this portion of the area.

The lands corresponding with the former Martin Browne School are currently designated Institutional and zoned PS-Public Services District. Prior to consideration of rezoning, subdivision or development of new residences within the plan area, the City will need to amend the Future Land Use District Map changing the designation of the affected lands to a Residential designation in order to maintain alignment between the MDP and LUB.

The land use district applied to this new residential development will

depend upon the desired form of housing and will be determined at the time of redevelopment based upon the current market demand and with consideration of the policies contained herein.

Pursuant to Section 7(2) of the The Lloydminster Charter and Division 9 of the MGA, Council may consider the sale of all or a portion of municipal reserve lands following conduction of a public hearing and satisfying the notification requirements provided in Section 606 of the MGA. Section 675(3) of the MGA requires that the proceeds from the sale of municipal reserve must be reinvested for the same purposes as the original land dedication.

## 7.3 Plan Amendment and Monitoring

Given the long-term nature of redevelopment within this site, it is anticipated that this plan will be reviewed every five years to ensure that it is proceeding in a feasible and sustainable manner. Ongoing and regular monitoring will help the City assess whether the plan remains valid in relation to the changing needs of the neighbourhood and whether adjustments might be warranted. This ongoing monitoring should include a public engagement component offering an opportunity for residents to "check-in" on the progress of the plan and comment on how the local needs may have changed in relation to the established plan goals, objectives and policies. Following each review, City Administration should amend the plan as necessary.

Plan amendments may include updating the maps or adding or revising specific policies. Any amendments to the plan should be completed with direct consideration of the overall goals and objectives of the plan.





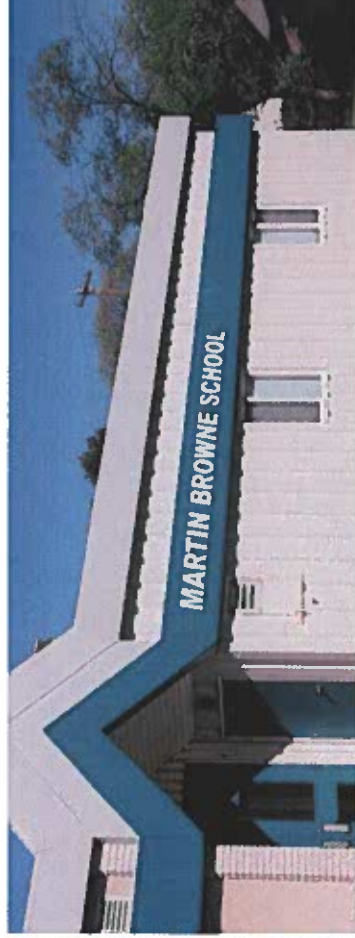
# Appendix A: Record of Engagement



Mayor  
City Clerk



**Associated  
Engineering**



## Martin Browne ARP Stakeholders Design Workshop

Dana Bao, RPP, MCIP, MPlan, B.Arch

Mike Pawluski, RPP

Kenneth Weddige

September 2019





# Martin Browne ARP

## Objectives

- Walk through the background information gather to date, with the intent of discussing how existing conditions will influence development decisions within the site.
- Establish development goals to be used as terms of reference for the preparation of the ARP.



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# Factors influence Development Decisions

Dimension 1: Policies, Housing Needs Assessments, Demographic Data

Dimension 2: Site Conditions (land uses, transportation, infrastructure)

Dimension 3: People, living in the neighbourhood and broader area





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## Municipal Development Plan (MDP) Guidance to the Growth and Development of the City

### Complete, Healthy and Livable Community

To ensure a physical environment where families can grow, learn and socialize

- Community gathering spaces that bring people together
- A range of housing choices for residents during all stages of life
- Walkability
- Winter City – enjoy in all seasons
- Safe neighbourhood – Crime Prevention Through Environmental Design



# Housing Needs Assessments

- Rental units vacancy rates  
2017 17%  
2000 – 2008 less than 1%
- Housing Values in West Lloydminster Neighbourhood
  - Range between \$100,000 and \$750,000
  - The average unit price falls within \$100,000 to \$300,000



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## Demographic Data (2015 Municipal Census)

- The largest age category was 'Young Adults' ages 20 – 34 with 27.56% of the total municipal population
- Greater proportion of youth and a lower proportion of seniors compared with Saskatchewan, Alberta and Canada
- Within the West Lloydminster Neighbourhood the largest population is the 25 – 34 age category
- The 2015 municipal census identified the population of the West Lloydminster Neighbourhood to be 2331, a +15 person increase from the 2013 municipal census





## Site Conditions

- Existing Features
- Land Uses (Residential, Commercial, Parks & Open Spaces)
- Transportation
- Infrastructure (Water, Sanitary and Storm Systems)



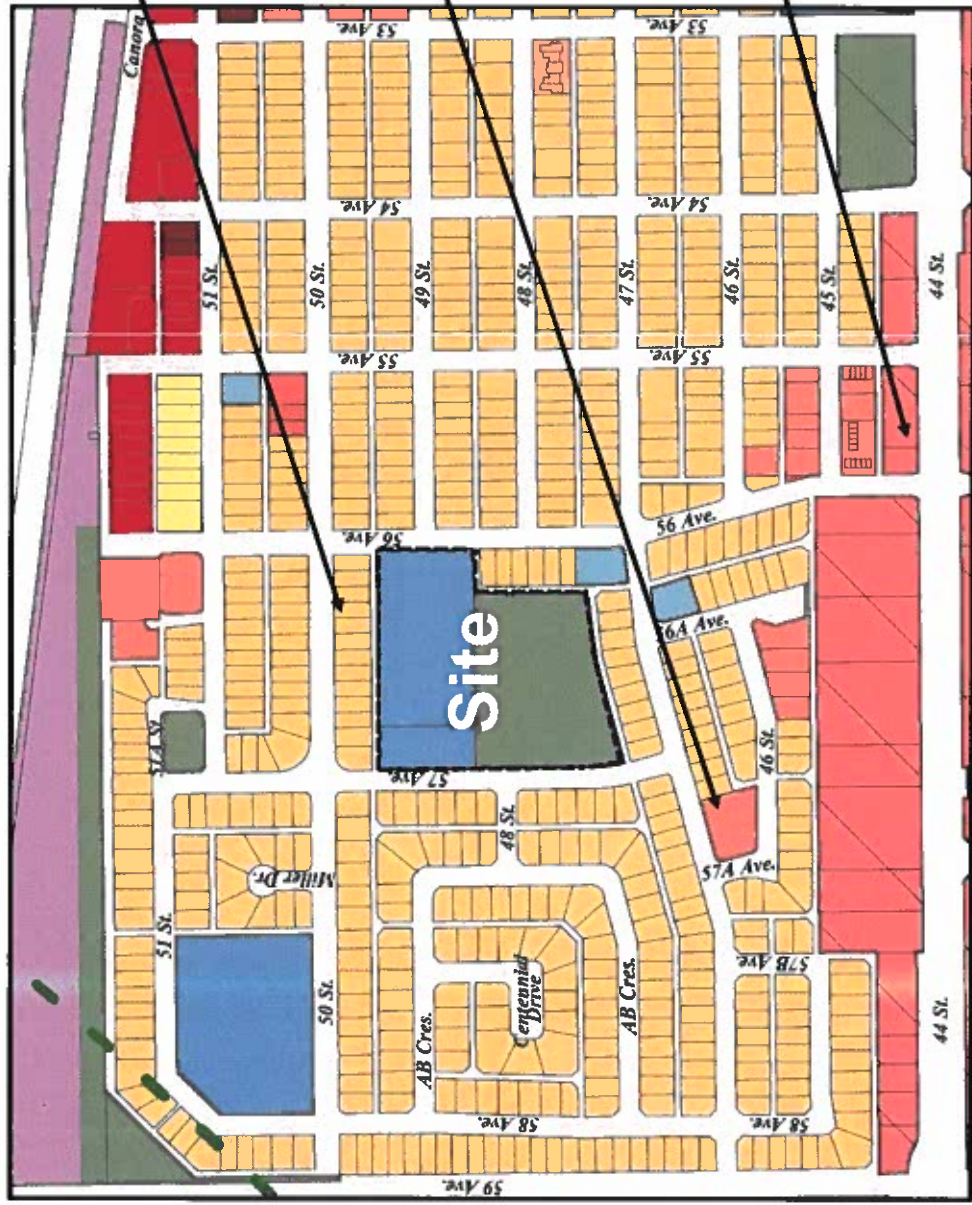
# Summary of Existing Features

- **School buildings and detached accessory buildings**
- **Playground (north)**
- **Outdoor Rink**
- **Arena and Arena Parking**
- **Outdoor Pool and Parking**
- **Playground (south)**
- **Basketball Court**
- **Baseball Diamond**





# Existing Land Uses



*[Signature]*  
Mayor  
*[Signature]*  
City Clerk



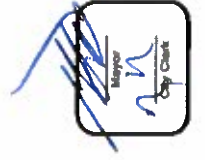
# Community Services & Parks



Park

School

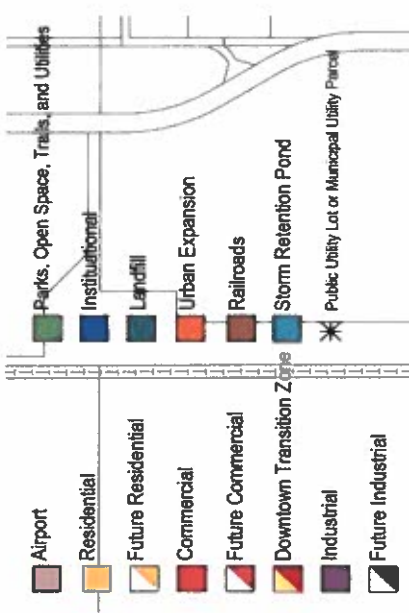
Highway



# Future Land Uses



## Legend



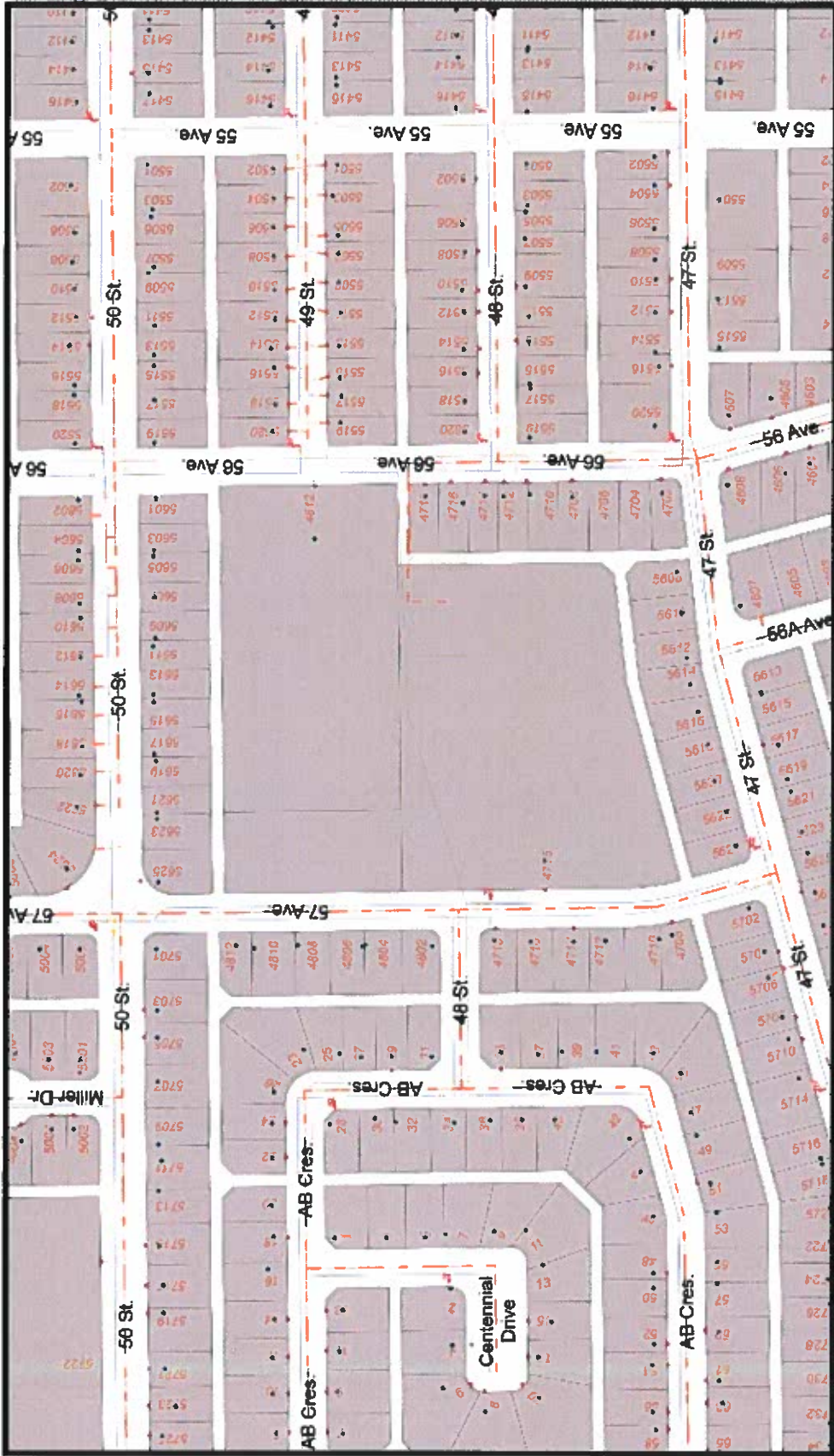


# Transportation





# Infrastructure





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# Martin Browne Area Redevelopment Plan

What We Heard Report- Phase 1

November 2019  
Communications Department

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## Project Background

Associated Engineering was engaged by the City of Lloydminster to prepare an Area Redevelopment Plan (ARP) to guide the future redevelopment of the former Martin Browne School Site. The plan will provide information related to the intended future form of development on the site as well as establishing a conceptual basis for servicing the site as required for redevelopment. The concept plan is intended to acknowledge and consider the form and density of adjacent land uses, promote positive community integration, and consider public input and local site conditions.

## Advertising

The Communications department used a series of traditional and non-traditional advertising methods to educate residents on consultation opportunities. The following methods were used:

- Website
  - [lloydminster.ca](http://lloydminster.ca)
  - [yourvoicelloyd.ca/MBARP](http://yourvoicelloyd.ca/MBARP)
- Invitations
  - Sent to 3137 householders and apartments within the Lloydminster area via Canada Post
  - Hand distributed 50 letters to residents adjacent to the site
- Pop-Up Events
  - September 5 Multi-Topic Your Voice Event, Servus Sports Centre
- Social Media
  - Facebook
  - Twitter
  - LinkedIn
- Media Release
  - Stingray/Prime Time Local News
  - Meridian Source
  - The Goat / My Lloydminster Now
- Newsletters
  - City of Lloydminster's Community Engagement Newsletter
  - Family and Community Support Services (FCSS) Newsletter
  - Team News- Internal City of Lloydminster Newsletter
- Newspaper
  - Meridian Source (as part of the September 5 Your Voice event)

## Public Workshop

As part of the initial public consultation process, the City of Lloydminster facilitated three stakeholder workshops over three evenings, September 10, 11 and 12, 2019. Invitations were sent to property owners situated near the Martin Browne site through a community-wide mailer. Through these events, over 73 participants were able to share their voice. On the area's future redevelopment. The following questions and main themes were discovered through the public consultation:

### How do you currently use or witness the site being used?

- Baseball
- Outdoor rink
- Playgrounds
- Ball hockey
- Tobogganing
- Parking lots
- Basketball
- Dog walking
- Flying kites
- Gathering spot
- Archie Miller Arena
- Outdoor Pool





- R/C racing
- Physical exercise
- Passive leisure
- Undesirable activity

Some additional points of discussion from this question were:

- The site has been used by police for dog training
- Kids use the site for riding bikes and learning to ride bikes, especially on the paved areas
- Lots of people use the site to walk around even though there are no defined trails
- Skateboarders use spray pad when its empty
- Lots of people come to the site for ice cream at the Scoop

### **What if any features of the site should be retained through the redevelopment process? Why?**

- Retain the greenspace, playgrounds, basketball court, baseball diamond, and other current recreational amenities as it provides the residents in the area with a better quality of life both mentally and physically
- Develop a new outdoor rink as the previous one has been removed and was used regularly throughout the year
- Retain the school pad, if possible, following demolition of the building to provide for a variety of summer and winter activities
- Retain the existing mature trees and vegetation
- Retain and maintain the existing city owned facilities including the outdoor pool and Archie Miller Arena
- Retain the Scoop in the park as it is a popular destination for city residents
- Retain and enhance the Archie Miller Arena access to 56th Avenue and use the removed outdoor arena for additional parking

### **What features of the current site would you like to see improved through redevelopment?**

- Improve and rehabilitate the playground and swings with a variety of ages in mind
- Improve the site through the addition of trees and landscaping
- Improve the greenspace by adding walking paths, benches, picnic tables, lighting, and garbage receptacles
- Improve the baseball diamond including benches, bleachers, and garbage receptacles
- Improved access and parking for the Archie Miller Arena
- Improve park access by adding openings along the fence
- Improve the traffic safety through proper signage and traffic calming features
- Improve the basketball courts to allow for a variety of age groups to use the space such as lower nets for all age groups
- Improve the outdoor rink by including lighting and a warm-up shack
- Improve the pool and padding pool areas including expanded facilities, better access to the entrance through the park, and increased visibility between the pool and splash pad

### **In your opinion, what ideas or attributes would you like to see included in the plan for the area?**

- Include an accessible multi-modal walking path system that is wheel-chair accessible



- Include new or enhanced outdoor multi-use public facilities such as an outdoor rink, tennis courts, ball hockey courts, warm-up shack, walking track, playground facilities, outdoor exercise gym, outdoor theatre, horseshoe pits, bocce ball courts, disk golf, and washrooms
- Include park lighting at entrances, walking trails, outdoor recreational facilities, and parking lots
- Include waste management bins for doggie waste, recycling and garbage disposal
- Include and enhance the site with the retention and introduction of new trees, vegetation, and landscaping
- Include a space for walking pets
- Include new community facilities such as a library, multi-use building with a gym and meeting rooms, or indoor play areas
- Include a skate park in the centre of the park space
- Include resting and gathering locations for all ages through benches, picnic table, or a gazebo area
- Include an area for a community garden
- Include a drainage pond or component with walking trails to address the existing drainage issues for residents along the north boundary of the site
- Include a sidewalk to the east portion of 57th Avenue where one is currently missing
- Include and enhance access and parking to the Archie Miller Arena and outdoor pool such as a paved parking lot
- Include a new senior complex to allow independent living
- Include a local coffee shop
- Include a winter festival that draws people out to the park making it four seasons
- Include commemorative monuments and name the park Martin Browne Park

### **How do you feel about current site safety and how might it be enhanced to provide a greater sense of personal safety for users?**

- Enhanced lighting would make it safer as the site is very dark at night
- Enhanced and new playground would make it safer for the kids
- Consistent maintenance to the park would help keep it safe and clean
- Enhance the access points into the park on the corners of the site while maintaining a fully fenced site to ensure kids know when to stop – fencing could be chain link or bollards to provide permeability to the site while restricting unwanted activity such as vehicles accessing the park
- Enhance and improve the traffic controls, on-street paint markings, and cross walks along 56th and 57th Avenue to assist in reducing traffic speeds
- Enhance parking controls along 57th Avenue to ensure private driveways are clear of obstructions
- Enhance access to Archie Miller Arena from 56th Avenue

### **Thinking about the City's current permitted land uses, what types of development or activities would you support within the site area?**

- Parks and greenspace
- Retention and enhancement of the outdoor pool and Archie Miller Arena
- Community garden
- Community or public services facility like a library or community recreational complex
- Seniors housing
- Small local coffee shop



## Workshop Sketches

Within the context of the breakout group discussions, attendees were offered the ability to sketch out how they perceived redevelopment to occur within the plan area. The following sketches were developed and represent the perspectives provided at these meetings. Please note that the following sketches do not represent a final product and serve as a starting point for site planning. The sketches are not intended to communicate details but are meant to present a general site layout as per the information gathered through the workshop.





## Group 1



### Key Points:

- Enhance lighting
- Enhance north playground
- Retain basketball court
- Reuse school site pad for outdoor street games and arenas in winter
- Introduce facilities and warm up shack for skating
- Reuse roadway services
- Improve pathways
- Link toboggan hill with current green space
- Enhance paddling pool
- Keep greenspace for passive leisure
- Add park entrance features



## Group 2



### Key Points:

- Enhance paddling pool and the outdoor pool
- Enhance playgrounds
- Retain the hill for biking and tobogganing
- Improve the arena and pool access and parking
- Introduce a skate park
- Improve site visibility
- Enhance green space
- Introduce traffic calming
- Introduce a library
- Introduce multi-purpose street activities (ball hockey, skating)
- Enhance greenspace
- Enhance and expand walking paths
- Improve ball diamonds and add bleachers and benches
- Enhance garbage disposal



### Group 3



#### Key Points:

- Keep outdoor rink in its current location
- Keep the greenspace
- Retain the hill
- Keep the parking lots
- Enhance and maintain outdoor pool
- Enhance south playground
- Enhance pedestrian safety (cross walks)
- Enhance and expand walking paths
- Improve baseball diamonds and basketball courts
- Introduce a picnic or small gathering area







## Group 5



### Key Points:

- Introduce a spray park with splash park
- Enhance seating at pool
- Remove south playground
- Retain the hill
- Relocate pool parking south of the facility
- Introduce a perimeter walking path
- Retain and protect the existing vegetation and trees
- Add a playground (both indoor and outdoor)
- Retain baseball diamonds
- Introduce a picnic and gazebo area
- Retain the outdoor rink
- Enhance lighting



## Group 6



### Key Points:

- Introduce traffic calming along streets
- Introduce drainage features
- Introduce a pathway network - (senior and stroller friendly)
- Enhance playgrounds
- Retain Archie Miller Arena
- Enhance the outdoor pool
- Retain and protect the existing vegetation and trees





## Group 7



### Key Points

- Improve the arena and pool access and parking
- Enhance Archie Miller Arena to include rink, fieldhouse, and gym
- Introduce the expansion of the greenspace through land acquisition east of Archie Miller Arena
- Relocate pool parking south of the facility
- Introduce a spray park with splash park
- Enhance and expand walking paths
- Enhance lighting
- Retain and protect the existing vegetation and trees
- Introduce community garden
- Introduce a multi-use pad for activities
- Improve and expand Archie Miller access and parking into Martin Browne site



## Group 8



### Key Points:

- Retain and enhance baseball diamond
- Introduce benches and park seating
- Enhance lighting
- Introduce a dog-friendly area
- Enhance and expand walking paths
- Retain outdoor rink
- Introduce a multi-use pad for activities
- Enhance north playground
- Retain and protect the existing vegetation and trees
- Improve and expand Archie Miller access and parking into Martin Browne site
- Retain hill
- Retain the Scoop
- Enhance pedestrian access to the site



## Group 9



### Key Points:

- Retain and enhance baseball diamond
- Introduce a senior living complex
- Introduce a community garden
- Introduce soccer pitches
- Introduce a multi-use recreation centre
- Introduce facilities and warm up shack for skating
- Introduce a local coffee shop
- Enhance and expand walking paths
- Enhance playgrounds
- Enhance the splash pool
- Enhanced cross walks and street signage
- Improve and expand Archie Miller access and parking into Martin Browne site





## Group 10



### Key Points:

- Enhance traffic safety measures along 56th and 57th Avenue to slow traffic
- Enhance and expand walking paths
- Improve and expand Archie Miller access and parking into Martin Browne site
- Introduce a picnic and gazebo area
- Introduce senior- friendly places
- Enhance the current facilities
- Improve pedestrian access
- Retain and enhance baseball diamond
- Keep outdoor rink



## Group 11



### Key Points:

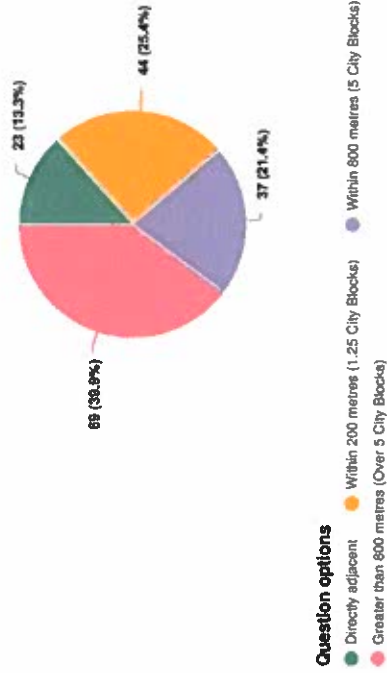
- Retain and enhanced baseball diamond
- Introduce a senior living complex
- Improve and expand Archie Miller access and parking into Martin Browne site
- Introduce a picnic and gazebo area
- Relocate the outdoor pool entrance and buildings facing into the parking lot
- Introduce a spray park with splash park
- Introduce a skateboard park
- Retain basketball court
- Introduce a multi-use pad for activities
- Retain the Scoop
- Enhance traffic safety measures along 56th and 57th Avenue to slow traffic
- Add sidewalk on east side of 57th
- Enhanced lighting Solar panel and green-lighting systems



## Online Community Survey

Through a series of advertising and marketing efforts (newspaper, social media [Facebook, Twitter, LinkedIn], media release and digital newsletters) area residents and other stakeholders were directed to the City's public engagement website, [yourvoicelloyd.ca/MBARP](http://yourvoicelloyd.ca/MBARP). Within this project page, an online survey and various information tools were given to obtain the public's perspective on the project. The survey contained questions regarding how people currently use the site and how they perceive the site to be redeveloped in the future. A total of 173 completed surveys were received. A summary of the results of this survey is reproduced below.

### 1. Which distance most accurately describes your home location in proximity to the Plan area?

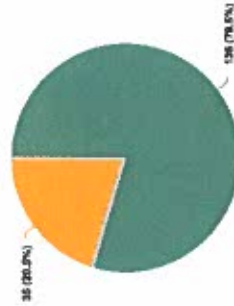


#### Question options

- Directly adjacent
- Within 200 metres (1.25 City Blocks)
- Greater than 200 metres (Over 5 City Blocks)
- Within 800 metres (5 City Blocks)

(173 responses, 0 skipped)

### 2. Do you regularly access the former Martin Browne School area?



#### Question options

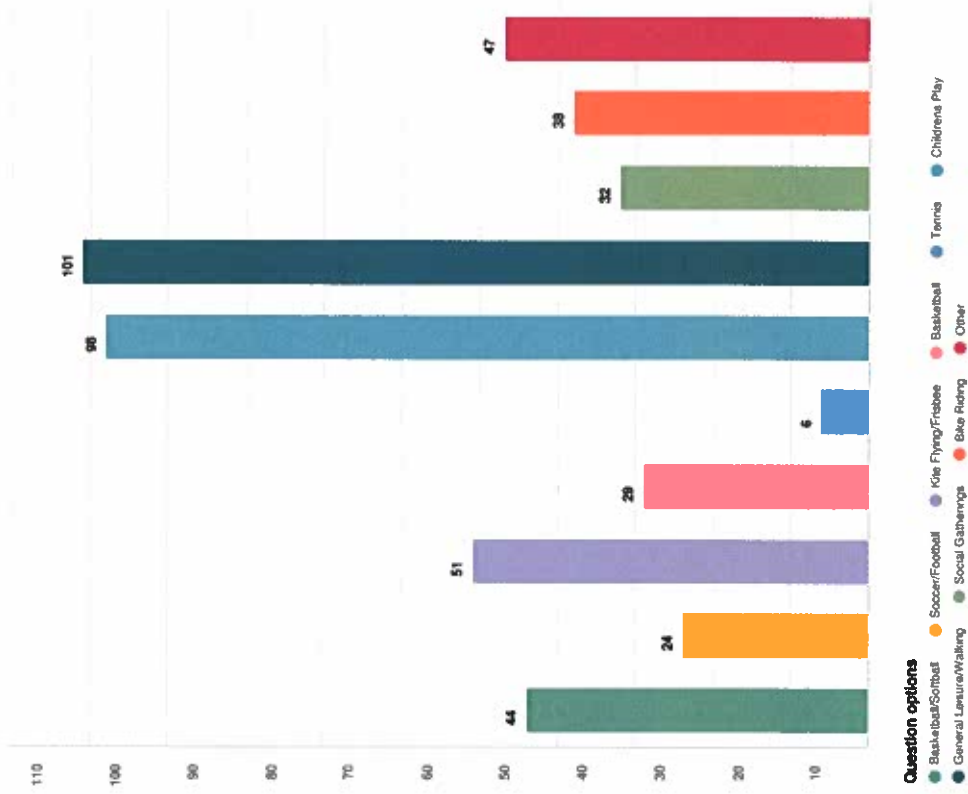
- Yes
- No

Optional question (171 responses, 2 skipped)





3. In what ways do you currently use the former school area?



Question options

- Basketball/Softball
- Soccer/Football
- Kite Flying/Frisbee
- Basketball
- General Leisure/Walking
- Social Gatherings
- Bike Riding
- Other
- Tennis
- Childrens Play

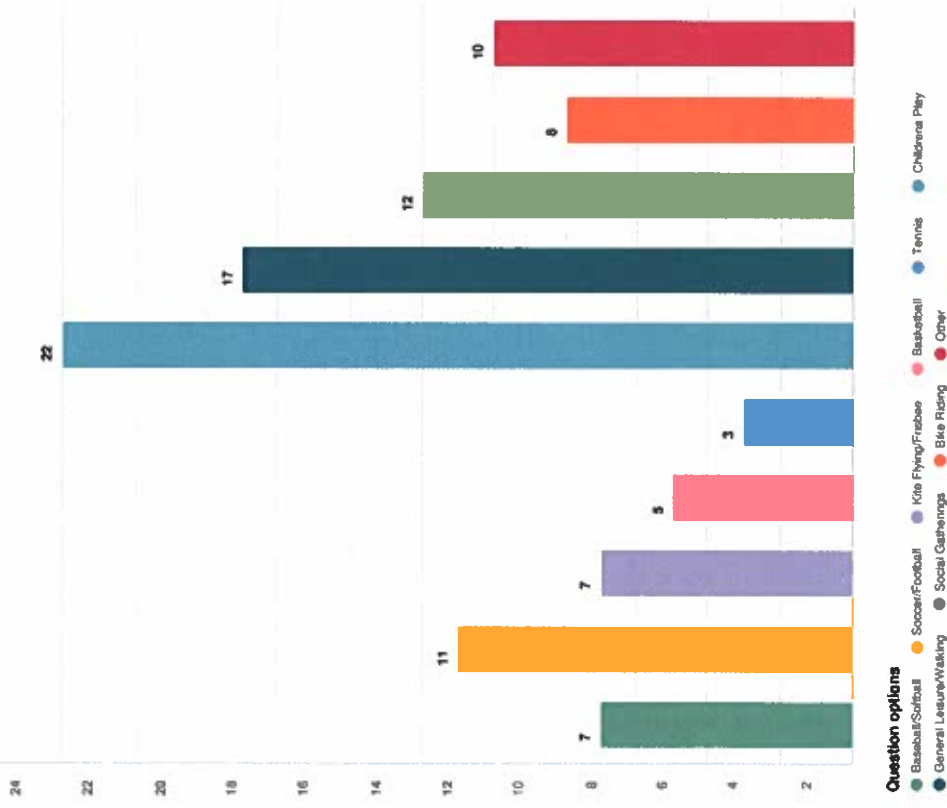
Optional question (135 responses, 38 skipped)

If other, please explain:

- Outdoor skating / hockey
- Tobogganing on hill
- Outdoor fitness class
- Dog walking



4. If you were to use the former Martin Browne School area, what uses would you experience the area in?



Question options

- Baseball/Softball
- Soccer/Football
- General Leisure/Walking
- Social Gatherings
- Kite Flying/Frisbee
- Social Gatherings
- Baseball
- Tennis
- Basketball
- Childrens Play
- Other

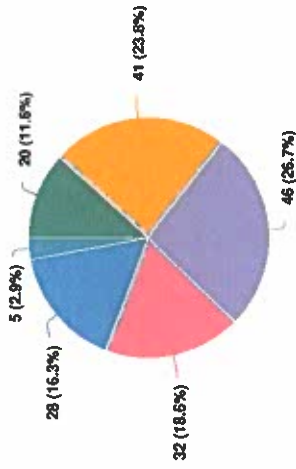
Optional question (24 responses, 139 skipped)

If other, please explain.

- Dog run
- Parking for Archie Miller Arena and Outdoor Pool



5. Which of the following most accurately represents how frequently you visit the site area?



**Question options**

- Daily
- Three to four times per week
- Once or twice per week
- Less than once a month
- Never accessed the area
- Once or twice per month

Optional question (172 responses, 1 skipped)

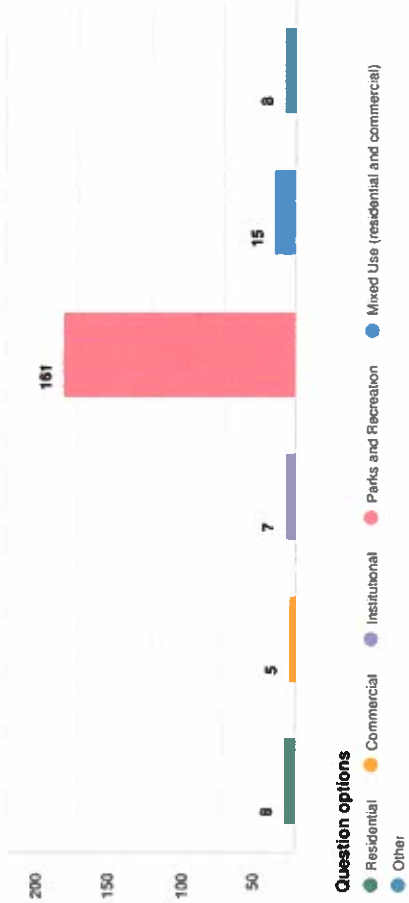
6. In your opinion, what are some of the existing key physical features/uses of the site which should be included in the official ARP?

- Park and green space
- Playground equipment for all ages
- Outdoor skating rink
- A community indoor play area, daycare, preschool, or library
- Better maintained community space
- Keep existing vegetation
- Keep the hill for tobogganing
- Keep and enhance the existing recreation facilities such as the Outdoor Pool, Archie Miller Arena, and baseball diamonds
- Make the park space family orientated including picnic tables and barbeque areas
- Garden space
- Roller rink
- Dog walking
- The basketball courts
- Enhanced parking area for the Outdoor Pool and Archie Miller Arena
- Relocate and enhance access to Archie Miller Arena to 56th Avenue
- Coffee shop
- The Scoop
- Community hall





7. In your opinion, what types of uses would be considered acceptable on this site?



Question options

- Residential
- Commercial
- Institutional
- Parks and Recreation
- Mixed Use (residential and commercial)
- Other

Optional question (173 responses, 0 skipped)

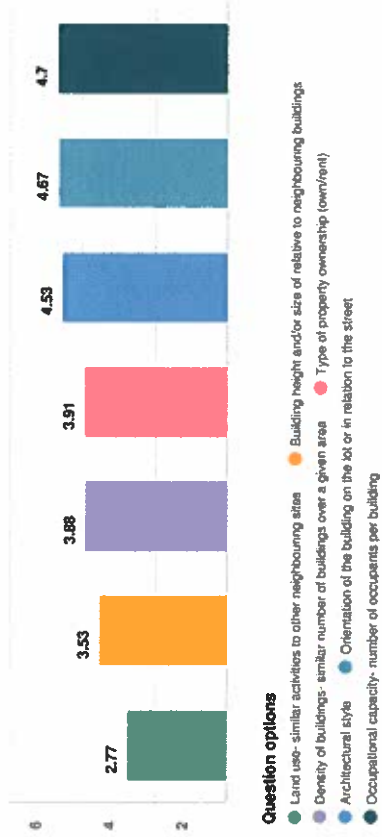
If other, please specify

- Parking
- Garden plots for residents in the area
- Community hall or small events place
- Drainage pond
- More area for seniors living in this neighbourhood

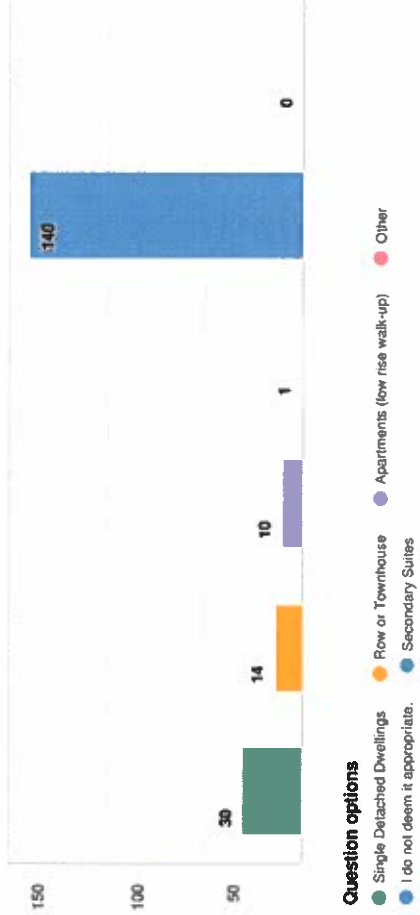


**8. If infrastructure development was deemed appropriate, please help guide the development by ranking the following list of design considerations in order of importance to you. (1 being lowest, 10 being highest priority)**

Note: The above question was slightly altered following its posting to the Your Voice site to include an evaluation of priority for the responses. As a result, the responses received are not comprehensive in this regard.



**9. If the site was deemed appropriate for residential development, what style(s) of housing would you consider best suited?**



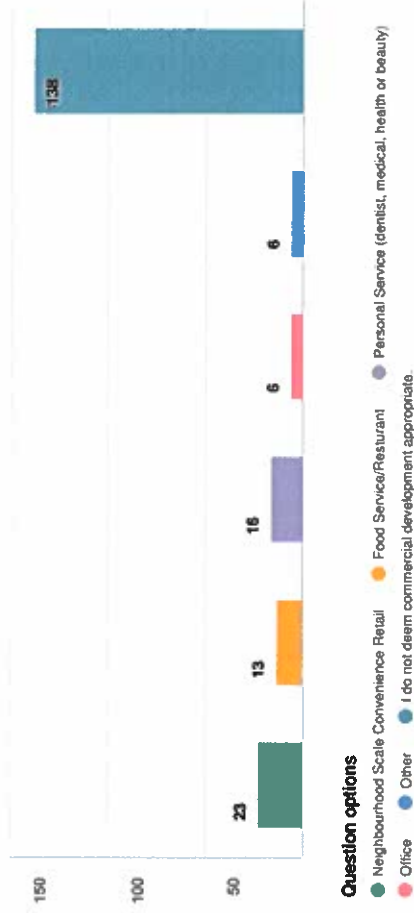
(173 responses, 0 skipped)

*[Signature]*  
 Mayor  
 City Clerk

If other, please specify.

- Senior citizen complex

10. If the site was deemed appropriate for commercial development, what type(s) of commercial uses would do you believe would be best-suited?



**Question options**

- Neighbourhood Scale Convenience Retail
- Food Service/Restaurant
- Personal Service (dentist, medical, health or beauty)
- Office
- Other
- I do not deem commercial development appropriate

(173 responses, 0 skipped)

If other, please specify.

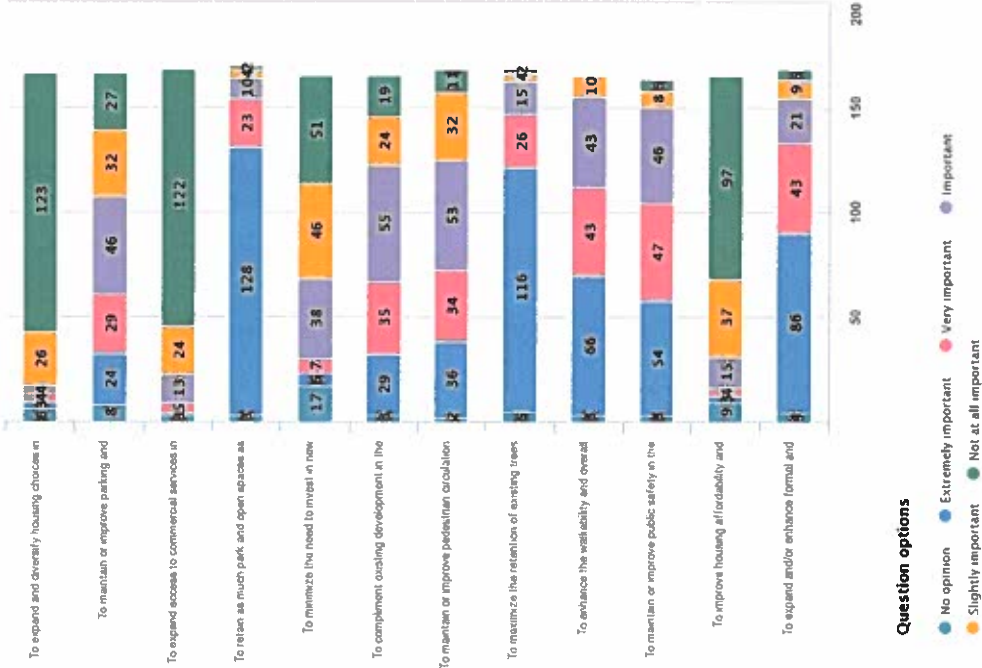
- A recreation rooms
- Non-profit
- Community hall

*[Handwritten signature]*  
Manager  
City Clerk



**11. Based on your opinion, please rate the following statements based on the types of redevelopment the area should seek:**

Based on your opinion, please rate the following statements based on the types of redevelopment the...



**Question options**

- No opinion
- Extremely important
- Slightly important
- Very important
- Important



**12. Do you have any additional comments regarding the area redevelopment?**

- The majority of comments agree the space should be redeveloped as an enhanced park and open space with upgraded park features such as walking trails, amenities, playground facilities, accessible restrooms, etc. which should consider all ages and mobility levels to ensure the park is accessible for all
- There is a desire to see the existing onsite facilities enhanced including an expansion to the outdoor pool and splash pad, upgraded basketball courts, and a new outdoor rink
- There is an opportunity to enhance the access and parking for the Archie Miller Arena and the Outdoor Pool
- There is a desire to see new gathering facilities in the way of institutional style activity and leisure recreational facilities such as a gym, library, community hall, or children's indoor play area
- There is a desire to ensure the space is redeveloped to benefit families, creates gathering spaces, and is safe for children and people of all ages
- There is a desire to maintain existing and introduce new trees and vegetation to the area
- There is an opportunity to introduce local art work in an enhance park space
- There is a desire for more community garden plots
- There is an opportunity to use the site to address existing drainage issues through the development of a drainage pond onsite
- The development of the site for residential purposes is not a desired outcome for the site; however, a senior citizen complex was discussed as a residential option which residents may support
- The development of the site for commercial purposes is not desired by all; however, some comments represent an opportunity to introduce small local scaled commercial development which creates a gathering location for the residents and provides a reciprocal benefit to the park space



# Welcome

## Martin Browne Area Redevelopment Plan

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### About the project ?

This Area Redevelopment Plan is being prepared to provide clarity and guide municipal decisions concerning the future redevelopment of the former Martin Browne school site and surrounding amenity area.

These plans consider the form, density and distribution of land uses in an area and establish conceptual servicing schemes for the site as it relates to existing municipal infrastructure capacity.

### Why are you here ?

You have been invited here today to provide feedback on the current plan options under consideration. This is the second opportunity for public feedback following the resident workshops and online survey completed in September.

The feedback and comments collected today will be used to inform the final plan for the site as the project proceeds towards municipal approval.



# Site Location

The site is located north of 44th St. in the established neighbourhood of West Lloydminster.

The plan area encompasses the former Martin-Browne School and surrounding amenity area including the Oakes Park and Archie Miller Arena.



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# What We Heard - Public Workshop

The following represents a summary of key findings gathered from community members during the stakeholder workshops hosted in September 2019.



- Retain the greenspace, playgrounds, basketball court, baseball diamond, and other current recreational amenities.
- Replace the outdoor skating rink.
- Enhance the pool parking area and accessibility to existing features.



- Retain mature trees and vegetation.
- Enhance the existing playground.
- Include a lit multi-use pathway with seating areas.
- Offer new or enhanced outdoor recreational opportunities.
- Include resting and gathering places.

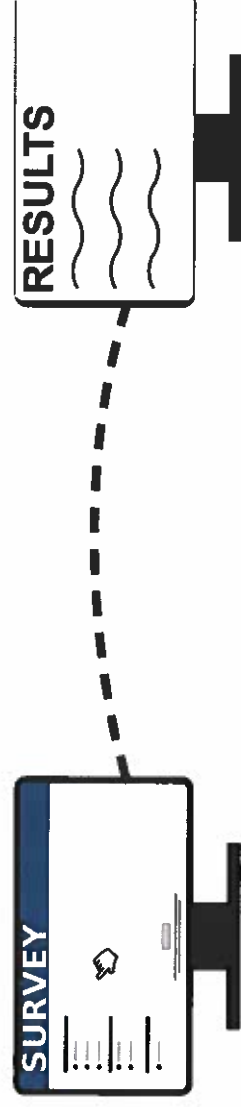


- Include a perimeter sidewalk.
- Include a new playground for older children.
- Enhance site access and improve traffic controls on adjacent streets.
- Include multi-age features such as community gardens and passive recreational areas.

# What We Heard - Online Survey

The following represents a summary of key findings gathered from the public survey hosted in September 2019.

- Enhance the existing parkspace to include walking trails, expanded playground facilities, an upgraded outdoor rink, basketball courts and baseball diamond.
- Improve parking and access for the onsite activities including the Archie Miller Arena and Outdoor Pool.
- Provide for indoor and outdoor gathering areas such as a gym, library, community hall or children's indoor play area.
- Redevelop the space to create a neighbourhood scale park which is safe and accessible for children and people of all ages and mobilities to enjoy throughout all seasons.
- Where new residential development is considered within the site, it should be comparable in type and scale to the existing neighbourhood.
- Preserve and integrate the existing mature vegetation into the plan.





# Development Goals & Objectives

## **Goal 1 - Development which positively integrates and complements existing development in the neighbourhood.**

- To create a place where people want to live, stay, and play.
- To ensure any proposed uses and facilities complement the existing neighbourhood.
- To design spaces and facilities which encourage and support public interaction and create social cohesion.

## **Goal 2 - An enhanced community space contributing to a high quality of life.**

- To design spaces and facilities which offer flexibility to support multiple uses over all seasons.
- To consider all ages and mobilities in planning spaces and facilities for the site.
- To design spaces to support active and passive recreational opportunities which contribute to physical and mental well-being.
- To maximize the retention of existing vegetation.

## **Goal 3 - A safe and vibrant community space.**

- To ensure safe access to the park.
- To situate physical features, activities and people within the space to maximize natural surveillance.
- To provide vehicle access and off-street parking facilities to align with the type and level of activities which minimizes the impact on pedestrians and the streetscape.

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# Development Concept Option 1



## Existing Amenities

- Ball Diamond
- Sports Field
- Outdoor Pool
- Archie Miller Arena
- Sledding Hill
- Tot Pool
- Kinette Playground

## Planned Amenities

- Central Plaza
- Outdoor Rink/Sport Courts
- Community Gardens
- Adventure Playground
- Splash Pool
- Park Entry/Commemoration
- Pathway Network
- Ball Diamond Parking
- Cross Walk/Traffic Calming
- Permanent Paved Parking
- Temporary Arena Parking



Long Term Development Scenario (5 -10 years)

Short Term Development Scenario (0-5 years)

Please note that the site landscaping is conceptual only and is subject to change as more detailed design for the site is completed and as a result of the input received from this event.





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# Development Concept Option 2



Short Term Development Scenario (0-5 years)

### Existing Amenities

- Ball Diamond
- Sports Field
- Outdoor Pool
- Archie Miller Arena
- Sledding Hill
- Tot Pool
- Kinette Playground

### Planned Amenities

- Central Plaza
- Multi-Purpose Building
- Outdoor Rink/Sport Courts
- Community Gardens
- Adventure Playground
- Splash Pool
- Park Entry/Commemoration
- Single Family Dwellings
- Pathway Network
- Ball Diamond Parking
- Cross Walk/Traffic Calming
- Permanent Paved Parking
- Temporary Arena Parking
- Arena Service Access Only
- Skate Park



Long Term Development Scenario (5-10 years)

Please note that the site landscaping is conceptual only and is subject to change as more detailed design for the site is completed and as a result of the input received from this event.





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# Development Concept Option 3



Short Term Development Scenario (0-5 years)



Long Term Development Scenario (5-10 years)

**Existing Amenities**

- Ball Diamond
- Outdoor Pool
- Archie Miller Arena
- Sledding Hill
- Tot Pool
- Kinette Playground

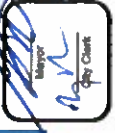
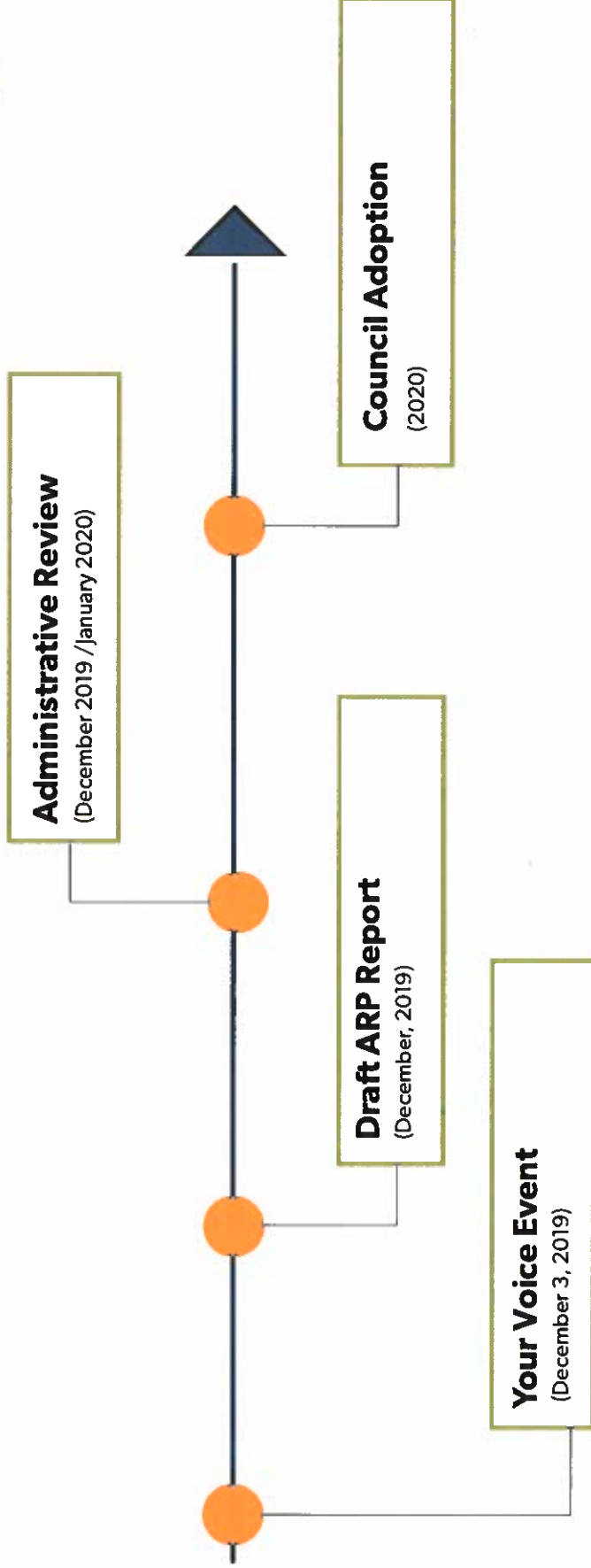
**Planned Amenities**

- Central Plaza
- Multi-Purpose Building
- Outdoor Rink/Sport Courts
- Community Gardens
- Adventure Playground
- Splash Pool
- Park Entry/Commemoration
- Single Family Dwellings
- Pathway Network
- Ball Diamond Parking
- Cross Walk/Traffic Calming
- Permanent Paved Parking
- Temporary Arena Parking
- Arena Service Access Only
- Skate Park

Please note that the site landscaping is conceptual only and is subject to change as more detailed design for the site is completed and as a result of the input received from this event.



# Next Steps



# What We Heard Report

Martin Browne Area Redevelopment Plan- Phase Two

January 7, 2020

Communications Department





## Project Overview

Associated Engineering was engaged by the City of Lloydminster (the City) to prepare an Area Redevelopment Plan to guide the future improvements of the former Martin Browne School Site

The approved plan will provide information related to the intended future form of development on the site as well as establish a conceptual basis for servicing the site as required for redevelopment. The concept plan is intended to acknowledge and consider the form and density of adjacent land uses, promote positive community integration, and consider public input and local site conditions.

## Public Engagement Overview

### Phase One

Within the initial phase of the project, a series of facilitated workshops were hosted with residents and property owners situated within the vicinity of the site. The workshops allowed the project team to gain insight into the local perception and opinions concerning redevelopment. Following these initial engagements, the City hosted an online community-wide, public survey where participants gave feedback on a series of topics.

The feedback collected through Phase One was used to prepare the development goals and objectives and a series of development concepts for the site.

**Goal 1 - Development which positively integrates and complements existing development in the neighbourhood.**

#### Objectives:

- To create a place where people want to live, stay and play.
- To ensure any proposed uses and facilities complement the existing neighbourhood
- To design spaces and facilities which encourage and support public interaction and create social cohesion.

**Goal 2 – An enhanced community space contributing to a high quality of life.**

#### Objectives:

- To design spaces and facilities which offer flexibility to support multiple uses over all seasons.
- To consider all ages and mobilities in planning spaces and facilities for the site.
- To design and develop spaces and facilities that are sustainable, accessible, safe and easy to maintain, with consideration of long-term costs and benefits.
- To design spaces to support active and passive recreational opportunities the contribute to physical and mental well-being.
- To maximize the retention of existing vegetation.

**Goal 3 – A safe and vibrant community space.**

#### Objectives:

- To ensure safe access to the park.
- To situate physical features, activities and people within the space to maximize natural surveillance.
- To provide vehicle access and off-street parking facilities commensurate with the type and level of activities that minimize the impact on pedestrians and the streetscape.



## Phase Two

A Your Voice Open House event was hosted by the City on December 3, 2019, at the Servus Sports Centre. The event featured the display of three development concept options with each including an illustration of the potential short- and long-term redevelopment of the site, with a recognition that the long-term intention includes the end of life for the Archie Miller Arena. Approximately 112 people were in attendance. In addition to the open house, an online survey was hosted at [yourvoicelloyd.ca/MBARP](http://yourvoicelloyd.ca/MBARP) between December 4 and 16, 2019 where 71 individuals contributed their feedback. While the majority of feedback received from this phase of engagement disagreed with the introduction of any new residential housing within the site there was some desire for residential development in addition to the recognition by some of the public that this may be necessary in order to provide a source of funding for potential enhancements to park amenities. Of all the development options proposed, amending Option 2 to have development on the east side was the most preferred option.

Through both opportunities, participants were asked to provide feedback on the aspects which they agreed and disagreed with per each development concept. The following themes were heard:

### Development Concept Option 1



- Existing Amenities**
- Wall Demand
  - Sports Field
  - Outdoor Pool
  - Archie Miller Arena
  - Stabling Hill
  - Soft Field
  - Soccer Playground
- Planned Amenities**
- Community Centre
  - Outdoor Basketball Courts
  - Community Gardens
  - Adventure Playground
  - Soccer Field
  - Park User Communication
  - Facility Renewal
  - Ball Diamond Parking
  - Core Multi-Modal Corridor
  - Permanent Paved Parking
  - Temporary Paved Parking

### Agree

- Full retention of park space
- Walking paths
- Introduction of a central park plaza
- Introduction of traffic calming
- Introduction of a community garden
- Retention of the basketball court and outdoor rink

### Disagree

- Introduction of laneway parking for the ball diamond
- Introduction of transverse pathways – preferred to see looping routes
- Loss of Archie Miller Arena
- Location of the community gardens

*[Signature]*  
 Manager  
 City Clerk

Agree

Disagree

- Expansion of the playground facilities
- Retention of the ball diamond
- Introduction of a skate park

### Development Concept Option 2



Short Term Development Scenario (0-5 years)



Long Term Development Scenario (5-10 years)

Agree

Disagree

- Walking paths
- Introduction of a central park plaza including picnic benches
- Introduction of traffic calming
- Introduction of a community garden
- Retention of the basketball court and outdoor rink
- Expansion of the playground facilities
- Retention of the ball diamond
- Introduction of a skate park

- Any new housing development
- Introduction of laneway parking for the ball diamond
- Introduction of transverse pathways -- preferred to see looping routes
- Loss of Archie Miller Arena
- Location of the community gardens
- Location of pool parking in relation to the facility





### Development Concept Option 3



Short Term Development Scenario (0-5 years)



Long Term Development Scenario (5-10 years)

Agree	Disagree
<ul style="list-style-type: none"> <li>• Walking paths</li> <li>• Introduction of a central park plaza including picnic benches</li> <li>• Introduction of traffic calming</li> <li>• Introduction of a community garden</li> <li>• Retention of the basketball court and outdoor rink</li> <li>• Expansion of the playground facilities</li> <li>• Retention of the ball diamond</li> <li>• Introduction of a skate park</li> <li>• Improved parking for the outdoor pool</li> <li>• Multi-use building</li> </ul>	<ul style="list-style-type: none"> <li>• Any new housing development</li> <li>• Introduction of aneway parking for the ball diamond</li> <li>• Introduction of transverse pathways – preferred to see looping routes</li> <li>• Loss of Archie Miller Arena</li> <li>• Location of the community gardens</li> <li>• Location of pool parking in relation to the facility</li> </ul>

### Next Steps

The contracted organization, in conjunction with City Administration, is preparing the Area Redevelopment Plan report for Council's consideration. This report is being drafted with consideration of the public input received. Following an administrative review, a final report and accompanying bylaw will be submitted to Council for consideration for adoption. In accordance with the Lloydminster Charter, City Council will hold a public hearing prior to final adoption enabling the public to offer additional comments concerning the final plan for the site prior to the final decision.

