

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)  
AGENDA**

Date: Wednesday, October 23, 2024  
Time: 9:00 AM  
Location: Council Chambers, City of Lloydminster  
4420 50 Avenue, Lloydminster, Alberta

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**1. Call to Order**

**2. Chair Introduction**

**3. Introductions**

- 3.1. SDAB Board
- 3.2. SDAB Administrative Staff

**4. Approval of Agenda dated October 23, 2024**

**Recommendation:**

That the Agenda dated October 23, 2024 be approved.

**5. Approval of Previous Minutes dated February 6, 2024**

**Recommendation:**

That the Subdivision and Development Appeal Board minutes of the previous hearing dated February 6, 2024 be approved.

**6. Introduction of Hearing SDAB-04-24-4445**

APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	4720 50 Street, Lloydminster, Saskatchewan
Zoning:	C5 Service Commercial
Legal Description:	Lot 1 Block 10 Plan 101836852
Permit No.	20240615
Appellant Name:	Kagan Kneen

**7. Introduction of Appellant**

**8. Objections to Board**

**9. Hearing Process**

**10. Hearing of Appeal**

- 10.1. Presentation of Subdivision/Development Authority
  - 10.1.1. Questions by the Board
  - 10.1.2. Presentation of Potential Conditions of Approval
- 10.2. Presentation of the Appellant
  - 10.2.1. Questions by the Board

10.3. Presentation of Affected Parties in Favour of the Appeal

10.4. Presentation of Affected Parties Opposed to the Appeal

10.5. Rebuttal (to new evidence only) of the Appellant

10.6. Read into Record Additional Information (if required)

**11. Brief Recess**

**12. SDAB Reconvenes**

12.1. Board questions

**13. Summaries**

13.1. Subdivision/Development Authority Final Comments

13.2. Appellants Final Comments

**14. Close of Hearing**

The Board's decision will be made within fifteen (15) days upon conclusion of the Hearing and those affected will be notified of the decision and reasons for it by mail.

**15. SDAB goes In Camera**

**Recommendation:**

That the October 23, 2024 Subdivision and Development Appeal Board hearing go into a closed session at \_\_\_\_ AM/PM.

**Recommendation:**

That the October 23, 2024 Subdivision and Development Appeal Board hearing resume open session at \_\_\_\_ AM/PM.

**16. Adjournment**

**Recommendation:**

That the October 23, 2024 Subdivision and Development Appeal Board hearing be adjourned at \_\_\_\_\_ AM/PM.

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)  
MINUTES**

**Tuesday, February 6, 2024 9:00 AM**

**City of Lloydminster Council Chambers  
4420 – 50 Avenue  
Lloydminster, AB**

APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	5001 48 Avenue
Zoning:	C5 Service Commercial
Legal Description:	Lot 19-20 Block 9 Plan B1127
Permit No.	23-3841
Appellant Name:	Micheal Davison

SDAB Members Present:	Bernal Ulsifer Glenn Fagnan Larry McConnell Joe Rooks
SDAB Support Present:	Doug Rodwell, SDAB Clerk Shannon Rowan, Recording Secretary
City Staff Present:	Roxanne Shortt, Development Officer Natasha Pidkowa, Manager, Planning
Appellant Present:	Micheal Davison

**1. Call to Order 9:04 AM**

Chair, Bernal Ulsifer called the February 6, 2024 Subdivision and Development Appeal Board Hearing to order at 9:04 AM.

**2. Chair Introduction**

SDAB Chair, Bernal Ulsifer introduced himself to those in attendance.

**3. Introductions**

**3.1** All members of the SDAB introduced themselves.

**3.2** All members of Administration introduced themselves.

**4. Approval of Agenda dated February 6, 2024**

Glenn Fagnan moved that the SDAB Agenda dated February 6, 2024 be adopted as presented. Seconded by Larry McConnell.

**CARRIED**

**5. Approval of Previous Minutes from November 7, 2023 Hearing**

Joe Rooks moved that the SDAB minutes dated November 7, 2023 be approved as circulated. Seconded by Larry McConnell.

**CARRIED**

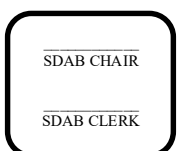
**6. Introduction of SDAB 01-23-3841 Hearing**

SDAB-01-23-3841 Hearing  
February 6, 2024

1

SDAB-02-24-4445 Hearing  
October 23, 2024

3



APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	5001 48 Avenue
Zoning:	C5 Service Commercial
Legal Description:	Lot 19-20 Block 9 Plan B1127
Permit No.	23-3841
Appellant Name:	Micheal Davison

**7. Introduction of Appellant**

Micheal Davison, Chair – Lloydminster Social Action Coalition Society, Appellant, introduced himself.

**8. Introduction of Development Authority**

Roxanne Shortt and Natasha Pidkowa - Development Authority, introduced themselves.

**9. Objections to Board**

The Appellant had no objections to the members of the Board who were in attendance.

The Development Authority had no objections to the members of the Board who were in attendance.

No objections were brought forward by audience members of the SDAB Board members who were in attendance for the hearing.

**10. Hearing Process**

Chair, Bernal Ulsifer provided an overview of the hearing process. No concerns were brought forward by Development Authority, Appellant or audience members regarding the process of the hearing.

**11. Hearing of Appeal**

**10.1 Presentation of Development Authority**

Natasha Pidkowa presented on behalf of the City of Lloydminster.

Planning received reports that an ATCO type trailer has been placed on the property at 5001 – 48 Avenue. Upon review of the file it was found that there was no permit submitted for this intensification of the property.

A Notice of Contravention was emailed to the Men’s Shelter on November 7, 2023. Planning received an application on November 7, 2023, which was deemed complete on November 10, 2023.

The use a Community Support Centre, Warming Shelter, was not an allowed use at the time of application was submitted. However, there was a Text Amendment to the Land Use Bylaw under the consideration of Council scheduled for Public Hearing, Second, Third and Final reading November 20, 2023.

The Use of the Warming Shelter was processed as a Discretionary Use as per the regulations within the Land Use Bylaw. Originally, Letters of Advisement were mailed to all landowners within 30 metres of the subject property however, following direction from Council on November 20, 2023, the referral area as expanded to 150 metres from the subject property. Furthermore, an advertisement was placed in the local newspaper on November 16, 2023 and



November 23, 2023, providing for landowners/concerned residents to submit concerns to the Development Authority within 14 days. During the review period approximately fifty (50) landowners/concerned residents brought forward concerns and/or opposition surrounding the application in various media forms (phone, email, letters, etc.). Two (2) letters of support were additionally received. Concerns were formally collected until December 8, 2023 noting that concerns did continue to be submitted following the close of the review period.

Following the referral period expiring, the Development Authority reviewed all of the submissions received and all applicable City Bylaws and Policies including but not limited to Municipal Development Plan Bylaw 14-2023, Land Use Bylaw 5-2016 and the Downtown Area Redevelopment Plan (DARP) Bylaw 7-2020.

Land Use Bylaw 5-2016 Section 2.14 – Discretionary Use Evaluation considerations specifies items that the Development Officer is to consider:

Section 2.14 iv:

The proposal must not be detrimental to the health, safety, convenience, or general welfare of persons reside in or working in the vicinity or injurious to property, improvements or previously approved development in the vicinity.

Section 2.14 v. in part:

The proposal must provide sufficient to the Development Officer landscaping and screening.

Section 2.14 viii:

The proposal takes into consideration the uses on site and the area, the impacts on other uses, and the cumulative effects in the area.

Section 2.14 x states:

The proposal gives consideration to addressing pedestrian safety and convenience both within the site and in terms of the relationship to the road network in and around the adjoining area.

Further to the above Land Use Bylaw 5-2016 Section 2.13.2.ii.a:

The application is to confirm or provide information that this use, as proposed, would not be detrimental to the health, safety, convenience, or general welfare of persons residing in or working in the vicinity or injurious to property, improvements, or potential development in the vicinity.

Upon review of the adjacent existing development area the location of the Warming Shelter would be directly across the street from existing residential and commercial properties. The industrial uses to the north and beyond the rail line were less contentious and concerning during the review.

Additional information:

The Development Authority would like to note that the Applicant has given no consideration to the following: landscaping, screening, parking stalls (for staff), etc.

4.15.1 iv. In any District, when any new Development is proposed including a change of use of existing Development, or when any existing Development is substantially enlarged or increased in capacity, provisions shall be made for off-street vehicular parking or garage spaces in accordance with the regulations set out in this Section.

### **Questions by the Board**

Bernal asked what conditions the Development Authority would recommend.

### **Presentation of Potential Conditions**

The Development Authority proposed the following conditions:

- a. Accessory building shall not be closer than 3 metres from the side and rear property lines;
  - i. Code separation must be maintained between structures;
- b. Garbage receptacles shall be placed in such a way as to not be visible from the street or must be enclosed;
- c. The Applicant and landowner is responsible for the continual clean-up of the area;
- d. A bicycle stand with a minimum of 5 spots is to be included on the property;
- e. The Applicant must include 3 off street vehicle parking stalls for the property;
- f. The warming shelter must be staffed when accessible by the public and is not intended for overnight stays;
- g. This is not intended to be used as a safe consumption site;
- h. The Applicant must provide a total of 8 trees, 11 shrubs, and continual screening along the south edge of the property, as a buffer from the residential district.

## **10.2 Presentation of the Appellant**

Micheal Davison - Chair presented on behalf of the Lloydminster Social Action Coalition Society.

Michael Davison stated that a survey was recently completed that noted that they service 193 unique individuals and that based on statistics from the RCMP, regional callouts have not increased with the addition of the trailer to the property. Michael Davison was pleased that they were already meeting the majority of the proposed conditions with the exception of the 3 metre set back and the addition of trees and shrubs.

### **Question of the Board**

Bernal Ulsifer requested a summary of the average number of people that the shelter is servicing. Michael Davison stated that the main building has a daily average of 25-28 with anecdotal information for the warming shelter (trailer) averaging 30/day.

Bernal Ulsifer asked if Michael Davison felt they would be able to meet the potential conditions. Michael Davison noted that he felt that additional reporting by the shelter could be a potential condition placed, however Doug Rodwell reminded Michael Davison that it is not the board's mandate to implement reporting and at that point, Bernal Ulsifer clarified that the Appellant was being

asked whether the shelter would be able to fulfill the conditions proposed by the Development Authority. Michael Davison noted that they were already accidentally fulfilling the majority of the proposed conditions.

### **10.3 Presentation of Affected Parties in Favour of the Appeal**

Michael Stonhouse spoke in favour of the appeal. He noted that as the Arch Deacon of the Anglican Church the shelter has blessed the downtown by relocating the homeless to the shelter and the trailer is a temporary solution to a long term problem.

### **10.4 Presentation of Affected Parties Opposed to the Appeal**

Muhammad Mangla spoke opposed to the appeal. He stated that as an affected homeowner and member of the Mosque in the area, he is in favor of helping people, but the Mosque has been broken into regularly and he feels that there should be publicly reported data regarding how the area is being affected and he has requested increased nighttime patrols by the RCMP.

Matthew Hamilton spoke opposed to the appeal. As his property backs onto the church parking lot, he has seen an immense increase in traffic, crime, and drugs in the area. He has had his house broken into and his family does not feel safe. He said that he has sustained an undue hardship of having to purchase cameras to monitor his property.

Graeme Friesen spoke opposed to the appeal. He has lived in the affected area for 15 years and noted that the area houses low income families that are already in vulnerable situations and now they are suffering from vandalism, break ins, stolen property, decreased property values, and lack of safety. He stated that the land owners in the area are law abiding citizens paying taxes who need assistance from the RCMP and the City.

Glen Prosser spoke opposed to the appeal. He stated that people need help, but this is a hand out not a hand up and is not the answer. He noted that he is tired of calling the RCMP and is continuously having to deal with tent set ups, garbage, drugs, overdoses.

Leon Cherney spoke opposed to the appeal. After last year's improper process by the shelter, they disregarded the rules again this year and do not consider the very negative affects on neighbours. He also insists that standards be developed for shelters and provided the example of Edmonton standards.

Spencer and Shennay Francis spoke opposed to the appeal. They have a young family and do not feel safe as they are constantly dealing with trespassing on their property, their fence being kicked in, theft, drug use and death threats. They noted that the traffic, drugs, and problems have intensified and their children cannot ride bikes or even play in the backyard without being harassed.

Kristina Cherney spoke opposed to the appeal. She noted that the unpermitted shelter opened last year had severe consequences for their business and there was open drug and alcohol use in front of that temporary shelter. She questioned why there are no rules imposed on the shelter and why there is no accountability on the shelter.

## **10.5 Appellant Rebuttal to Respond to New Evidence Only**

The Appellant had no additional comments.

## **12. Brief Recess**

Larry McConnell moved that the SDAB Hearing take a brief recess at 10:05 AM.  
Seconded by Joe Rooks.

**CARRIED**

## **13. SDAB Reconvenes**

The SDAB reconvened and Chair, Bernal Ulsifer called the meeting to order at 10:22 AM.

### **12.1 Board Questions**

The Board had no further questions.

## **14. Summaries**

### **13.1 Development Authority's Final Comments**

The Development Authority had no final comments.

### **13.2 Appellant's Final Comments**

The Appellant noted that he agrees that "it sucks to be their neighbour", however the crime concentrated around the shelter is part of a bigger problem in the City.

## **15. Close of Hearing**

Chair, Bernal Ulsifer verbally confirmed that the Board had reached a decision and indicated that the written decision would be forwarded within fifteen (15) days of the Hearing. Those affected will be notified of the decision and reasons for it by mail.



**16. Adjournment**

Larry McConnell moved that the February 6, 2024 Subdivision and Development Appeal Board hearing be adjourned at 10:25 AM.

**CARRIED**

\_\_\_\_\_  
SDAB Chair

\_\_\_\_\_  
SDAB Clerk

DRAFT

## DEVELOPMENT OFFICERS APPEAL STATEMENT

<b>PERMIT NUMBER</b>	20240615
<b>APPLICATION NUMBER</b>	24-4445
<b>PROPOSED USE</b>	Community Support Centre
<b>DECISION OF THE DEVELOPMENT OFFICER</b>	Refused
<b>REGISTERED OWNER</b>	Harty Developments Ltd.
<b>APPELLANT/APPLICANT</b>	Lloydminster Social Action Coalition Society
<b>DECISION DATE</b>	October 1, 2024
<b>NOTIFICATION PERIOD</b>	September 12 – September 26, 2024
<b>DATE OF APPEAL HEARING</b>	October 23, 2024

**CIVIC ADDRESS:** 4702 – 50 Street  
**LEGAL DESCRIPTION:** Lot 1, Block 10, Plan 101836852  
**DISTRICT:** C1 – Central Commercial District  
**STATUTORY PLAN:** Land Use Bylaw 5-2016

**DISCRETIONARY USE APPLICATION:** Schedule “A”

**DEVELOPMENT OFFICERS DECISION:** Schedule “B”

Is **REFUSED** for the Community Support Shelter to be located at **4702 – 50 Street** as applied for on **September 9, 2024**, based on the following:

1. The application failed to meet the following Discretionary Use Evaluation Considerations within Land Use Bylaw 5-2016:
  - a. Section 2.14.1; and
  - b. Section 2.14.2 (i), (ii), (v), (vi), (vii), (viii), (ix), (x), and (xi)
  
2. Community Support Services is Discretionary Use within the C1 – Central Commercial District Land Use Bylaw 5-2016.
  - a. Community Support Services is defined as:

**Community Support Centre** means a Development that provides support and assistance for those whose mental and physical well-being are at risk. It is sponsored or supervised by a public authority or non-profit agency and may include accommodations for anyone requiring immediate shelter. This use may also include the provision for food services, counselling, group meetings, day or night shelter for the short term or as determined by the sponsoring agency or authority. This use does not include permanent residency, health care facilities or safe consumption space. (Bylaw 27-2023)

b. C1 – Central Commercial Purpose:

**7.1.1 Purpose**

The purpose of this District is to provide for pedestrian-oriented, high density commercial, office, residential, and institutional uses in the traditional and extended central business Districts.

3. The application does not meet the following relevant sections of the Municipal Development Plan (MDP) as required in Section 2.14.2(i) of the Land Use Bylaw 5-2016:

a. **Land Use Compatibility:**

- i. The MDP emphasizes the importance of ensuring land use compatibility in developments. The proposed Community Support Centre did not provide information around buffering, landscaping, urban form, etc. to mitigate concerns that may arise with the transition of land uses.

b. **Safe Spaces:**

- i. Section 4.1.3 of the MDP emphasizes the creation of safe spaces for all residents. Within the Discretionary Use Application, there was no risk management strategy, safety plan, good neighbour policy, or similar plan brought forward for review and consideration.

c. **Compatibility of Land Use**

- i. Within Section 4.1.1, the MDP prioritizes urban form policies that encourage developments to complete the surrounding context. The proposed Community Support Centre did not provide information within the Discretionary Use Application to ensure compatibility of Urban Form to ensure compatibility with existing development.

## **DEVELOPMENT OFFICER'S APPEAL STATEMENT**

### **BACKGROUND:**

The application was received on September 9, 2024, for an additional Community Support Centre to be located at 4702 – 50 Street; Lloydminster SK.

Adjacent landowners within a one-hundred and fifty (150) metre radius of the property were sent a referral letter notifying them of the application under consideration dated September 10, 2024, and an advertisement was put in the local paper on September 12, 2024. The application and attachments were placed on the city website for information.

A Location Sketch showing the area and adjacent Land Uses has been provided for context as Schedule "C".

Following the referral period expiring September 26, 2024, Administration reviewed all the submissions as well as Land Use Bylaw 05-2016, Municipal Development Plan (MDP), Downtown Area Redevelopment Plan (DARP) and any other applicable City Bylaws and Policies.

### **LAND USE BYLAW**

The following Sections from the Land Use Bylaw are attached as Schedule "D" to this Report:

- Section 2.13 – Decisions on Development Application
- Section 2.14 – Discretionary Use Evaluation Considerations

### **FACTS TO THE BOARD:**

Administration received a Development Permit Application on September 9, 2024.

Administration deemed the application complete on September 10, 2024.

Administration initiated the referral period in accordance with the LUB 5-2016 notifying adjacent landowners within one hundred and fifty (150) metres and advertised accordingly.

The referral period concluded on September 26, 2024. Administration received letters in support and opposition of the proposed application. Administration received approximately fifteen (15) letters of support and over three hundred (300) letters of oppositions.

A summary of concerns as applicable to Land Use Planning in opposition of the proposed development are as summarized below:

1. Compatibility of the Use with the surrounding neighbourhood,
2. Possible impacts on the safety and welfare of the neighbourhood; and
3. Insufficient supporting documents provided to support the Discretionary Use Application.

Following the Development Officer's review of all applicable materials and acknowledging that the decision is based on the proposed Use, not the users of the facility. In making the Development Authority's decision, feedback received from the public was taken into consideration to the extent it raised a valid planning consideration. Additionally, the Applicant failed to provide sufficient supporting documentation as per the Discretionary Use criteria.

The application was refused on October 1, 2024, with the Notice of Decision being sent to the applicant on October 1, 2024.

### **BOARD'S AUTHORITY AND DEVELOPMENT OFFICER'S SUBMISSIONS**

The Board's authority with respect to a development appeal is set out in s. 687(3)(c) and (d) of the *Municipal Government Act*:

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land, and
  - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

# Schedule "A"

Development Authority Submission



## Development Permit Application Application for Development Permit

### LLOYDMINSTER

Application Submission Date:

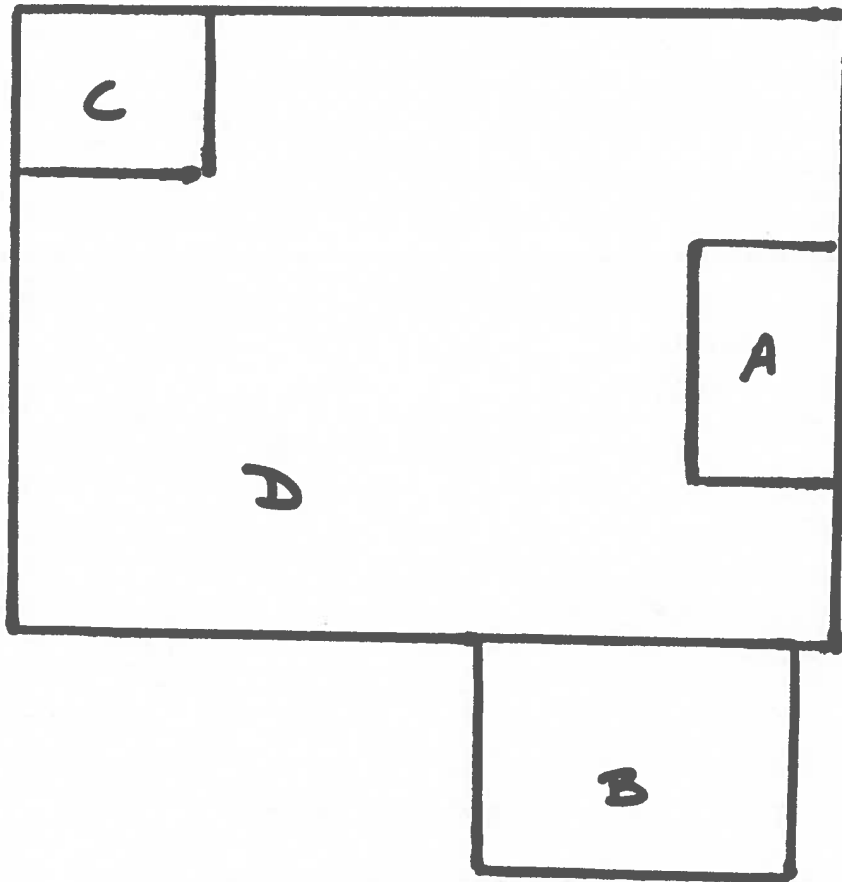
September 9, 2024

PROJECT	Is the project already constructed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>OFFICE USE ONLY</b>		
	Municipal Address <u>4720 50 Street Lloydminster</u>	Application # <u>24-4445</u>		
APPLICANT INFORMATION	Tax Roll # <u>11009900000</u> Zoning District <u>CS</u>	Permit #		
	Legal Description: Lot <u>1</u> Block <u>10</u> Plan <u>101836850</u>	Permit Fee <u>\$500.00 / AC</u>		
	Are you also the property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If property owner is different from applicant Owner Authorization Form is required)</i>	Receipt # <u>933790</u>	Approved by	
	Owner Authorization Form Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Issue Date	Refused by	
DEVELOPMENT INFORMATION	Development Class: <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Multi-family - # of Units			
	Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input checked="" type="checkbox"/> Discretionary Use <input type="checkbox"/> Variance Application			
	<input type="checkbox"/> New Construction	<input type="checkbox"/> Front Deck		
	<input type="checkbox"/> Renovation	<input type="checkbox"/> Rear Deck		
	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Discretionary - Community Support Center</u>		
<input type="checkbox"/> Foundation	<input type="checkbox"/> Income Suite: <input type="checkbox"/> Secondary to Home <input type="checkbox"/> Garage Suite <input type="checkbox"/> Garden Suite			
<input type="checkbox"/> Superstructure	<input type="checkbox"/> Business License Use Approval for (type of business):			
<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Home Based Business: <input type="checkbox"/> Minor <input type="checkbox"/> Major			
<input type="checkbox"/> Accessory Building	Description of Home Business			
<input type="checkbox"/> Attached Garage				
<input type="checkbox"/> Detached Garage				
DECLARATION	I hereby declare <input type="checkbox"/> I am <input checked="" type="checkbox"/> I represent the owner of the property on which the work identified in this application will be conducted in accordance to the plans submitted, and upon approval will adhere to the conditions/terms of Land Use Bylaw 5 2016. I/We will notify the Development Authority of any proposed changes to the plans submitted with this application.			
	Note: By typing your name into the signature box below (or by signing a printed version of this application), you agree that all information submitted on this form is true and accurate.			
DECISION OFFICE USE ONLY	Signature of Applicant: <u>[Redacted]</u>			
	Date of Application: <u>Sept 1, 2024</u>			
Development Officer		Date		

Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the Municipal Government Act, and is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act (FOIP). The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the Municipal Government Act.

**IMPORTANT NOTICE: THIS APPLICATION DOES NOT PERMIT YOU TO COMMENCE CONSTRUCTION UNTIL SUCH TIME A DEVELOPMENT PERMIT HAS BEEN ISSUED BY THE DEVELOPMENT AUTHORITY AND ALL OTHER PERMITS (IF REQUIRED) ARE APPROVED. IF A DECISION HAS NOT BEEN ISSUED WITHIN 40 DAYS OF THE DATE THE APPLICATION IS DEEMED COMPLETE, YOU HAVE THE RIGHT TO FILE AN APPEAL TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD. APPEALS TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD CAN ALSO BE FILED IN REGARDS TO PERMIT REFUSALS AND/OR CONDITIONS WITHIN 21 DAYS OF A DECISION.**

6623 52 Street, Lloydminster AB/SK T9V 3T8 | P: 780 874 3700 | www.lloydminster.ca  
Email: permits@lloydminster.ca



- A- Winter warming center
- B- Gymnasium / Activity Space
- C- Wood working Bay
- D- Community Support Center
  - ↳ Dorms
  - ↳ Kitchen
  - ↳ Dining Room
  - ↳ Offices
  - ↳ Community space

Plan: Dorm A: 30 Beds for clean / sober  
Dorm B: 30 Beds for active in addiction  
24 hour washroom for inside AND outside clients  
Good neighbor program

# Proposed New Community Support Center



**LLOYDMINSTER  
MEN'S SHELTER**

## OUR VISION FOR A NEW SHELTER

We're excited to introduce the vision for our new shelter location, designed with the well-being of our community in mind. Here's how we plan to create a safe, supportive, and respectful space for everyone.

### WARMING & COOLING CENTER

**Seasonal Comfort:** A permanent area for unhoused individuals to stay warm during winter and cool during summer.

### 24/7 WASHROOM ACCESS

**Always Open:** Accessible facilities available at all hours for our unhoused community members.

### SAFE & PRIVATE OUTDOOR SPACE

**Client-Centered:** A private secure, discreet area, offering shade and shelter for those who aren't staying in the shelter.

### HEALTH & SKILLS DEVELOPMENT

**Supportive Services:** Space for nurses, elders, and professionals to offer presentations, skill development, and coping strategies, while also helping clients work towards stable housing.

### ON-SITE ACTIVITY AREA

**Engagement:** A dedicated space where clients can relax and engage in activities while common areas are cleaned.

### TWO SPECIALIZED DORMS

**Tailored Recovery:** Separate dorms for those who are clean and sober and those facing addiction or mental health challenges, each with its own outdoor space to promote recovery and well-being.

### GOOD NEIGHBOUR PROGRAM

**Community Care:** We're committed to maintaining the curb appeal of our property and the surrounding area, including snow removal, lawn mowing, and keeping our neighborhood clean.

### BE A PART OF THE SOLUTION

Donate Here:  
[lsacs.ca](https://lsacs.ca)



## WE'RE HERE TO HELP & LISTEN

IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE DON'T HESITATE TO REACH OUT.  
TOGETHER WE CAN MAKE OUR COMMUNITY A BETTER PLACE FOR EVERYONE.

October 23, 2024



CONTACT US  
**306.825.3977**





September 9, 2024

Property Owner

**RE: Landowner Notification  
Development Permit – Discretionary Use  
Development Permit Application No: 24-4445**

Dear Property Owner:

Please take notice that a neighbor who is within a one hundred and fifty (150) metre radius of your property boundary has submitted the following Development Permit Application for the purposes of a **Community Support Centre at 4720 - 50 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
4720 - 50 Street Lot: 1, Block: 10, Plan: 101836852	Community Support Centre	24-4445

The City of Lloydminster's Land Use Bylaw 5-2016 grants the Development Officer the authority to consider the proposed use on this application. Any person that objects to the use may deliver to the Development Officer a written statement of their objections within fourteen (14) days of this letter indicating:

- Full name and address; and,
- Reasons for objection(s) to the proposed use.

**Please note that a full name and address are required for submission of valid comment(s). If the submission is not accompanied by this information the written statement may be deemed invalid and rejected.**

Written comments and general inquiries on the proposed use may be submitted by contacting:

Roxanne Shortt  
City Operations Centre (6623 – 52 Street)  
Phone: 780-874-3700 Ext 2608  
Email: [rshortt@lloydminster.ca](mailto:rshortt@lloydminster.ca)

Additional information about the application can also be viewed on the City of Lloydminster website at:

[www.lloydminster.ca/permits](http://www.lloydminster.ca/permits)

*To locate the information search under the Discretionary Permit and select the application number you wish to review.*

If you have any questions, or require any clarification, please contact the undersigned at (780) 874-3700 or by email at [rshortt@lloydminster.ca](mailto:rshortt@lloydminster.ca).

Sincerely,  
City of Lloydminster



**Roxanne Shortt, ALUP  
Development Officer, Planning  
Operations Centre**



**NOTICE OF DECISION  
LAND USE BYLAW 5-2016**

You, **Lloydminster Social Action Coalition Society**, at **4720 - 50 Street, Lloydminster, SK S9V 0M7**, hereinafter referred to as the "Applicant", are hereby notified that your application for development as follows:

<b>Application Number:</b>	24-4445
<b>Permit Number:</b>	20240615 - <b>REFUSED</b>
<b>Purpose:</b>	Community Support Centre
<b>Involving:</b>	4720 - 50 Street (Lot 1, Block 10, Plan 101836852)
<b>Registered Owner:</b>	Harty Developments Ltd.

Is **REFUSED** for the development of a Community Support Centre to be located at **4720 – 50 Street** as applied for on **September 9, 2024**, based on the following:

1. Application failed to meet the following Discretionary Use Evaluation Considerations within Land Use Bylaw 5-2016:

- a. Section 2.14.1; and
- b. Section 2.14.2 (i), (ii), (v), (vi), (vii), (viii), (ix), (x) and (xi)

2. Application does not meet the following relevant sections of the Municipal Development Plan (MDP) as required in Section 2.14.2(i) of Land Use Bylaw 5-2016:

**a. Land Use Compatibility:**

- i. The MDP emphasizes the importance of ensuring land use compatibility in developments. The proposed Community Support Centre did not provide information around buffering, landscaping, urban form, etc. to mitigate concerns that may arise with the transition of land uses.

**b. Safe Spaces:**

- i. Section 4.1.3 of the MDP emphasizes the creation of safe spaces for all residents. Within the Discretionary Use Application, there was no risk management strategy, safety plan, good neighbor policy or similar plan brought forward for review and consideration.

**c. Compatibility of Land Use:**

- i. Within Section 4.1.1, the MDP prioritizes urban form policies that encourage developments to complement the surrounding context. The proposed Community Support Centre did not provide information within the Discretionary Use Application to ensure compatibility of Urban Form to ensure compatibility with existing development.

**Although REFUSED, this permit is subject to a twenty-one (21) day appeal period from the date of advertisement. The advertisement is proposed to be in the October 3, 2024, edition of the Meridian Source.**

**Any development commenced or undertaken within the twenty-one (21) day appeal period, or where an appeal has been filed but not finally determined, shall be solely at the risk of the developer and in no event shall the City be liable for the filing or outcome of any appeal.**

If you are not in agreement with this decision or conditions described herein, it may be appealed within twenty-one (21) days from the date of decision (as per Section 686 Development Permit Appeals: *Municipal Government Act*) by submitting a written notice and four hundred dollars (\$400.00) processing fee to the following:

City of Lloydminster, 4420 50 Avenue, Lloydminster, AB/SK T9V 0W2 [lloydminster.ca](http://lloydminster.ca)



City Hall – Office of the City Clerk  
Attention - Secretary of the Subdivision and Development Appeal Board  
4420 – 50 Avenue  
Lloydminster, AB T9V 0W2

If you have any questions, or require any clarification, please contact the undersigned at (780) 874-3700 or by email at [npidkowa@lloydminster.ca](mailto:npidkowa@lloydminster.ca).

<b>Date of Decision:</b>	October 1, 2024
<b>Date of Notice:</b>	October 3, 2024
<b>Date of Validity:</b>	October 25, 2024

Sincerely,  
City of Lloydminster

Signed by:  
  
 Natasha Pidkowa, RPP, MCIP  
 Manager, Planning  
 Operations Centre

# Schedule "C"

Development Authority Submission

The City Of Lloydminster

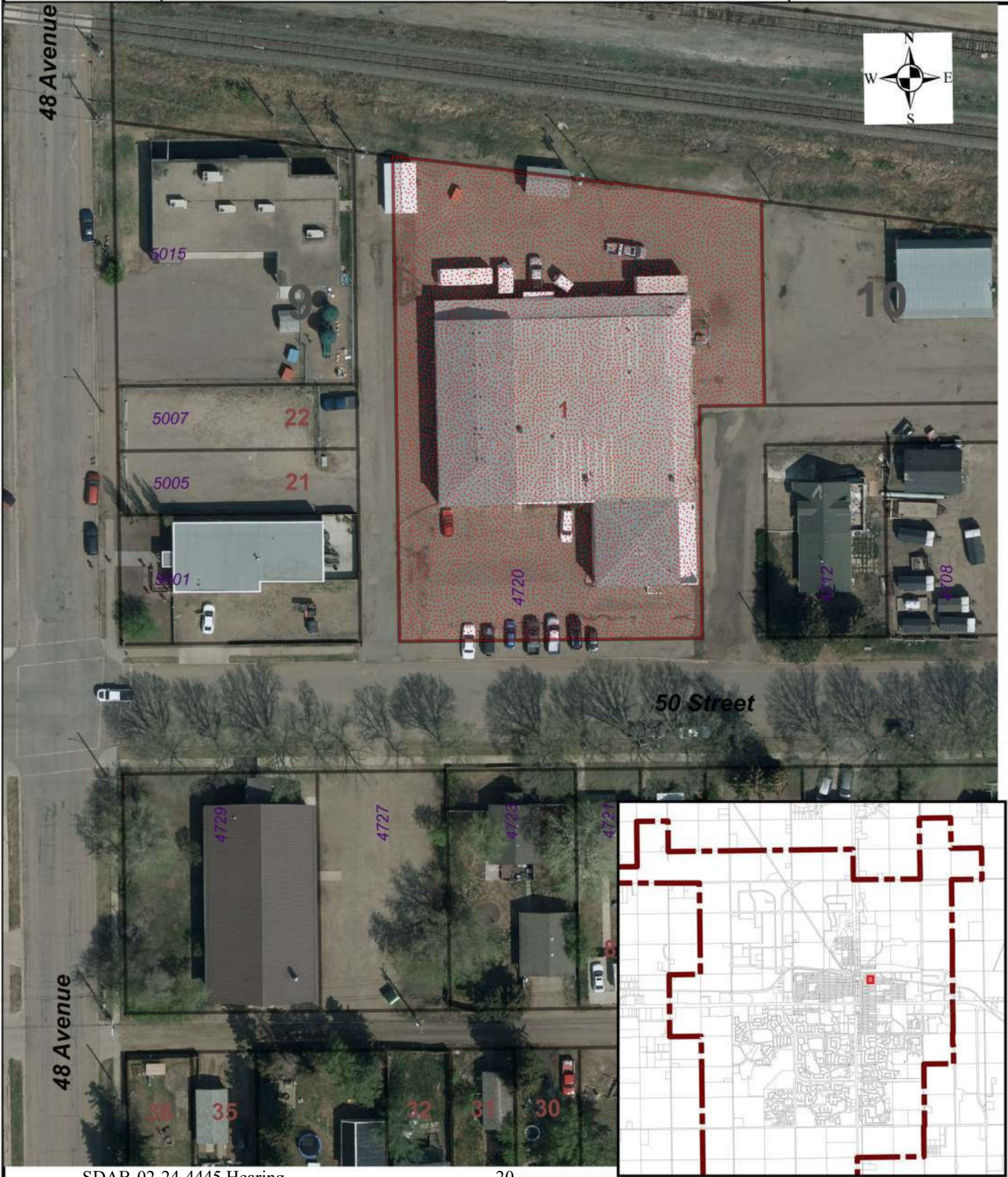
Geomatics Services



## Location Sketch

Lot 1, Block 10, Plan 101836852  
4720 50 Street  
Lloydminster, SK.

DP #: 24-4445  
Date: October 02, 2024  
Drawn by: pkennedy



# Schedule "C"

Development Authority Submission

The City Of Lloydminster

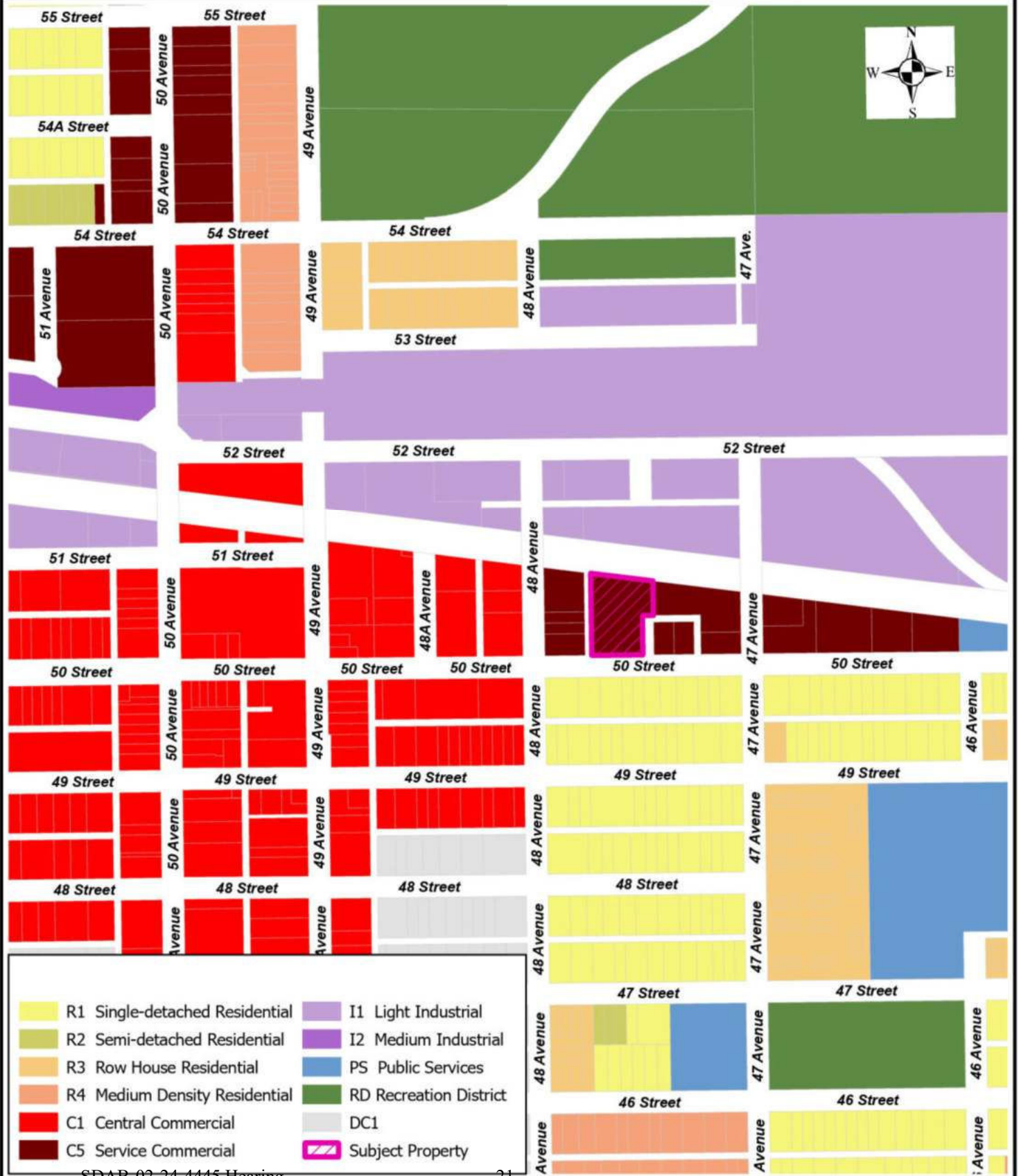
Geomatics Services



## Location Sketch

Lot 1, Block 10, Plan 101836852  
4720 50 Street  
Lloydminster, SK.

DP #: 24-4445  
Date: October 10, 2024  
Drawn by: llopez



## 2.13 Decisions on Development Application

- 2.13.1 In making a decision on a Development Permit application for a Permitted Use, the Development Officer:
- i. Shall approve the application, with or without conditions, if the proposed Development conforms with this Bylaw; or
  - ii. Shall refuse the application, and provide rationale for refusal, if the proposed Development does not conform to this Bylaw.
- 2.13.2 On receipt of an application for a Discretionary Use, the Development Officer:
- i. May refuse the application regardless of whether it meets the requirements of this Bylaw, and provide rationale for refusal;
  - ii. May approve the application, with or without conditions, where the facts presented establish that the proposed Development:
    - a. Will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity; and
    - b. Complies with the applicable provisions of this Bylaw and will not be contrary to the Municipal Development Plan, or any other applicable Statutory Plan.
  - iii. Shall refuse the application if the proposed Development does not conform to this Bylaw.
- 2.13.3 In reviewing a Development Permit application for a Discretionary Use, the Development Authority shall have regard for the evaluation considerations outlined in Section 2.14 of this Bylaw. (Bylaw 02-2021)
- 2.13.4 The Development Officer shall refuse a Development Permit for any application which is not within the intent of this Bylaw or which falls outside the powers delegated to the Development Officer by this Bylaw.
- 2.13.5 The Development Officer shall refuse a Development Permit for a use that is not listed as a Permitted or Discretionary Use in the District in which the Building or land is located.
- 2.13.6 The Development Officer may issue a Temporary Development Permit for a period not

exceeding one (1) year.

2.13.7 Where a Temporary permit is issued, the Development Officer shall:

- i. Require that the use be stopped or the Temporary Development removed once the permit expires;
- ii. Require that the Development be developed in accordance with Section 5.28, if applicable; and,
- iii. Impose a condition that the City is not liable for any costs incurred in removing the Development.

2.13.8 An application for a Development Permit may, at the opinion of the applicant, be deemed to be refused when a decision on the application is not made by the Development Officer within 40 days of the receipt of a completed application unless a time extension agreement is signed by the applicant.

**2.14 Discretionary Use Evaluation Considerations**

(Bylaw 02-2021)

- 2.14.1 Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the land use district in which they are located. In addition to any other submission requirements, applications for a Development Permit for a Discretionary Use must be accompanied by a proposal outlining the Applicant's justifications for the Discretionary Use.
- 2.14.2 For the review of Discretionary Use applications, the evaluation considerations include, but are not limited to:
- i. The proposal must be in conformance with all relevant sections of the Municipal Development Plan as well as with any recommendations contained in detailed planning reports and studies;
  - ii. The proposal must demonstrate that, in the general area, there is a lack of a more appropriate site for the proposed use and a limited supply of land currently available capable of accommodating the proposed use as a permitted use;
  - iii. The proposal must be capable of being economically serviced by community infrastructure including roadways and public transit systems, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities, where such services etc. are available;
  - iv. The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or previously approved development in the vicinity;
  - v. The proposal must provide sufficient, to the Development Officer's opinion, landscaping and screening, and, wherever possible, shall preserve existing vegetation;
  - vi. The proposed building sizes, shapes and layouts reflect the character of the adjacent land uses and structures;
  - vii. The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur;
  - viii. The proposal takes into consideration the uses on site and the area, the impacts on other uses, and the cumulative effects in the area.
  - ix. The proposed use sufficiently addresses the amenity needs of individuals utilizing the development (recreation, aesthetics, services, etc);
  - x. The proposal gives consideration to addressing pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area; and
  - xi. All proposed operations and uses shall comply with all applicable provincial or federal requirements which govern their operation and development.





**LLOYDMINSTER**  
**MEN'S SHELTER**

# Proposed Shelter Expansion



**Meet Basic  
Human Needs**

**Create Pathways to  
Stability & Self-Sufficiency**

**Support Families &  
Vulnerable Populations**

**Reduce the Impact on  
Public Services**

# What Do Shelters Do?

Homeless shelters play a vital role in addressing homelessness by providing immediate access to essentials like food, shelter, and safety, reducing health risks, and offering a secure environment.

Beyond temporary relief, shelters serve as pathways to long-term stability by connecting individuals to support services like job training, mental health care, and legal assistance, helping them achieve self-sufficiency. They are crucial for vulnerable populations such as children, women fleeing domestic violence, and veterans, offering specialized care. Additionally, shelters **REDUCE** the burden on public services, lowering emergency room visits and interactions with law enforcement, benefiting the entire community.

# Responding to **NIMBY** Concerns

The **NIMBY** response, or “Not In My Backyard.”

**It’s common for communities to push back against homeless shelters, citing fears about safety, property values, and the potential for increased crime. These concerns, while understandable, are often based on misconceptions.**

## Safety Concerns

Despite concerns, research shows that shelters do not increase crime and can actually help reduce it. By providing safe, supervised spaces and working with law enforcement, shelters lower the need for illegal survival activities and support safer communities.

## Community Image

While some fear shelters may harm a community's image, they actually promote inclusivity and compassion. Supporting shelters shows a commitment to helping all members of the community, fostering shared responsibility and care.



## Property Values

Concerns about shelters lowering property values are largely unfounded, with studies showing little to no long-term impact. Well-managed shelters can even improve neighborhoods by reducing homelessness and enhancing public safety and appearance.

# MythBusting

## Myth 1 Homeless-Related Crime



Crime related to homelessness is influenced by a variety of factors, including poverty, mental health, addiction, and lack of access to resources, rather than being caused directly by homeless shelters. Shelters, in fact, can help reduce homelessness-related crime by providing a structured, supportive environment that addresses the underlying issues. Rather than attributing crime to the presence of shelters, it's more effective to focus on the root causes of homelessness and ensure that shelters are well-supported to provide the necessary services that promote stability and safety.

# MythBusting

## Myth 2 Shelter Location Outer Limits



Moving shelters outside of communities is ineffective because it limits access to essential services like medical care, job training, and mental health support, which are typically located in urban centers. Remote shelters isolate homeless individuals from social support networks, worsen transportation challenges, and deter people from seeking shelter, making it harder for them to access opportunities and resources. Additionally, placing shelters far from communities reinforces stigmatization, disconnects people from local job markets, and makes reintegration into society and employment more difficult.

# Finding Home



With the help of Homebase Lloydminster, we recently moved one of our clients into his own apartment.

## QUOTE

I am grateful to the men's shelter for keeping me at night especially in the winter months. They provided warm meals to homeless people like me. Thanks to the men's shelter I was connected to Homebase who assisted me in getting a place of my own. Due to the men's shelter I have a new beginning and hope to keep my safe place.

- Carter



# Expansion Strategy

**Why are we wanting to expand into a larger facility and why should it be in the same area?**

The men's shelter has been in the same building since 2008. We currently serve 28 clients offering shelter, food, limited outreach services and the option to move to our transitional housing (Gibney house) when space allows. Our current building is considerably too small and does not allow us to provide day-time activities, in house counselling or educational classes. We do not have the ability to properly serve the greater homeless population due to a lack of space and resources.

A new facility would allow us to better serve our current clients but also create opportunities to address some of the issues that the neighbourhood is experiencing. By offering 24/7 monitored washrooms, space to house the greater homeless population during extreme weather and create space for everyone to access dedicated outreach workers we will take the pressure off of downtown business and residents. Providing dignity to our communities most vulnerable benefits everyone.

# OurWhy



The men's shelter provides a structured environment that helps individuals stabilize their lives and reduces homelessness challenges by addressing root causes like poverty, mental health issues, and addiction. Expanding the shelter within the community will increase support for vulnerable individuals while fostering a more compassionate and resilient society.

The Lloydminster Housing Needs Assessment and Strategy 2024 had a singular vision: "Lloydminster is a community where everyone can find their home." This was after conversations with organizational leaders, elected officials and the business community. I'm asking you today to stand behind that statement, everyone deserves the opportunity to be included in our community.



# Thank You

Kagan Kneen

306-825-3977

[hfalloydminster@gmail.com](mailto:hfalloydminster@gmail.com)

[www.lsacs.ca](http://www.lsacs.ca)

To Mayor Aalbers, city councillors, and my community,

The fact that I have to write this letter or that this meeting is happening at all is disheartening to say the least. I have worked with vulnerable people for over 14 years now, both in Red Deer, AB and Edmonton, AB and before moving to Lloydminster 3.5 years ago I had never seen such a lack of empathy towards other human beings. Lloydminster has a great opportunity here to make some real and tangible change in people's lives and instead you have denied them the opportunity of a better life. I have to admit that the news stories and media releases about this shelter have been scarce and hard to find the real story. As a concerned citizen it frustrates me to know that I live in a community where people are advocating for solutions that are not realistic. Putting the shelter out of town does not serve anyone as the resources these people use are downtown (ie. The Olive Tree for food, outpatient mental health and addictions treatment, social services etc). If the shelter was moved to the outskirts of town, chances are you would see more tent cities and less intervention or prevention methods for overdoses. You'll be picking bodies up on a daily basis and having to constantly put resources into cleaning up after police tear down the tents. Helping the unhoused doesn't happen by shunning them or locking them up, or even by "getting rid of them". Helping takes effort and time and there are few people in this business that can handle the emotional toll it takes on us. The women's emergency shelter which is down the street a ways has never had this kind of scrutiny because people realize the need. I'm so confused as to why people can't see the need here and instead of getting behind positive solutions everyone has turned into a "Not in my backyard" neighbour. From my standpoint, a larger venue should eliminate the amount of people they turn down, which in turn would eliminate the people using sidewalks and make shift shelters as homes, which should make people in that neighbourhood feel safer and more relaxed, because they'll be inside the shelter!

I know I have the less favourable opinion here but I feel that in this situation I should be in the majority of people in favour of this housing option. I am absolutely astounded at this community and how it treats its citizens, especially those that need help. Lloydminster is a small community with very limited resources. People need help and those people need people to get help. It starts with one small action, giving a bottle of water to person on the street, volunteering to serve a meal at the Olive Tree, taking time to talk to someone that struggles through addiction. All of these make a better and thriving community. I know this community has it in them, I've seen the support when Pioneer Lodge caught fire, people were wanting to help. When families are in need, the community comes together and provides necessities for them, like food, clothes, gifts etc. When the summer games were here, there were volunteers everywhere!!

Please reconsider your decision for the Men's Shelter location and help change the lives of people, children and families. They are begging you for help!!

Thank you

Lisa Mace B.Soc

**From:** [Bev Toullelan](#)  
**Sent:** October 07, 2024 12:31 PM  
**To:** [Cityclerk](#)  
**Subject:** [REDACTED] RE: Notice of Hearing - Subdivision and  
Development Appeal Board Oct 23

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to start by saying that I applaud the Men's Shelter team for their enthusiasm and efforts towards serving the community, in particular the unhoused people of our city. I think that an expansion is greatly needed and will be a huge benefit for many people.

However, I have HUGE concerns about the proposed location of the facility. I work very close to this location, and I do not feel it is in the best interest of the current residents and businesses of this area to expand the shelter here.

The first several years of the men's shelter being in their current location, we coexisted in the area with relatively few issues. However, in the past few years, there has been a drastic change in the dynamics and it has definitely not been for the better. There has been an increase in people in the area with less than desirable habits and behaviours. We have seen a huge increase in theft, property damage, people building temporary shelters, fires, garbage, feces, urine, vomit, needles and other drug paraphernalia etc on our property, and in our general area. It has become an area that many of our customers are not comfortable coming to. Multiple times a week, we have customers questioning our location and commenting on the situation. Many are uncomfortable and even afraid to drive by the men's shelter to get to our business and are even hesitant to park in front of our store as there is constant foot traffic passing by. We have witnessed many altercations between unhoused people from the windows of our business. Several customers have asked us why we don't move. Good question. For starters, why should we have to pick up and move from a neighborhood that we have been in for over 25 years? Secondly, how on earth would we ever sell our building, without taking a huge loss, as no business is going to willingly subject themselves to attempting to operate in these conditions?

In addition to how it is affecting our business, I would like to address how it is affecting other businesses in this area. So many businesses are experiencing the same issues as us, and some have even worse concerns. Ones that are very close in proximity have an influx of people attempting to use the washroom, or people wandering within the business, for no actual business reason. Some staff are afraid to go to work or leave work, especially on their own, due to people confronting them. Many have to spend time and energy cleaning up their

properties on a daily basis before they can even open for business. People are nervous to walk into places like the clinic as they have to pass by people sitting, laying, sleeping against buildings, in parking lots etc. Some businesses have resorted to hiring security, but most small businesses simply can not afford that luxury. Some businesses have to keep their doors locked, and people need to wait to be let in. Not the optimal way to do business or encourage people to come to their business. Some businesses have already moved. Some would like to move, but can't afford to or can't sell their current property.

Next I would like to address the people who live in this area. It has become very uncomfortable to live here. People look out their windows or walk out their front door to see tents, makeshift shelters, people sleeping or passed out on the sidewalk etc. They also have many of the same issues as the businesses - an increase of inappropriate behaviour happening right in their front or back yards - literally! It has become unsafe to let your kids or pets play in your own yards - even fenced and/or supervised. Property values are down, and the chances of you selling your house if you did decide to move are much slimmer than normal market conditions.

Another important sector to keep in mind is the children involved. In addition to those who actually live in this area, there are children who attend the Head start program and ES Laird School. These children/pre-teens are being subjected to things that they don't need to see on a regular basis. It is terribly sad that in a community the size of Lloydminster, that a grade 7 student is not safe to walk 2 blocks to school. Playgrounds and school yards are subject to the same issues of garbage, needles etc.

Expanding the shelter in this area is not going to alleviate any of these problems. Yes, I do understand that they will be able to house more people (temporarily), however, this will only increase the number of people sleeping, and not decrease the number of people wandering around. There will not be a mandate to keep people on the property. They will still wander around. There will also likely be people that decline the opportunity or do not meet the criteria to stay in the shelter but will still desire to stay close to the area to access services offered etc. It would be better if they could find a location that is not close to residential areas, schools and other community organizations for vulnerable people and businesses that have customers/clients accessing their buildings. Having a 24 hour washroom, and a warming shelter area will continue to attract unhoused people. They will need to stay close in the area in order to readily access these resources. This will encourage them to use tents or makeshift shelters in the area. Many of these will be on residential or commercial property as we have seen the last couple of years.

I want to thank the Subdivision and Development Appeal Board for making it possible for us to voice our opinions in this matter. I truly hope that they are very careful in their consideration of this proposal, and take into account the safety and

comfort of ALL people who would be affected by this. This decision needs to consider what is best for the entire area and the entire community, not just the people who access the Community Support Center.

Thank you,

Sincerely,

Bev Toullelan  
Office Manager  
Arctic Spas & Billiards

██████████

**From:** [Brandon Tremblay](#)  
**Sent:** October 08, 2024 5:15 PM  
**To:** [Cityclerk](#)  
**Subject:** Submitting for Oct 11 cutoff for Support Center Risk Assessment  
**Attachments:** [North East Community.pdf](#)  
[Lloydminster-Community-Safety-Strategy-Final-Report \(1\).pdf](#)

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**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please reply that this has been received and is sent to the right person. Attached is a Risk Assessment. I am a Certified Occupational Health And Safety Professional. I reside in Lloydminster and live at [REDACTED] and oppose the Support Center who has admitted online under their site that it will be a warming shelter for 2 years before they get funding for their 60 bed support center. That's if they get it. They have not applied for an application for a Warming Shelter. The Saskatchewan Government only funds and will fund the current Shelter. They receive funding from the Alberta government and therefore the old Travel Center can be used. I do not believe that their should be any shelter in Lloydminster as we do not have the resources they need. We cant even get enough doctors. My 11 year old daughter witnessed a man overdosing in our alley and sent us pictures to get an ambulance. Enough is enough.

Brandon Tremblay

Sent from [Mail](#) for Windows



# Lloydminster Community Safety Strategy

*Creating a safer community for all.*

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## 01 Introduction, purpose, and background

Community safety and wellbeing is complex and multifaceted with interconnected issues that cross multiple scales of jurisdiction, broader social context including demographic, social, and economic factors, as well as other social systems (e.g., health, education, housing, social services, child welfare), the criminal justice system, and a social service delivery landscape led by service providers. At the same time, people's sense of safety and wellbeing are impacted by diverse and interrelated identity factors, such as race, culture, religion, gender, ability, sexual orientation, and socio-economic status. Research has established that the most problematic aspect of Canada's justice system is the overrepresentation of vulnerable populations as both offenders and victims (Government of Canada, 2021).

The experiences of these populations are multilayered, intricate, and often influenced by deep-rooted issues, which are not the domain of law enforcement alone (McManus & Steele, 2022); further compounded by issues such as physical and mental health, addictions, and substance use. Across Canada police are often called upon to respond to complex situations that are non-criminal in nature and could potentially be better addressed through a more appropriate response model. In 2015, the Canadian Association of Chiefs of Police Research Foundation noted that police services are one of the first responders to mental health calls, drug crises, suicides, disturbances, motor vehicle accidents, and many other community well-being and safety issues that may not be criminal (Canadian Chiefs of Police Research Foundation, 2015). As a result, communities, families, and individuals disadvantaged by these issues are criminalized as the effects of these social issues become acute (McManus & Steele, 2022). Addressing issues rooted in these disadvantages is difficult, and no one-sector approach can be successful (McManus & Steele, 2022). There is no "one size fits all" community safety solution.

Previously, the Council of Academies and Expert Panel on the Future of Canadian Policing Models (2014) noted that community safety is a 'whole of society affair': *The basic needs of every individual and community include safety, along with other fundamentals such as adequate food, suitable shelter, health care, education and employment, all of which are essential to individual and community well-being and allow individuals to contribute to their society.* When these needs are not met, social disorder increases, and crime and victimization may result. Policing, therefore, is only one part of the security, safety and well-being of our communities. It is the part that is often called upon to respond when others fall short (Council of Canadian Academies, 2014).

Each community has its own history, assets, and capacities. Myriad conditions fuel violence and protect against it, and the context and local conditions determine the mix of safety strategies that will have the most significant impact (Prevention Institute Advancement Project, 2015). To be effective, the community safety and wellbeing approach must address this complexity in a collaborative, proactive, and holistic way, with strategies tailored to the needs of these populations providing a gateway to addressing overall community wellbeing.

## Project Purpose and Background

The City of Lloydminster received funding from the Government of Saskatchewan Ministry of Corrections, Policing and Public Safety to create a community safety and wellbeing plan designed to help reduce negative interactions with authorities for marginalized communities. By building bridges of trust, relationships, and “off ramp” opportunities that better allow for personal empowerment and the ability to break traditional cycles of real and perceived bias, the City of Lloydminster seeks to ensure community safety for all.

For the purposes of this initiative, people experiencing housing insecurity or homelessness, living with mental health conditions or addictions, low income, or other disabilities are considered to be among the marginalized or vulnerable populations in the community. As well, *intersectionality*<sup>1</sup> was factored into the decision to engage with people from racialized communities (i.e. BIPOC, Indigenous, etc.), the 2SLGBTQIA+ community, and youth.

The Lloydminster Community Safety Strategy aligns with Lloydminster’s newly adopted Social Policy Framework (SPF) as Safety and Security were identified as one of seven key priorities for the community. In particular, the community expressed concerns of personal and property safety that ranged from area specific (i.e. downtown) to personal and commercial property (SPF, 2022, p.54).

Community conditions and concerns identified through the Community Safety Strategy engagement process further amplified the importance of safety as an integral part of a more complex set of issues and opportunities being addressed through the SPF. Implementation of strategies and recommendations within the Community Safety Strategy will meet with greatest success when combined and coordinated with other SPF priorities to reinforce the Collective Impact condition of mutually reinforcing activities.

### Community Safety Strategy Committee

To oversee the development of the Community Safety Strategy, a team of City staff were assigned to an ad-hoc project committee. Administrative support to the project was provided by the City of Lloydminster Social Programs and Services Department.

Ad-hoc committee:

- Tracy Simpson – Community Development Services
- Chynna Floriano – Social Programs and Services
- Doug Rodwell – City Clerk
- Glenn Alford – Public Safety
- Patrick Lancaster – Social Programs and Services
- Brian Nicholl – RCMP

<sup>1</sup> Intersectionality is the recognition that residents of Lloydminster do not have singular identities. Each community member has different identities that intersect to create different advantages or disadvantages that can be difficult to surface without first seeking to understand them. This principle helps to ensure a deep understanding of social issues from a wide range of experiences before implementing policy or other potential solutions. (City of Lloydminster, Social Policy Framework, 2022, p. 14)

## Project scope, research, and engagement

A project scoping exercise was used to kick-off the project. The focus of this step was to clarify the project purpose, scope of work, target populations, and help to define success from the perspective of the City, the funder, and the community. The following insights helped to guide the project:

- Focus on both perceived and real safety challenges among marginalized populations in Lloydminster
- Identify opportunities for the City within the preventive realm of community safety
- Effectively combine both data (quantitative information) with stories and experiences from the community (qualitative information)
- Explore community safety within the context of systems (i.e. police, municipal government, etc.) and community (i.e. service providers, clubs/organizations, etc.)
- Engage with marginalized populations to include people experiencing mental health and/or addictions challenges, housing insecurity or homelessness, and low income or economic barriers, as well as people with intersectionalities that include sexual orientation, race, and age (i.e. youth in particular)

Key informant interviews were held virtually with a number of service providers in mid-January, 2023 to help introduce the project, identify potential safety concerns from their organizational perspective, and explore opportunities to meet directly with clients. As a result, a series of focus groups were conducted from Sunday, February 5 to Tuesday, February 7, 2023 with members of the *bassa* team meeting with groups of people in venues and locations throughout Lloydminster deemed to be safe, comfortable, and familiar for people within the identified population groups.

Themes from the key informant interviews and focus groups were then categorized to determine the scope of literature reviewed and data analyzed.

The Community Safety Committee was engaged during the report draft stage to identify key questions and input on the emerging results and recommendations.

## 02 Literature review and data analysis

### Understanding Community Safety and Wellbeing

The concept of community safety and well-being (CSWB) is rather new to the academic, advocacy, practitioner, and policy communities. Therefore, there is no agreed definition of the concept, application, practice and outcomes and its measurement. Safety is defined as the extent to which people feel safe to enjoy moving around their environment and using facilities and amenities in their neighbourhood (Burton and Mitchell, 2006). Both actual crime rate and perceived feeling of crime can have destructive influences on achieving social sustainability in neighbourhoods (Larimian et al., 2013).

Nilson (2018, p.1) defined community safety and wellbeing as “the state at which the composite needs of a community’s collective safety and well-being are achieved”. In an effort to further specify matters, the Ontario Ministry of Community Safety and Correctional Services (2017) described CSWB as: *The ideal state of a sustainable community where everyone is safe, has a sense of belonging, opportunities to participate, and where individuals and families are able to meet their needs for education, health care, food, housing, income, and social and cultural expression.* (p.54). It is responsive to the social determinants of health and many aspects of our social, physical, emotional and spiritual well-being to ensure our basic needs are met and our communities are thriving (City of Toronto, 2020). CSWB embodies an element of interaction between community outcomes and social infrastructure that is enhanced through multi-sector collaboration. It is the space within which human services define and pursue shared outcomes that the likelihood of measured success in CSWB is highest (Nilson, 2018).

This means that a community safety and wellbeing strategy must focus on not only crime incidences but also risk and vulnerability and deal with the many factors contributing to crime and safety.

### Community Safety and Wellbeing for Marginalized Populations

Much of the literature on crime patterns tend to focus on the correlation between demographic and economic factors, and crime. The most commonly cited demographic links to crime are the relative sizes of the youth, immigrant, and aboriginal populations, as well as the relative size of the population with post-secondary education (Kitchen 2007; Stevens et al., 2011). The most commonly cited economic factors are unemployment, poverty, and low income (Savoie, 2008). However, for the marginalized population, the issue goes beyond these broad factors to their level of vulnerability. These are often tied to their identities because of their race, class, gender or sexual identity, religion, or other intersectional characteristics or circumstances, which makes them more susceptible or increases the likelihood that

individuals engage in crime or become victims. These intersectional identities (e.g. LGBTQ+, survivors of domestic violence, racialized populations, and Indigenous peoples) need to be better understood particularly as they relate to the way they create pressing and unique challenges.

For example, relative to the total population of Canada, quantitative crime-related statistics provide evidence illustrating the higher rates of police-reported crime in Indigenous communities compared with the rest of Canada, and the overrepresentation of Indigenous people in correctional populations. While Indigenous adults make up about 4.1% of the Canadian population, in 2016-17 they represented 30% of admissions to provincial/territorial custody and 27% of admissions to federal custody. Up to 50% of youth admitted to custody in 2016/2017 were Indigenous, despite making up only 8% of Canada's youth population (Government of Canada, 2021). These measures come with a number of caveats, however, related to data collection and the discriminatory treatment of Indigenous people, and play only one part in developing an understanding of the realities of Indigenous safety and well-being (Council of Canadian Academies, 2019). Indigenous people are also more likely to be victims of crime and to face inequities in health and socio-economic conditions that negatively impact the efforts of police officers working in Indigenous communities. Police cannot solve these issues alone, but they can be part of a broader solution to increase safety, well-being, and healing in Indigenous communities (Council of Canadian Academies, 2019).

Victimization is substantially higher for people who are already socially or economically disadvantaged, people with mental illness and addictions, and people marginalized due to race, ethnicity, and other socio-economic characteristics are disproportionately represented in the criminal justice system (Government of Canada, 2021). Up to 80% of federal offenders have past or current substance abuse issues. According to some studies, 2/3 of crimes are committed while under the influence of drugs or alcohol. Estimates of Fetal Alcohol Spectrum Disorder prevalence among correctional populations range from 10% to 23%, 10 times higher than in the general population. Those suffering from mental illness are also greatly overrepresented in the criminal justice system, suggesting a need for more tailored and nuanced reforms (Government of Canada, 2021).

### **Jurisdictional Issues Relating to Community Safety and Wellbeing**

Federal, provincial and municipal orders of government, and community organizations play critical roles in community safety and wellbeing.

As an example, federal, provincial, territorial, and municipal governments share responsibility for the criminal justice system. The federal government makes criminal laws that apply across the country and sets the procedure for criminal courts (Constitution Act, 1867, ss. 91(27)). This helps ensure that criminal matters are treated fairly and consistently across the country. The provinces and territories administer

justice within their own jurisdictions (Constitution Act, 1867, ss. 92(14)); they enforce the law, prosecute most offences, and provide assistance to victims of crime (Government of Canada, 2022). Federal, provincial, territorial, and municipal governments also share responsibility for policing in Canada. The provinces and territories are responsible for administering correctional services for youth, while federal and provincial/territorial governments share responsibilities for adult correctional services (Government of Canada, 2022).

In Canada, municipalities are de jure and de facto, the level of government closest to their residents and have the most direct impact on the daily life of citizens. They are created by the provinces and territories to provide a broad range of services that are best managed under local control (O'Flynn, 2011). This includes critical infrastructure such as roads and sewage to community services, leisure facilities, libraries, and protective services (Morris & Grant, 2016). As a result, the extent of power and authority they have to make decisions and design policies and programs, and their existence as somewhat separate governing entities have been almost entirely dependent on provincial authority (Hasso, 2010).

In Alberta, the Municipal Government Act RSA 2000, requires municipalities to develop and maintain safe and viable communities, and also gives municipalities natural person powers, except as limited by legislation. In Saskatchewan, The Cities Act, SS 2002, provides the basic legislative framework and give municipalities what is referred to as "Natural Persons Power."

Section 8(1) The Cities Act, SS 2002 states that "A city has a general power to pass any bylaws for city purposes that it considers expedient in relation to the following matters respecting the city:

- a. the peace, order and good government of the city;
- b. the safety, health and welfare of people and the protection of people and property;
- c. people, activities and things in, on or near a public place or place that is open to the public;
- d. nuisances, including property, activities or things that affect the amenity of a neighbourhood.

None of these legislative frameworks lay out the details of how the province and municipalities will cooperate on things like capital and operating expenses related to community safety and well-being.

By contrast, the Government of Ontario passed the Community Safety and Policing Act, 2019 (CSPA), as part of the Comprehensive Ontario Police Services Act, 2019. Under the Province's Police Services Act, municipalities are required to develop a Community Safety and Well-being Plan using the provincial government's Community Safety and Well-being Framework. This plan is a long-term tool to address key social priorities and root causes of crime, social disorder, and ill-health, with identified, shared goals through multi-sectoral partnerships (City of Toronto, 2021).

While the provincial legislation provides some direction on the content of the plan, it also allows for flexibility respecting the unique context and needs of each municipality. It is an acknowledgment that a single organization or sector cannot tackle these complex and interconnected issues alone. This approach places municipalities as the linchpin for community safety and well-being, supporting a wide range of programs and services to address local needs. Nonetheless, without proper coordination with a strategy backed by reliable funding from other orders of government, effective and efficient community safety and well-being outcomes cannot be achieved.

While municipalities are creatures of the provinces with no constitutionally prescribed autonomy of their own, municipalities also face increasing responsibilities to deliver services as a result of pressure from their citizens and transfer of responsibilities (downloading) from provincial and federal governments within a difficult fiscal environment (Blanco, Lennard & Lamontagne, 2011). For example, assisting a family to seek adequate housing invariably relates to social housing and income security policies; assisting an individual to re-enter the community after a prolonged period of incarceration may relate to employment support policies; or supporting an individual with serious mental health issues will relate to policies associated with health and mental health care (Graham et al., 2017). Currently, municipalities are increasingly pressed to address social issues such as housing and homelessness, public health, drug overdose prevention, or remand and probation. This is addition to their historical roles providing or funding such as municipal policing, local economic development, fire services, land use policies, and recreation. This places the issue of community safety and wellbeing at the feet of municipalities. Unfortunately, municipalities alone cannot tackle the complexity of community safety and wellbeing.

Municipal governments have much more limited spending power than do provincial or federal governments, which limits their ability to use the full range of policy options. Sewell (2021) adds a further point that many programs and services delivered by municipalities are cost-shared with the provincial government. This leaves local municipalities at the mercy of the respective provinces. When provincial governments decide to reduce its share of funding or refuses to augment it to keep pace with inflation, municipal programs suffer. Since municipal governments typically have very limited powers to raise their own revenue, they are often unable to find the money to continue those programs, and residents lose out.

For example, a 2021 PricewaterhouseCoopers report, released by the government of Alberta, notes that RCMP service currently costs Alberta about \$500 million per year. The federal government chips in \$170 million under a cost-sharing agreement. However, if Alberta decides to go it alone, it will cost about \$735 million each year, on top of \$366 million in startup costs (CTV News, 2022). This will have direct impact on rural municipalities with already stretched budgets for contracted services for the RCMP.

This situation is further compounded by the fact that issues of community safety and wellbeing not only about safety and security.

Many socioeconomic risk factors are associated with involvement in the criminal justice system. Some of these include poverty, child welfare involvement, low levels of education and employment, previous victimization, mental health and addictions issues, and homelessness. For instance, if health system programs are successful in identifying, treating, and/or managing mental health issues and providing appropriate supports, they can help prevent crime, reduce a person's risk of contact with the criminal justice system, and reduce incarceration rates (Government of Canada, 2022). Other social systems can not only help with prevention but can also reduce and manage risk after someone is involved in the criminal justice system by helping build skills, addressing health and mental health needs, and promoting rehabilitation.

Crime rates have changed over time and there is a need to address the root causes of crime and complex social issues by focusing on social development, prevention and risk intervention (Ontario Government, 2019).

### **Jurisdictional Context in Lloydminster**

The city is unique in that it is divided between two provinces, yet has a cohesive municipal government through its City Charter. Lloydminster is a vibrant bi-provincial community straddling the border of Alberta and Saskatchewan. As of 2021, the population of the community was 31,582. A detailed demographic and Socioeconomic snapshot of the community is provided in Appendix A.

When the provinces of Alberta and Saskatchewan were created in 1905 and the fourth Meridian was selected as the inter-provincial boundary, the Village of Lloydminster was split in two. For twenty-five years, Lloydminster was two separate communities: Lloydminster, Alberta on the west side of town, and Lloydminster, Saskatchewan on the east. In 1930, the two provinces made a unique agreement to share jurisdiction of the city through the creation of the Lloydminster Charter. The Charter provides the framework for the administration and governance of the city. The Charter gives City Council the same authority that is provided to municipal governments in other Alberta and Saskatchewan cities (City of Lloydminster, 2022).

Section 12 (2) of the Lloydminster City Charter states that the purposes of the City are the following:

- a. to provide good government;
- b. to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the City;
- c. to develop and maintain a safe and viable community;
- d. to foster economic, social and environmental well-being;
- e. to provide wise stewardship of public assets.



While crime has no jurisdictional boundaries, the border stands as a significant administrative opportunity and hurdle when it comes to community safety and wellbeing as each side of the community is under different jurisdictions.

Section 15(1) Charter states that the City has a general power to pass any bylaws for municipal purposes that it considers expedient in relation to the following matters respecting the City:

- a. the peace, order and good government of the City;
- b. the safety, health and welfare of people and the protection of people and property;
- c. people, activities and things in, on or near a public place or place that is open to the public;
- d. nuisances, including unsightly property, activities or things that affect the amenity of a neighbourhood.

The 2022-2025 Lloydminster Strategic Plan also outlines measures for improving community safety and well-being including:

- a. Build and support community connections at the neighbourhood level.
- b. Explore how best to respond to emergencies from a regional perspective.
- c. Equitable funding for police services with funding from both Alberta and Saskatchewan governments that allows for appropriate policing service levels.
- d. Ensure that Lloydminster Emergency Services meet the needs of the community.

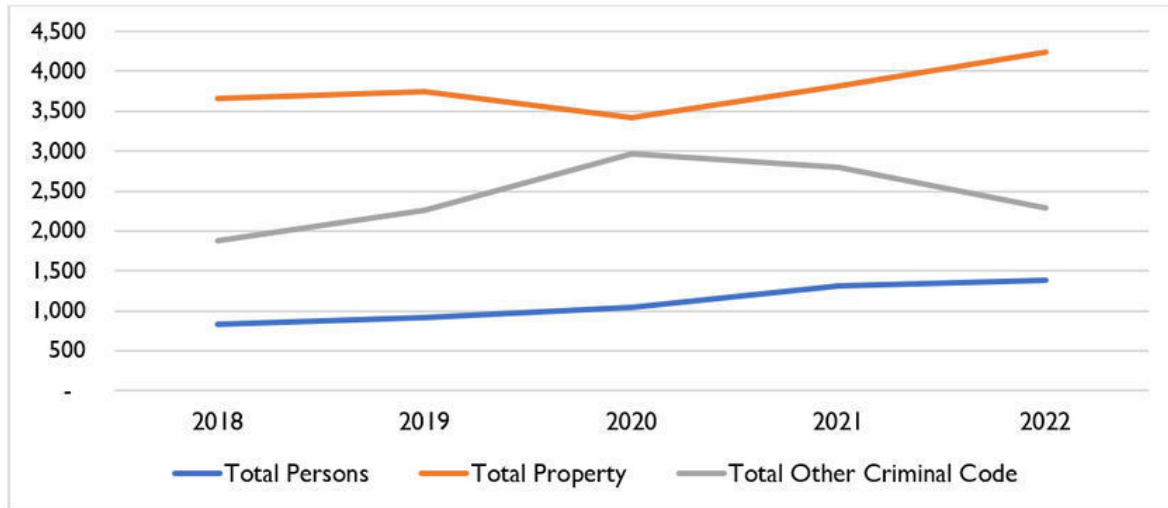
## Crime and Safety in Lloydminster

The City of Lloydminster contracts the Royal Canadian Mounted Police (RCMP) to provide municipal police services. Rural areas surrounding the city are policed by the Maidstone, Kitscoty and Onion Lake detachments. These contracts are managed the respective provincial governments. Although the Royal Canadian Mounted Police serves the entire community, offenders may only be prosecuted in the province in which they committed the offence, as this is regulated in the provincial statutes. This applies particularly to traffic and liquor offences. It necessitates the establishment of a court room on each side of the boundary, one for Alberta offenders and one for Saskatchewan offenders.

In Canada, two official measures of crime are typically used: the crime rate and the Crime Severity Index (CSI). The crime rate measures the volume of crime (all Criminal Code violations, except traffic and other federal statute violations) relative to the population size, whereas the CSI measures the volume and severity of crime and includes all Criminal Code and other federal statute violations. It must be stated, however, that this strategy focuses on vulnerable populations who can be both perpetrators and victims of crime simultaneously. There is no disaggregated crime statistics for marginalized populations in terms of perpetrators or as victims of crime. The crime data presented is for the municipality as whole.

Based on the data obtained from Lloydminster Municipal Detachment, there were 7,909 reported Criminal Code incidents (excluding traffic) in 2022 compared to 7,922 in 2021, indicating a slight decrease from the previous year. The trajectory since 2018 indicates an upward trend in the number of crimes reported by the police. In 2018, the actual total incidences of police reported crime for criminal code violation was 6,387. It increased to 6,911 (+8.2%) in 2019 and up further to 7,435 (+7.6%) in 2020. Thus, between 2018 and 2022 the actual incidences of crime have increased by 23.8% over a span of five years. Figure 1 illustrates the trend in total incidences of crime in terms of sub-categories of crimes against persons, property and other criminal code violations.

**Figure 1: Crime Statistics (Actual) January to December: 2018 -2022**



Source: Lloydminster Municipal Detachment, 2023

The total number of person crimes also increased from 837 in 2018 to 1,385 in 2022. This is an increase of 65.5% over a five-year period. Under total persons crimes, the high number of assaults (+ 55%) uttering threats (+79%) and criminal harassment (+89%) between 2018 to 2022 were the most significant and common increases over the five-year period as shown in Table 1.

Property crimes also increased from 3,666 in 2018 to 4,235 in 2022. However, there was a decrease between 2019 to 2020 from 3,745 to 3,426 in terms of overall incidences of property crime. Under property crimes, theft of motor vehicle had declined from 431 incidences in 2018 to 272 in 2022. Theft Under \$5,000 had also declined from a high of 1259 in 2018 to a low of 776 in 2020. However, it increases again to 1001 in 2022. Because of lockdowns, business closures and telework becoming the norm for many Canadians, property crime offences declined sharply in Canada with the onset of COVID-19. For example, the decrease in the number of shoplifting incidents and thefts of \$5,000 or under contributed significantly to the drop in the crime rate and the CSI in 2020 (Moreau, 2021).

The disaggregated data also indicates that other criminal code violations have also been on the rise. For example, there were 1,884 in 2018 and by comparison, this number increased to 4,235 in 2022. However, there was a dip in 2021 after a sharp rise in 2020. The police reported crime data of various criminal code violations indicates specific categories of crime that may require more targeted strategies compared to a broader community safety and wellbeing approach.

**Table 1: Lloydminster Municipal Detachment Crime Statistics (Actual) January to December: 2018 - 2022**

CATEGORY	2018	2019	2020	2021	2022
Offences Related to Death	3	2	8	4	5
Robbery	23	24	36	38	29
Sexual Assaults	43	56	39	56	74
Other Sexual Offences	10	24	11	23	20
Assault	490	464	576	725	759
Kidnapping/Hostage/Abduction	11	9	19	25	28
Extortion	3	0	3	5	5
Criminal Harassment	114	166	137	192	215
Uttering Threats	140	166	211	246	250
<b>TOTAL PERSONS</b>	<b>837</b>	<b>911</b>	<b>1,040</b>	<b>1,314</b>	<b>1,385</b>
Break & Enter	260	354	329	294	254
Theft of Motor Vehicle	431	394	285	262	272
Theft Over \$5,000	40	35	22	22	43
Theft Under \$5,000	1,259	1,192	776	859	1,001
Possession of Stolen Goods	221	243	198	181	154
Fraud	318	408	517	454	419
Arson	2	6	6	1	9
Mischief - Damage to Property	0	335	515	608	588
Mischief - Other	1,135	778	778	1,134	1,495
<b>TOTAL PROPERTY</b>	<b>3,666</b>	<b>3,745</b>	<b>3,426</b>	<b>3,815</b>	<b>4,235</b>
Offensive Weapons	88	98	95	119	101
Disturbing the peace	1,024	1,484	1,214	825	796
Fail to Comply & Breaches	579	506	1,450	1,632	1,209
<b>OTHER CRIMINAL CODE</b>	<b>193</b>	<b>167</b>	<b>210</b>	<b>217</b>	<b>183</b>
<b>TOTAL OTHER CRIMINAL CODE</b>	<b>1,884</b>	<b>2,255</b>	<b>2,969</b>	<b>2,793</b>	<b>2,289</b>
<b>TOTAL CRIMINAL CODE</b>	<b>6,387</b>	<b>6,911</b>	<b>7,435</b>	<b>7,922</b>	<b>7,909</b>

Source: Lloydminster Municipal Detachment, 2023  
SDAB-02-24-4445 Hearing  
October 23, 2024

## Comparative Analysis of Crime Rates in Lloydminster

A comparative analysis of the Alberta, Saskatchewan and Lloydminster crime rates revealed that crime rates followed a relatively similar pattern from 2017 to 2021 across these jurisdictions as shown in Table 2. Given the mix of urban and rural populations in both provinces, it is important to situate this analysis within the content of rural and urban crime rates.

In 2017, police services reported 364,946 Criminal Code violations (excluding traffic), which corresponded to a rate of 8,604.98 incidents per 100,000 population for Alberta. In 2021, the Alberta police services reported 346,664 incidences with 7,802.69 incidents per 100,000 population. More recently, the percentage change between 2020 and 2021 for actual incidents of crime was -4.6%. However, there was also a decrease between 2019 and 2020.

Similarly in 2017, police services reported 133,171 Saskatchewan Criminal Code violations (excluding traffic) which corresponded to a rate 11,576.75 incidents per 100,000 population. In 2021, the Saskatchewan police services reported 136,402 incidences with 11,561.02 incidents per 100,000 population. The percentage change between 2020 and 2021 was (4.3%). However, there was also a decrease between 2019 and 2020. Comparatively, this is much high crime rate than the one reported for Alberta.

Locally, there were 4,547 Criminal Code violations (excluding traffic) in 2017) which corresponded to a rate 14,015.78 incidents per 100,000 population in Lloydminster. By comparison, in 2021, Lloydminster RCMP detachment reported 6,637 incidences with 11,561.02 incidents per 100,000 population for Criminal Code violations (excluding traffic).

This may be partly explained by the urban and rural composition of the two provinces vis-à-vis the population parameter used in crime rate determination. While the actual incidences of crime declined in 2020 for the community, it went up again 2021. The percentage between 2020 and 2021 was 6.7%. The variation in the crime rate between Alberta, Saskatchewan, and Lloydminster may partly be explained by the urban-rural dynamics through population parameters used in crime rate determination vis-à-vis the number of actual crimes in each jurisdiction.

Table 3 shows that Lloydminster the crime severity index for 2021 is down by 0.29 percent. For 2020, the crime severity index was 204.46 as compared to 203.86 in 2021. It is also the first year since 2015 that there has been a decrease in the RCMP measurement. It's a nearly 14 percent raise in the violent crime severity index for Lloydminster in 2021. The non-violent crime severity index also saw a change for 2021 when compared to the previous year. It registered a decline of 3.90 percent. The trend and pattern in the Crime Severity Index reflects the increasing presence of crimes such as sexual and other assaults.

**Table 2: Total, all Criminal Code violations (excluding traffic) for Alberta, Saskatchewan, and Lloydminster****Alberta**

	2017	2018	2019	2020	2021
Actual incidents	364,946	373,350	406,931	361,324	346,664
Rate per 100,000 population	8,604.98	8,686.04	9,327.77	8,174.70	7,802.69
Percentage change in rate	4.12	0.94	7.39	-12.36	-4.55

**Saskatchewan**

	2017	2018	2019	2020	2021
Actual incidents	133,171	133,947	138,610	130,753	136,402
Rate per 100,000 population	11,576.75	11,529.59	11,821.96	11,087.34	11,561.02
Percentage change in rate	-2.93	-0.41	2.54	-6.21	4.27

**Lloydminster**

	2017	2018	2019	2020	2021
Actual incidents	4,547	5,070	6,194	6,273	6,637
Rate per 100,000 population	14,015.78	15,601.44	18,660.56	18,956.24	20,224.27
Percentage change in rate	7.86	11.31	19.61	1.58	6.69

Source: Statistics Canada (2022). Table 35-10-0183-01 Incident-based crime statistics, by detailed violations, police services in Alberta and Saskatchewan.

**Table 3: Lloydminster, Alberta, Royal Canadian Mounted Police, Municipal**

Statistics	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Crime severity index <sup>1</sup>	165.86	144.62	133.30	140.15	140.91	132.74	143.33	154.36	171.17	199.22	204.46	203.86
Percent change in crime severity index	2.07	-12.81	-7.83	5.14	0.54	-5.80	7.98	7.70	10.89	16.39	2.63	-0.29
Violent crime severity index	137.92	114.47	133.76	122.41	124.58	87.01	83.48	81.97	108.71	134.80	156.32	178.05
Non-violent crime severity index	176.60	155.29	132.86	146.32	146.56	149.10	164.52	180.03	193.23	221.92	221.30	212.67

Source: Statistics Canada (2022). [Table 35-10-0190-01 Crime severity index and weighted clearance rates, police services in Alberta](#)

<sup>1</sup> The Crime Severity Index (CSI) measures changes in the level of severity of crime in Canada from year to year. In the index, all crimes are assigned a weight based on their seriousness. The level of seriousness is based on actual sentences handed down by the courts in all provinces and territories. More serious crimes are assigned higher weights, less serious offences lower weights. As a result, more serious offences have a greater impact on changes in the index. The PRC SI is standardized to 100 in base year 2006. CSI weights are updated using data from the Integrated Criminal Courts Survey (ICCS) every 5 years. 2017 marks the second update to the CSI weights since 1998. 2016 revised and 2017 CSI data are presented here using the updated weights and may have a marginal impact on the CSI data itself. The crime severity index includes all Criminal Code violations including traffic, as well as drug violations and all Federal Statutes.

Many Canadians share the perception that crime is lower in rural areas than in urban areas. Compared with their counterparts in urban areas, residents of rural areas are, overall, more likely to be satisfied with their personal safety and believe that crime in their neighbourhood is lower than elsewhere in Canada (Perreault, 2017). Recent studies and police-reported statistics, however, challenge the perception that crime is concentrated in large cities (Allen & Perreault, 2015). In 2021, rural crime rates in northern regions were especially high in Saskatchewan (67,886 incidents per 100,000 population), Manitoba (36,062), and Newfoundland and Labrador (32,840). Although they were lower than in the provinces noted above, the rates in the northern rural areas of Alberta (14,699), Quebec (12,737) and British Columbia (11,856) were higher than 10,000 incidents per 100,000 population (Perreault, 2023).

As a result, rural crime is becoming a focus for public safety policies. For example, Saskatchewan has improved methods of addressing rural crime, such as expanding the Saskatchewan Crime Watch Advisory Network to include central and northern Saskatchewan (Government of Saskatchewan, 2019). Previously, Saskatchewan also announced a series of measures to tackle rural crime, including the launch of a dedicated team of 258 police officers (Perreault, 2023). Similar measures were also implemented in Alberta (Government of Alberta 2018)( Perreault, 2023).

### Limitations of crime data

It should be noted that there are many factors that influence police-reported crime statistics. First, an incident must come to the attention of police. The decision by an individual to report a criminal incident to police has a considerable impact on the number of crimes ultimately recorded by police (Perreault, 2023). Second, differences between individual police services—such as available resources or departmental priorities, policies and procedures—can also have an effect on police-reported crime. For instance, as a crime prevention measure, some police services have implemented initiatives to focus attention on prolific or repeat offenders within the community.

Moreover, certain crimes such as impaired driving and drug offences can be significantly affected by enforcement practices, with some police services devoting more resources to these specific types of crime. Some police services may also rely on municipal bylaws or provincial statutes to respond to minor offences such as mischief and disturbing the peace (Perreault, 2023). Third, and more broadly, social and economic factors can influence the volume of police-reported crime at a national, regional, municipal or neighbourhood level. In particular, crime rates can be affected by changes in age demographics, economic conditions, neighbourhood characteristics, the emergence of new technologies and Canadians' attitudes toward crime and risky behaviour (Britt 2019, Wilson 2018; Milvelojevic and Radulski 2020; Perreault, 2023).

More importantly, this data is for the general population for any specific marginalized populations which is the focus of this strategy.



## 03 **Community insights**

Several key informant interviews and focus group sessions were held with community agencies, groups, and service recipients to bring local insights and perspectives to the Community Safety Strategy project. The insights have been broken into three sets of findings – key findings that seem to be common across groups and organizations, secondary findings that are shared by many participants, and tertiary findings that are important to smaller groups of individuals yet may hold some answers that can be applied to overall safety strategies.

### Key findings

#### Perceptions of Safety

- Fear about certain parts of town and desire for greater connection in neighbourhoods
- Concerns about loitering and larger groups of people
- Fear of people experiencing homelessness and addictions
- Desire for more patrols, surveillance, better lighting
- Interest in building stronger working relationships with the RCMP\*

#### Belonging

- Recognition that being disconnected leads to crime and safety issues; vulnerabilities are amplified
- Examples provided about positive relationships and resulting benefits
- Need for low-cost access to activities; greater variety; particularly for youth

#### Stigma

- Want to feel safe simply “being”
- Role for the City to exhibit “active allyship” and speak out against hurtful rhetoric and narratives in the community
- Pros and cons related to the community Facebook page
- Consistent theme about the issue of stigma and verbal abuse among all groups

\* It should be noted that while the question of RCMP relations wasn't asked specifically, there were no specific concerns about local RCMP tactics or methods mentioned among focus group participants toward marginalized populations.

## Secondary findings

### Need for Supports

- There are challenges navigating supports and services
- Having vulnerabilities force us to interact in challenging circumstances simply by accessing supports with others having different issues
- Access to basic services can be challenging (i.e. laundry, food, etc.)
- More outreach services are needed in the community so services can be more accessible

### Addictions

- Issues of addictions appearing on the streets and in multi-housing buildings
- Lack of supports and harm reduction; fear of tainted drugs
- Need better harm reductions supports such as safe needle exchange, more needle drop-box locations, and access to harm reduction supplies and resources

### Housing and Homelessness

- Desire for safe, affordable housing
- Concerns for people experiencing homelessness, particularly women and children
- Concern that affordable housing in the community doesn't necessarily feel safe

### Transportation

- Improving walkability in the city; i.e. snow clearing, benches, sidewalks, etc.
- Issues related to quality of local cab services; desire for better, affordable, and safe transportation options

## Tertiary findings

### Training and Education

- Need for better diversity, equity, and inclusion training for businesses and government
- Safe Space training was specifically identified
- Better awareness around addictions and mental health to help reduce stigma

### Health and Mental Health Services

- Lack of local services and supports
- Issue of "gatekeepers" explained relative to transgender people and the mental health challenges associated with the process of transitioning
- A number of people from different groups identified that they face significant stigma within the health systems

### Trust

- Challenge for vulnerable populations to exercise trust, be trusted by others, or regain trust following episodes of mental health or addictions

## 04 Risk and protective factors

As previously stated, community safety and well-being is best understood through a systems lens that accounts for the complex, multifaced, and interdependent nature of prevention, intervention, and enforcement. Additionally, there are conditional environmental or social elements that intersect with individual identities that feed into risk and protective factors.

Public Safety Canada defines risk factors as any negative influences in the lives of individuals or communities (Risk and Protective Factors, n.d.). These can be internal or external contextual factors such as the presence of crime, income inequality, or any other factor that can increase an individual’s vulnerability to experiencing harm or participating in crime or criminal behavior.

Alternatively, protective factors are the positive influences that can improve the lives of individuals and the safety of communities (Risk and Protective Factors, n.d.). Protective factors may decrease the vulnerability of individuals to harm and can serve to reduce the likelihood of an individual to participate in crime or criminal activity. Risk and protective factors are layered challenges themselves, being that they can be present at the individual, family, and community levels. Using this framing can assist in providing structure to both risk and protective factors.

Below are examples of individual, family, and community level risk and protective factors emerging from vulnerable community engagement, along with current community safety literature. This is not an exhaustive list, but a starting point for building an understanding of risk and protective factors towards community safety within Lloydminster.

	<b>Risk Factors</b>	<b>Protective Factors</b>
<b>Individual Level</b>	<ul style="list-style-type: none"> <li>• Presence of Neurodivergence (ADHD, Hyperactivity, learning disorders)</li> <li>• Physical Abilities</li> <li>• Mental Illness</li> <li>• Addictions</li> <li>• Access to appropriate health care services</li> <li>• Gender Identity</li> <li>• Sexual Orientation</li> <li>• Access to Education</li> <li>• Low Income Levels</li> <li>• Exposure to violence, crime, addictions, or criminality</li> <li>• Language Barriers</li> <li>• Literacy Deficits</li> <li>• Stable and appropriate housing</li> <li>• Stable and positive employment</li> </ul>	<ul style="list-style-type: none"> <li>• Development of personal resiliency factors</li> <li>• Increased feelings of belonging</li> <li>• Social skill development</li> <li>• Individual resilience to addictions</li> <li>• Individual mental resilience</li> <li>• Job skills training and other employment support</li> <li>• Access to appropriate and effective education</li> <li>• Appropriate and effective enforcement and diversion</li> </ul>

	<b>Risk Factors</b>	<b>Protective Factors</b>
<b>Family Level</b>	<ul style="list-style-type: none"> <li>• Unhealthy and/or Violent Relationships</li> <li>• Low parental involvement</li> <li>• Lack of supervision</li> <li>• Lack of Support</li> <li>• Financial stress, deprivation, or abuse</li> <li>• Language or Cultural Differences</li> <li>• Low Accountability or Expectations</li> </ul>	<ul style="list-style-type: none"> <li>• Parenting skill development</li> <li>• Positive family connections and relationships</li> <li>• Involvement in the community</li> <li>• Financial and budgetary support</li> <li>• Access to diversionary and educational options for enforcement (restorative justice practices, etc.)</li> <li>• Intergenerational support and education programs</li> </ul>
<b>Community Level</b>	<ul style="list-style-type: none"> <li>• Stagnant or depressed economy</li> <li>• Lack of employment opportunities</li> <li>• High levels of transiency</li> <li>• High levels of social disruption</li> <li>• Low community participation</li> <li>• High prevalence of poverty or low income</li> <li>• Lack of positive influences</li> <li>• Lack of low-cost activities</li> <li>• Existence of racist or discriminatory perceptions, opinions, or systems.</li> <li>• Low political involvement or community engagement</li> </ul>	<ul style="list-style-type: none"> <li>• Positive Peer Relationships</li> <li>• Increased connection and community involvement</li> <li>• Availability of appropriate and effective health care services</li> <li>• Access to appropriate emergency sheltering services.</li> <li>• Increased access to appropriate and diversionary activities, events, and programs.</li> <li>• Economic development strategies</li> </ul>

\*Adapted from community engagement and Foster et al., 2019; Nilson, 2018; Prenzler & Sarre, 2020; Public Safety Canada, 2017; Risk and Protective Factors, n.d.; Toronto Neighbourhood Centres, n.d.

As demonstrated above, there are a wide range of interconnections between risk and protective factors. For example, job skill training along with economic development can have a positive net impact on employment levels, leading to reduced financial stress, which can increase a number of individual, family, and community level protective factors. Additionally, developing community belonging can have a positive impact on many protective factors that can have a net impact on reducing crime and criminal behavior (International Centre for the Prevention of Crime (ICPC), 2016).

This ability to explore interdependencies is why risk and protective factor identification is an effective strategic tool in the scope of community safety. It provides a systemic approach to community safety and wellbeing that accounts for complexity and interdependence, helping to increase impact on community safety while reducing potential unexpected negative impacts on community members.

## 05 **Areas of focus**

### **Personal Safety and Security**

Personal safety and security include a combination of factors facing individuals consisting of personal risk, vulnerability, and harm. In general, people carry certain levels of risk relative to personal safety.

Everyday behaviors such as driving a car, for example, carry a level of inherent personal risk. Some behaviors have higher risk factors than others.

Vulnerabilities are both contextual and personal factors that can be within, or outside, someone's realm of control and can increase or reduce (as protective factors) an individual's potential for harm. Further to the previous example, an individual who drives impaired has an increased vulnerability to harm. As well, others sharing the roadways with that individual also experience increased vulnerability that is outside of their control.

Harm is the physical and/or psychological impacts on an individual or group that may result from personal risk or vulnerability. In short, the more vulnerabilities that exist for an individual, the more likely that a risk can result in increased harm.

Different groups in Lloydminster expressed how their vulnerabilities contributed to a decreased sense of personal safety and security - a concern that was shared by all focus group participants. Individuals from the LGBTQ+ community shared how their experiences with verbal assaults and threats to their personal safety contributed to the fear created within themselves and their community. Youth shared their own concerns for their personal safety including experiences of unwanted sexual advances to feelings of vulnerability on unlit walkways. Those experiencing homelessness and living in transitional housing shared their experiences of assault, verbal assault and threats, and high rates of exposure to needles or other drug paraphernalia. Individuals living with disabilities are vulnerable to personal harm due to cognitive differences or physical abilities.

#### **Invest in Residents**

People that participated in the focus groups want to be involved and included in the development of a safer community for all residents of Lloydminster. By investing in community engagement, residents can increase their ability to lead, engage, and participate in new ways across the community. The creation of community leadership forums or training, and involving residents in decision making as community consultants, are a couple investment areas that would result in greater involvement of residents. Investing in programs or projects that increase personal safety of residents such as My Life My Body, an education program for individuals living with disabilities to better understand consent, boundaries, and healthy relationships, or Safe Spaces, for 2SLBGTQIA+ youth and allies to safely meet and receive education or support were to examples provided by participants.

### Lived Experience Task Force

Lloydminster has a higher than average personal crime index, especially around assault. Combined with concerns from within the community to address intimate partner violence, there is a need to broaden the understanding of the root causes of personal crime including assault and intimate partner violence through the use of data, enforcement, prevention, and lived experience input. A taskforce approach that includes people with lived experience and organizations working in the sector could result in intervention and prevention tools specific to the context of Lloydminster, and further generate improved outcomes.

### Police and Crisis Team (PACT)

Explore the creation and implementation of a Police and Crisis Team (PACT) model similar to other communities such as Red Deer, Saskatoon, and the Battlefords.

PACT teams are a partnership model between health services, enforcement, and occasionally social service providers either from governmental agencies (i.e. Children's Services) or community organizations. PACT teams intervene in mental health crisis' in a way that ensures appropriate referrals and care that individual groups could not achieve by acting alone.

The PACT model has been evaluated in multiple jurisdictions and has demonstrated a net positive Social Return on Investment of over \$3.56 for every dollar invested (Alberta Community Crime Prevention Organizations, 2015).

Implementation of this type of project in Lloydminster may have additional jurisdictional complications and would benefit from engagement with the Social Policy Framework (SPF) leadership committee and Policy Task Force as required to explore high level jurisdictional collaboration.

## Adaptive and Resilient Residents

Resiliency is the capacity of an individual or system to withstand, respond to, and recover from challenges or difficulties. In this realm, adaptivity speaks to an individual's ability to adjust to changes of condition, or environment. Adaptivity and resilience for individuals can be explored through the concept of protective factors. Protective factors are individual and community driven conditions that can support community safety by enhancing community resiliency and adaptability. Public Safety Canada ([https://www.publicsafety.gc.ca/cnt/cntrng-crm/crm-prvntn/fndng-prgrms/rsk-fctrs-en.aspx#pf\\_examples](https://www.publicsafety.gc.ca/cnt/cntrng-crm/crm-prvntn/fndng-prgrms/rsk-fctrs-en.aspx#pf_examples)) lists a number of community safety protective factors including:

- Positive attitudes, values, or beliefs
- Good mental, physical, spiritual and emotional health
- Success at school
- Parental supervision
- Positive adult role models, coaches, mentors
- Participation in traditional healing and cultural activities
- Availability of services (social, recreational, cultural, etc.)
- Conflict resolution skills
- Positive self-esteem
- Good parenting skills
- Strong social supports
- Problem-solving skills
- Healthy prenatal and early childhood development
- Good peer groups/friends
- Stable housing
- Access to adult education
- Steady employment

Given the focus of this strategy on vulnerable populations, it is vitally important to explore resiliency through the experiences and feedback of those with first-hand experience.

- Youth provided feedback that finding safe places when they cannot be at home (for a variety of reasons) can be challenging as they exhaust their options quickly. This can be linked to parenting skills/supervision, stable housing, access to positive role models, and availability of services.
- Those who experienced, or currently are, experiencing homelessness expressed many challenges securing identification to access the job market, transportation options, finding community support that meet their needs, or receiving housing assistance.
- Many participants from different vulnerable groups experience discrimination in various forms, which has a direct impact on their mental wellbeing (Losavio, 2020) and their engagement within the community.

In this sense, building adaptive skills and resiliency to improve community safety is focused in three primary areas:

## Reducing Vulnerabilities

Reducing risk factors will lower the vulnerability of those most at risk and increase overall resilience and adaptive capacity in Lloydminster.

### Priority Strategies:

- Engage with health providers and community stakeholders to increase access to and availability of harm reduction supplies including increased needle drop-off locations and outreach programs.
- Work with stakeholders to increase targeted measures for youth engagement and involvement including increased critical hours programming (before and after school hours) where possible.
- Work with Lloydminster youth organizations where appropriate to increase access to youth focused events, including activating existing places where youth gather with activities, support, or other opportunities.
- Make best use of Crime Prevention Through Environmental Design (CEPTED) principles in areas where personal crime is more frequent and areas where prevention is necessary. This can include increased lighting on residential pathways or increased use of public art (building off previous success with community led murals) to provide some options.

## Safe and affordable transportation

In different ways, transportation emerged for all groups as a priority area. To many of the focus group participants, access to, perceptions of safety, and walkability topped the transportation priority concerns.

Recognizing the ongoing transportation planning process underway, our strategies are primarily focused on perceptions of safety and walkability.

### Priority Strategies:

- Work with community stakeholders and landlords to identify opportunities to increase walkability within and outside of neighborhoods including community led snow removal programs, linking pathways where possible, or other priorities as they arise.



## Safe and affordable housing

Safe and affordable housing is a basic protective factor for vulnerable populations. This includes access to and the availability of long-term, transitional, or emergency housing that meets the diverse and intersectional needs of the community.

Priority Strategies:

- Undertake a feasibility study or other process to determine opportunities and strategies for improved access to short-term housing options for vulnerable populations including youth, women, and families.
- Convene a community taskforce on housing to enrich collaboration between housing jurisdictions, service providers, and landlords to address issues of availability, access, and safety within the existing housing stock.
- Provide landlords with access to and support with education, knowledge, and training to improve safety within existing rental units. Similar programs include Crime Free Multi-Housing or Crime Free Rental Housing programs.

## Equity and Inclusion

Equity, intersectionality, and inclusion are key values and principles in the Lloydminster Social Policy Framework. Consequently, they are also key priority areas for collective action toward community safety for vulnerable populations in the community.

Equity is the importance of being fair and just in how we account for the variety of tools, assets, and resources each member of the community has at their disposal. Intersectionality is the recognition that each resident of Lloydminster has a variety of identities that can intersect in ways that will increase or reduce personal risk and protective factors.

Lastly, inclusion is the principle that social policy (or in this case, community wellbeing efforts) do not lead to further marginalization of any Lloydminster resident. *For further information on these values and principles, please see the Lloydminster Social Policy Framework for an in-depth overview.*

In the scope of community safety for vulnerable populations, concerns related to equity and inclusion often came to the surface. Most often, this arose through concerns of stigma and discrimination for participants themselves, or others.

- Individuals experiencing homelessness reported challenges in accessing basic services due to perceived stigma from service providers. They also reported avoiding interactions with the RCMP due to perceptions of stigma and a fear of increased consequences.

- Members from the LGBTQ+ community referenced concerns over recent public narratives surrounding drag Storytime events at the municipal library and shared other stories of stigma driven behavior causing concern for their community.  
NOTE: Since the focus group sessions, these narratives have continued to escalate in the community.
- Youth shared their own experiences of stigma impacting how welcome they feel at community events, businesses, and recreation facilities.

Stigma and discrimination heavily impact an individual's experience of community safety as well as their overall wellbeing. Individuals who experience or perceive stigma are less likely to access services they require, engage with their community, build positive relationships, and ultimately are at higher risk of victimization, perpetration, and reoffence of crime (Cracknell, n.d.; Decker et al., 2014; United Nations Office on Drugs and Crime, 2018).

Reducing stigma is therefor a primary strategy for this priority area.

### Deepen community learning

Undertake a community-led approach using people from diverse and marginalized communities to further build understanding of where stigma arises from, and its impact on community members. This could be built from a community consultant model where members of diverse and vulnerable communities are engaged as community consultants on a range of learnings, initiatives, and involvement in decision making, similar to an approach evidenced by Knox County Community Health Coalition in Maine (Foster et al., 2019).

### Engage City's communications to address stigma

Develop and deliver a community informed communications plan to address stigma on multiple community platforms including media, social media, and in-person communication. This could include City officials participating in targeted community events, leading discussions on inclusive language and topics, and importantly, addressing stigma and discrimination on official channels.

### Amplify existing community assets

Lloydminster has a wide range of community assets that are effective and bring significant value to vulnerable populations including Lloydminster Pride, community agencies, and the Citizens on Patrol. These community assets could be amplified through targeted investments in their development including training on mental health first aid, harm reduction, and trauma informed practice as examples. Additionally, investing in convening these groups to work together in co-leading broader community awareness could amplify their reach into different target audiences and enhance bridging social capital.

## Safe and Active Neighbourhoods

Neighbourhoods are a vital source of connection, wellbeing, belonging, and safety for Lloydminster residents. There are a wide range of existing services that support neighbourhood development within Lloydminster, including the neighbourhood connector program, block parties, and the rinks program, among others.

Within the scope of this strategy, it is important to remember that a neighbourhood can be more than a specific geographical area defined by place names, a neighbourhood can be defined by the individuals living within it. For example, Residents in Recovery is considered its own neighbourhood by its residents as it plays the same role in belonging, community, safety, and wellbeing as a traditional municipal neighbourhood.

The concept of safe and active neighbourhoods is founded in the community desire to reduce neighborhood crime patterns, build connections among residents, and find a level of equity among neighbourhoods regarding resident's actual and perceived safety. Community members from vulnerable groups, especially those in recovery from mental illness or addictions, shared different perspectives of which neighbourhoods in Lloydminster were safer than others. This includes comparisons between Saskatchewan and Alberta, as well as dividing the north and south of the community into "safe" and "unsafe" areas. They also shared perspectives of certain mid to high density residential buildings being safe or unsafe due to perceived and actual crime and substance abuse from tenants and visitors.

Strategic priorities for further development of safe and active neighbourhoods include:

### Invest in Neighbourhoods

Neighbourhoods are the heart and soul of Lloydminster. Continued investment into neighbourhood social development could amplify current projects including the neighbourhood connectors, block parties, outdoor rinks program, and neighbourhood watch.

Additional areas for investment might include:

- Involving vulnerable groups in the design and delivery of collaborative place-making processes or events to increase belonging and feelings of ownership.
- Increasing support for cultural training, events, and celebrations to increase the awareness and acceptance of multicultural community members.
- Reducing barriers and increasing support for community level interest groups. This could include hosting regular workshops to help community members register a group, learn how to access funding, or how to increase awareness through marketing or social media.

### Leverage data to target crime prevention initiatives

Leveraging key stakeholder partnerships to identify trackable indicators for early prevention, intervention, or emergency response to neighbourhood safety issues would:

- Further enhance relationships between stakeholders such as the RCMP, municipal and provincial government departments, schools, college campus security, and other key service providers,
- Increase transparency and accountability within the structure by providing access to data so key stakeholders can improve decision-making with targeted interventions, and
- Utilize collected data to support the reduction of perceptions of safety to combat existing neighbourhood stereotypes.

## 06 Strategies and recommendations

To establish relevant and purposeful strategies and recommendations, it is important to recall the purpose of the City of Lloydminster Community Safety Strategy - *to create a community safety and wellbeing plan designed to help reduce negative interactions with authorities for marginalized populations by building bridges of trust, relationships, and "off ramp" opportunities.*

Five key areas of recommendations emerged to reflect a combination of community input, data, organizational insights, and appropriateness relative to change within the realm of the City of Lloydminster's influence:

- Housing and homelessness
- Mental health and addictions
- Stigma and perceptions of safety
- Environmental design and safety
- Crime prevention through community and social development
- Commitment to Truth and Reconciliation

### Housing and Homelessness

While housing and homelessness is not a direct responsibility of municipalities, there are significant opportunities to help influence perceptions of safety and reduce crime.

For many vulnerable people in the community, affordable housing is a significant concern and the overwhelming perceptions suggest that drugs, crime, and affordability are all inextricably connected. "If it is affordable here in Lloyd, I don't think I will feel safe there," was a comment recorded and a sentiment shared by many.

The new Social Policy Framework (SPF) identified housing and homelessness as one of seven community priorities. Safety needs to be a consideration within that group and mutually reinforcing activities between the Housing and Homelessness table and the Safety and Security table prioritized.

### Crime Free Multi-Housing (CFMH)

The Edmonton Police Service offers a program designed to introduce crime prevention techniques to multi-housing properties by working with tenants, landlords, and neighbourhoods. Using the principles of Crime Prevention Through Environmental Design (CPTED), the CFMH offers education and certification to landlords dedicated to tenant safety through active management practices.

The results create more stable and satisfied residents, increased demand for rental units, lower maintenance and repair costs, increased property values, and improved relations with neighbouring properties.

## Mental Health and Addictions

Consistent with insights gathered through the Social Policy Framework (SPF) development, mental health and addictions are a significant concern for marginalized populations in the community. Opportunities for mutually reinforcing activities between the Safety and Security table and other priority working groups with the SPF are strongly encouraged. In particular, focus group participants are calling for better access to and coordination of harm reduction resources, and training for businesses, community officials, and health care professionals to reduce stigma.

From those recovering from or living free from mental health or active addictions, the presence of drugs in the community, associated stigma, and perceived sense of safety make this topic a priority for community safety. Enhanced patrols and zero-tolerance for known drug locations in the community were among the calls for action expressed by participants. As well, since many vulnerable people access supports and services that are also important to those with active mental health and addictions issues - they feel even more exposed, vulnerable, and susceptible to criminal activity.

There is also a recognition that mental health concerns and active drug use are not, in and of themselves, criminal in nature, however, the conditions leave people with heightened vulnerabilities as both offenders and victims of community safety. A priority recommendation is the implementation of a Police and Crisis Team (PACT) approach to future work with people experiencing active mental health and addictions issues.

### Police and Crisis Team (PACT)

Police and Crisis Teams (PACT) exist in a number of communities across Alberta and help to diffuse crisis situations when people are at heightened risk of danger to themselves or the public. The focus of the program is improved connection to resources and assistance rather than enforcement.

PACT pairs registered psychiatric nurses with RCMP members to actively respond to people experiencing mental health, addictions, or psychosocial crisis - a combined approach to health and safety.

### Service Provider Training

Groups and organizations specifically trained to provide supports and services to people experiencing or recovering from mental health and addictions do so with safety and security in mind. There are, however, many other groups and organizations providing important basic needs to Lloydminster's vulnerable populations that need better awareness and training to improve real and perceived safety outcomes for their volunteers and clients.

Defining potential risks and hazards, roles and responsibilities, providing support and training, and ensuring policies and procedures are in place will help to improve safety concerns and outcomes.

## Stigma and Perceptions of Safety

Stigmas and community narratives about marginalized populations were a consistent theme among focus group participants. Left unchecked, discrimination, prejudice, and negative attitudes have resulted in, and can lead to further safety concerns, fear, and experiences of verbal and physical violence. Stigmas tend to exacerbate existing challenges among vulnerable or marginalized populations which lead to isolation, reluctance to seek supports, and lack of belonging or connection.

Within this section, collaborative opportunities exist to bring together community groups and organizations, government, agencies, health and education, and the business to generate a unified approach.

### Active Allyship

While the term "ally" is often associated with the LGBTQ+ community, its intention can be applied to the very deliberate act of speaking up to influence public narratives for all marginalized populations in the community. Active allyship does not need to come with a heavy financial burden but rather be demonstrated through leadership, vocal opposition to hurtful community rhetoric, active engagement, and support for community initiatives and activities that help educate and unite local support.

### Community education, awareness, and training

The creation of a more accepting and inclusive society can be supported through publicly accessible and funded education and awareness programs related to diversity, equity, and inclusion (DEI). DEI education and awareness training helps individuals and organizations understand the ways to help build and maintain more equitable and inclusive spaces in society.

Programs and training opportunities to help address the impacts of systemic racism, sexism, homophobia, and other forms of discrimination in different groups or people involves learning about privilege, bias, and how our own identities and experiences shape our perceptions of the world.

## Environmental Design and Safety

People marginalized by income inequality experience their community differently from those with greater access and means. In particular, pedestrians and people with disabilities notice opportunities for enhanced safety with a high level of awareness and acuity because it impacts their ability to meet basic needs. Simple items like sidewalk placement, connectivity, and accessibility can play an important part in tasks like getting groceries or accessing supports and services.

The focus group sessions were an important opportunity for participants to view community safety from a broad point of reference - not simply from the perspective of crime. For example, youth identified different areas in town where they felt unsafe due to lighting conditions or lack of escape routes from isolated locations.

### Crime Prevention through Environmental Design (CPTED)

CPTED is a multi-disciplinary approach to crime prevention through the use of urban and architectural design and management of built and natural environments. The adoption and deliberate use of CPTED principles and strategies can be incorporated into public policy, by community businesses and facilities, by home and property owners, and individuals to help minimize risk and deter crime from happening.

According to the *Safe Growth and CPTED in Saskatoon* report (Safer City, 2010, p.5), "crime cannot happen without the intersection of an offender, a victim, and a place." CPTED design guidelines help to address the element of 'place and therefore improves the likelihood of a safer community.

### Crime Prevention through Community and Social Development

Jane Jacobs, the great scholar of urban life notes that *social capital* "is what most differentiated safe and organized cities from unsafe and disorganized ones" (Putnam, 2000, p.308). There are perceptions among Lloydminster's vulnerable communities that there are some neighbourhoods that are safer and more desirable than others. This speaks to the opportunity for enhance neighbourhood initiatives to build social connection and cohesion.

Three broad opportunities for community and social development emerged from the focus group conversations - asset-based community development (ABCD), bonding and bridging social capital, and neighbourhood engagement.

#### Asset-based Community Development (ABCD)

In more than one focus group session, participants spoke to the value of a paradigm shift from a deficit mindset to an asset mindset. While each group of participants come from vulnerable populations, they also possess a wide range of knowledge, skills, and abilities that, if accessed, could benefit other groups and organizations in the community.

"ABCD goes beyond any individual's gifts or particular group's strengths to consider how these may come together to create broader changes for the common good within a community" (Tamarackcommunity.ca). Specifically, one of the focus group participants noted that their individual sports accomplishments could be accessed to provide after-school 'intermural' type programming, but not without the support from others to handle logistics such as administrative support, facilities access, etc. The result could be a low-cost, non-competitive, social engagement opportunity for youth and adults to connect and build community, for example.

Many other examples of ABCD are available and accessible to help address issues of crime prevention and community safety.



### Bonding and bridging social capital

The focus group sessions were an example of *bonding* social capital - gatherings of people with similar or shared experiences, backgrounds, beliefs, and/or interests. Groups and organizations that bring people together to support one another from a place of commonality are important for developing deep trust and solidarity.

Alternatively, *bridging* social capital is used to describe the networks and connections between groups to help enhance belonging and inclusion while breaking down barriers, stigma, and misunderstanding.

The shared experience of contributing to the outcomes of this Community Safety Strategy may be a foundation upon which the participants from the *bonded* focus groups could be *bridged* to hear about the results of their input. Many shared experiences between vulnerable populations were found to be common.

A further step could include a "lived experience" advisory group for the City and systems partners at the Safety and Security working group with the SPF as the insights and perspectives from participants would be invaluable to the strategic implementation and outcomes.

### Neighbourhood engagement

While the ABCD section addresses community-wide social development, there are further opportunities to enhance safety through place-based, neighbourhood development.

Place-based community development is where the concepts of ABCD and *bridging/bonding* social capital take root - where people live, work, play, study, and visit. As Paul Born appropriately describes, the goal of placemaking is "to create conditions for citizen engagement and empowerment, helping them to agree on what needs to be improved, to feel that they have the power to make the changes, and to be willing to work at doing so" (Born, 2014, p.51).

Community safety is an important topic that resonates with people, especially in neighbourhoods where the perceptions may not be very positive yet there is an abundance of caring community members. Resources to help people build connections and create a strong sense of belonging will result in safer places throughout the community.

## Commitment to Truth and Reconciliation

The City of Lloydminster supports the Reconciliation efforts of the Heart of Treaty 6 Reconciliation circle within the community of Lloydminster and the region. Heart of Treaty 6 Reconciliation is a group of individuals, community-based organizations, governments, and businesses from Onion Lake Cree Nation, Lloydminster, Frog Lake First Nation, and Poundmaker Cree Nation who have come together to discuss Reconciliation and what the Calls to Action can look like in the Northwest of Saskatchewan. At the municipal level, the City of Lloydminster is committed to working on 6 calls to action that can serve as a starting point for the municipal strategy (Alberta Association of Municipalities, 2021).

**Call to action #3. Fully implement Jordan's Principle to ensure First Nations children are not denied or delayed in accessing essential public services.**

Municipalities can review all municipal services to children to ensure access is equitable and without discrimination. Where possible, municipalities can also support local healthcare, social, and educational professionals to remedy systemic and institutional practices so that Indigenous youth can access the services and support they need, when they need them.

**Call to action #40 In collaboration with Indigenous people, create Indigenous-specific victim programs and services with appropriate evaluation mechanisms.**

There are opportunities for municipal governments to advocate, create, and expand victim services programs in partnership with the Government of Alberta and local organizations.

**Call to action #45.iii Renew or establish Treaty relationships based on principles of mutual recognition, mutual respect, and shared responsibility for maintaining those relationships into the future.**

Municipal government leaders can build relationships with local and regional Indigenous organizations and leaders to open space for conversation on issues of mutual interest.

Call to action #57 Educate public servants on the history of Indigenous peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Indigenous rights, Indigenous law, and Indigenous–Crown relations.

Possibly one of the most impactful ways that municipal governments can support reconciliation is to update internal training programs to regularly educate staff about the history of Indigenous peoples in Canada, including the residential school system, and how that impacts relations between Indigenous and non-Indigenous people today. This training may include a focus on intercultural competency, conflict resolution, human rights, and anti-racism.

Call to action #66 Establish funding for community-based youth organizations to deliver programs on reconciliation.

While this call to action is directed to the federal government, municipalities can also partner with local organizations to raise awareness and encourage conversations with youth about reconciliation.

Call to action #69.iii Encourage libraries to commit more resources to public education on residential schools.

Municipalities can partner with libraries to host speaker events and sharing circles and promote literature that will increase awareness about the history and legacy of residential schools.<sup>77</sup> Work with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system.

## 07 Evaluation and monitoring

Performance measurement is the ongoing, regular collection of information for monitoring how a program, policy, or strategy is doing. It is a systematic way of mapping the evidence of the progress that is being made toward expected results. Program evaluation is the “systematic collection and analysis of information about the process and outcomes of a program in order to make improvements or judgments about the quality or value of the program” (Chyung, 2015, p. 83). The main objective of program evaluation is to provide a neutral, evidence-based assessment of the program's relevance, design, delivery, and performance for informed decision-making (Government of Canada, 2021).

However, a more tailored approach must be adopted to evaluate the Truth and Reconciliation Commission's Calls to Action strategies. The culturally Responsive Indigenous Evaluation (CRIE) Model (Bowman & Cram, 2015) and other Indigenous Frameworks could be more appropriate. The CRIE model combines western evaluation paradigms with Indigenous paradigms for a blended approach to evaluation.

There is no standard approach to performance measurement and evaluation of community safety and well-being strategies. According to evaluation experts (Patton, 2015), this lack of outcome measurement is largely the symptom of CSWB being a relatively new field. When initiatives are in their developmental stages, much of the evaluation focus is on building the initiative and reaching a point of consistency and continuity. This will then allow for more formative approaches to evaluation that help to understand the fidelity and performance of the model (Nilson, 2018).

A more relevant approach to performance measure and evaluation of CSWB is the Community Safety and Well-Being Index- an aggregate indicator of shared outcomes from the economic, health, social, safety, and environmental spheres. This index combines the top indicators from each respective sphere to assess the overall level of CSWB (Nilson, 2018). From an efficiency perspective, there is considerable merit in pursuing such an index approach. There is a contention that such indices simplify multi-dimensional issues to ease complicated government decisions, reduce the size of indicator lists, and allow for comparisons between different geopolitical units (e.g., cities) (Nilson, 2018). Another benefit is that multidimensional indices bring realization to social conditions or problems that may otherwise go undetected until a crisis occurs (Stiglitz et al., 2009). It also represents both the community's wellbeing and the safety side of the coin.

Using this approach, the performance measurement and evaluation of community safety and well-being for the marginalized population must be focused on two broad layers of indices that reflect broader societal changes and the specific circumstances that increase the vulnerability or resilience of marginalized populations as perpetrators or victims of crime: 1) The risk indicators that may increase the presence of crime, victimization, or fear of crime in a community and may also increase the likelihood that individuals engage in crime or become victims. 2) The protective

factors in the broader community decrease the likelihood that individuals engage in crime or become victims.

This requires specific outcomes for various initiatives to be established with indicators and measures that monitor the progress towards long-term outcomes and more immediate and shorter-term outcomes/activities. These indicators must reflect baseline data and targets for a specific period. It should be in a form dashboard that also incorporates external data sources pertinent to the CSWB Strategy for marginalized populations, including the crime data from Lloydminster RCMP Detachment and any information made available through open data sources and shared-use agreements.


## References

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Assessment Location(s): <b>LLOYDMINSTER</b> <b>NORTH / EAST</b>	Date: 10/06/2024																																				
Covered: <b>Resident &amp; Community Safety</b>																																					
Assessment Team:	AREA: <b>NORTH / EAST COMMUNITY</b>																																				
<div style="text-align: center;"> <h3>5x5 Risk Matrix Example</h3> <p>Impact How severe would the outcomes be if the risk occurred?</p> <table border="1"> <thead> <tr> <th></th> <th>Insignificant 1</th> <th>Minor 2</th> <th>Significant 3</th> <th>Major 4</th> <th>Severe 5</th> </tr> </thead> <tbody> <tr> <th>5 Almost Certain</th> <td>Medium 5</td> <td>High 10</td> <td>Very high 15</td> <td>Extreme 20</td> <td>Extreme 25</td> </tr> <tr> <th>4 Likely</th> <td>Medium 4</td> <td>Medium 8</td> <td>High 12</td> <td>Very high 16</td> <td>Extreme 20</td> </tr> <tr> <th>3 Moderate</th> <td>Low 3</td> <td>Medium 6</td> <td>Medium 9</td> <td>High 12</td> <td>Very high 15</td> </tr> <tr> <th>2 Unlikely</th> <td>Very low 2</td> <td>Low 4</td> <td>Medium 6</td> <td>Medium 8</td> <td>High 10</td> </tr> <tr> <th>1 Rare</th> <td>Very low 1</td> <td>Very low 2</td> <td>Low 3</td> <td>Medium 4</td> <td>Medium 5</td> </tr> </tbody> </table> <p><i>What is the probability the risk will happen?</i></p> <p>SafetyCulture</p> </div>		Insignificant 1	Minor 2	Significant 3	Major 4	Severe 5	5 Almost Certain	Medium 5	High 10	Very high 15	Extreme 20	Extreme 25	4 Likely	Medium 4	Medium 8	High 12	Very high 16	Extreme 20	3 Moderate	Low 3	Medium 6	Medium 9	High 12	Very high 15	2 Unlikely	Very low 2	Low 4	Medium 6	Medium 8	High 10	1 Rare	Very low 1	Very low 2	Low 3	Medium 4	Medium 5	 <p style="text-align: center;">Follow-up</p>
	Insignificant 1	Minor 2	Significant 3	Major 4	Severe 5																																
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ITEM#	Risk Rank	RECOMMENDED ACTION	ACTION TAKEN DATE	BY WHOM
<b>#1 Homicide</b>	<b>25</b>	<ol style="list-style-type: none"> <li>1. Increased police funding / presents</li> <li>2. Relocate Men’s shelter to non residential areas as per the city bi- laws</li> <li>3. Avoid confrontations</li> <li>4. Report all suspicious activities – RCMP recommenced</li> <li>5. Walk in groups when possible</li> <li>6. Avoid known high activity hot spots</li> <li>7. Minimize nighttime excursions in the area</li> </ol>	<p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p>	<p>Lloydminster</p> <p>Lloydminster Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p>
<b>#2 Assault/ Robbery</b>	<b>25</b>	<ol style="list-style-type: none"> <li>1. Walk in groups when possible</li> <li>2. Avoid high activity areas</li> <li>3. Avoid confrontations</li> <li>4. Report all incidents to RCMP</li> <li>5. Stay alert</li> <li>6. Cause a seen</li> <li>7. Relocate Men’s shelter</li> <li>8. Comply with demands</li> </ol>	<p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p>	<p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Lloydminster Residents</p>
<b>#3 Break and enter \ Home Invasion</b>	<b>25</b>	<ol style="list-style-type: none"> <li>1. Report all incidents to RCMP</li> <li>2. Always lock all doors and windows</li> <li>3. Install security systems (including signage)</li> <li>4. Lock all gates / access points</li> <li>5. Bars on windows where practical</li> </ol>	<p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p> <p>Immediately</p>	<p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p> <p>Residents</p>

<p><b>#4 Arson /Fire</b></p>	<p><b>25</b></p>	<ol style="list-style-type: none"> <li>1. Report all incidents to RCMP</li> <li>2. Watch for signs of arson/fire</li> <li>3. Maintain parks and green spaces</li> <li>4. Clear unhouesd forts</li> <li>5. Clear unhouesd encampments</li> <li>6. Fire extinguishers</li> <li>7. Fire detection systems</li> <li>8. Fire suppression systems</li> </ol>	<p>Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately</p>	<p>Residents Residents Lloydminster Lloydminster Lloydminster Residents Residents Residents</p>
<p><b>#5 Theft / property damage /vandalism</b></p>	<p><b>20</b></p>	<ol style="list-style-type: none"> <li>1. Report all incidents to RCMP</li> <li>2. Lock all doors and windows</li> <li>3. Remove valuable from vehicles</li> <li>4. Security Systems (including signage)</li> <li>5. Hold perpetrator accountable</li> <li>6. Stay vigilant / inspect property regularly</li> <li>7. Report squatters / Unhoused trespassers</li> <li>8. Avoid confrontations / call police</li> <li>9. Relocate men’s shelter as per Bi-law</li> </ol>	<p>Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately Immediately</p>	<p>Residents Residents Residents Residents RCMP Residents Residents Residents Residents Lloydminster</p>

COPIES TO: (For Action)

## Current Crime Trends



1



Royal Canadian Mounted Police

Gendarmerie royale du Canada

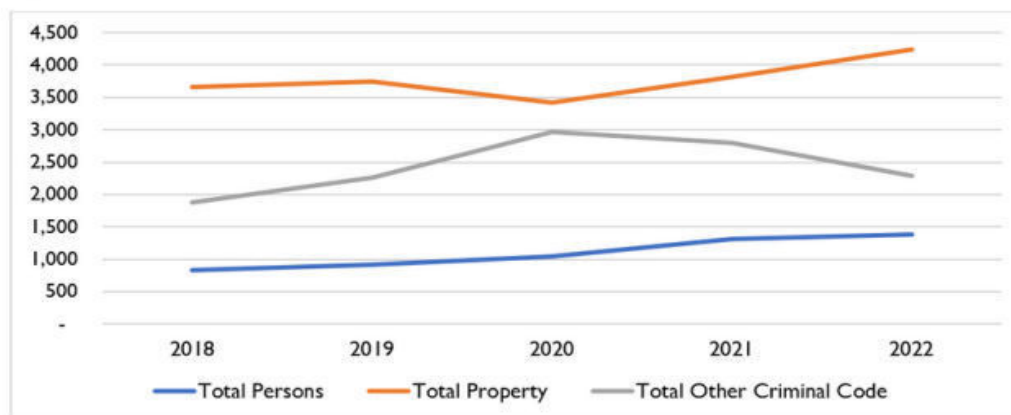
Canada

(For Information)

- Demographics & Population. **2023. 20,845.** 1.98% Annual Change. ...

In March the Lloydminster RCMP delivered its 2021 report to the city which indicated [an eight per cent increase in criminal code offences for 2021 when compared to 2020. Crimes against persons were up 24 per cent and property crime up 15 per cent.](#)

**Figure 1: Crime Statistics (Actual) January to December: 2018 -2022**



Source: Lloydminster Municipal Detachment, 2023

The total number of person crimes also increased from 837 in 2018 to 1,385 in 2022. This is an increase of 65.5% over a five-year period. Under total persons crimes, the high number of assaults (+ 55%) uttering threats (+79%) and criminal harassment (+89%) between 2018 to 2022 were the most significant and common increases over the five year period as shown in Table 1.

Property crimes also increased from 3,666 in 2018 to 4,235 in 2022. However, there was a decrease between 2019 to 2020 from 3,745 to 3,426 in terms of overall incidences of property crime. Under property crimes, theft of motor vehicle had declined from 431 incidences in 2018 to 272 in 2022. Theft Under \$5,000 had also declined from a high of 1259 in 2018 to a low of 776 in 2020. However, it increases again to 1001 in 2022. Because of lockdowns, business closures and telework becoming the norm for many Canadians, property crime offences declined sharply in Canada with the onset of COVID-19. For example, the decrease in the number of shoplifting incidents and thefts of \$5,000 or under contributed significantly to the drop in the crime rate and the CSI in 2020 (Moreau, 2021).

PRESIDENT Signature:	Date:
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To: Shannon ROWAN  
Subdivision & appeal Board Clerk  
City Clerk

FROM  
Affected Parties Opposed  
DAVID SKORETZ  
[REDACTED]  
LLOYD. SASK.

RE: Men's Shelter Expansion appeal!

Dear Shannon  
I am against the proposal of the new  
MEN'S Shelter EXPANSION. I have owned this  
property for almost 40 yrs. In the past 5 yrs  
the premise's have gone to HELL !! The  
neighbor HOOD & been taken over by  
CRAZY Homeless NESS. EATING out of  
the garbage all DAY & NIGHT at 7-11.  
We do not WANT this business open  
to drug infested BUM'S, at both  
necess & noon HR's children from  
ES LAIRD School have to walk thro  
the needles & garbage to go for  
their daily visitation. I have had my  
Bike stolen. LAST week my Truck stolen  
What's NEXT get BEAT-UP.

Oct 10/2024

Oct 8, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have live at [redacted] for 30 years and have seen in the past 5 years this shelter has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

DAVID SKOPEZ

[redacted]

0



**From:** [jenny robson](#)  
**Sent:** October 09, 2024 12:27 PM  
**To:** [Cityclerk](#)  
**Subject:** Please include in Oct 23rd appeal for community support centre expansion

---

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

██████████ Lloydminster Sk, S9V 0M6  
September, 15th 2024

Hello, my name is Jack. I am five years old. My mommy says it's not safe to go to the park anymore but I don't really understand why. I miss being able to go there and play. She also makes me wear my shoes outside, in our own backyard, she says it's dangerous for me to go barefoot. I love going barefoot. Why can't I do that anymore? We use to walk outside all the time, now not so much. I miss it. I miss waving at our neighbours. I miss seeing kids play outside. My mom said that if I write a letter to you, it might help get those things back somehow. Please help us. I don't want more scary people in our neighborhood.

Jack shanks  
A kid who just wants his neighbourhood back

**From:** [Jaime Kashuba](#)  
**Sent:** October 08, 2024 2:57 PM  
**To:** [Cityclerk](#)  
**Subject:** Attn: Shannon Rowan

---

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Men's shelter proposal

To whom it may concern,

I have concerns over the proposed location of the new/additional mens shelter. As a person with visual disabilities who can no longer drive, I rely on my manual and e-tricycles to attend appointments. I absolutely do not feel safe leaving my etrike secured in the downtown area as there have been multiple attempts to examine the three bike locks that I secure it with (there are multiple valuable components on an e-trike). This means that my main means of affordable and independent transportation is no longer viable as I cannot continue to put myself at greater risk of financial hardship and health and safety issues.

I am no longer comfortable banking at CIBC. I won't walk to my hair, massage and doctor's appointments or movie theater and post office unless during mid day.

The new concept for a shelter is commendable and well thought out; however, the location raises concerns. I DO believe that we need this shelter and that it will add value to our city and increase quality of life and safety for our homeless population.

These are a list of reasons why I do NOT agree with the proposed location:

Proximity to:  
Junior high school  
Daycare  
Multiple doctors offices  
Bank  
Homes  
Downtown businesses (which the city has already spent a lot of money sprucing up one block of 50th Street)

There is also an increase in crime and a large reduction in property values for the homes in the area. There are multiple residents and business owners in the area

who are now concerned with their personal safety and that of their staff, the mental wellbeing of their children dealing with school lockdown and fears over walking to school, the safety of their business and home assets, cleaning up human excrement and worries about their financial future as their property values go down.

I have no desire to see the homeless and the future of Lloydminster's provisions for their wellbeing, recovery and opportunities for personal growth be stunted by this proposed location. I do believe that there are locations available that do not put businesses, schools or homes at greater risk. One proposed location is the travel centre that is located just outside of the railway overpass, east on hwy 16.

This letter is written on behalf of myself, Jaime, as well as Shelley and Dwayne Kashuba.

We all reside at:

██████████,  
Lloydminster, SK  
S9V 0C7

If you require further information, feel free to phone me at ██████████

Jaime Kashuba

October 10, 2024

City of Lloydminster

Shannon Rowan

Subdivisions and Development Appeal Board (SDAB)

[rshortt@lloydminster.ca](mailto:rshortt@lloydminster.ca)

Jasmin & Marcin Paszkowski

Owners of Kleanrite Drycleaning

██████████, Lloydminster SK S9V 0L5

██████████

Dear City of Lloydminster,

I am writing to express my concerns regarding Development Permit No. 24-4445, which pertains to the proposed Community Support Centre at 4720 50 St, Lot 1, Block 10, Plan 101836852. After careful consideration, I believe this location is unsuitable for the intended purpose

The proposed site is in close proximity to residential homes, families, a school, a Kids Gymnastics Centre, and numerous businesses, including our own, Kleanrite Drycleaning, which is approximately 350 meters away. My concerns are not merely theoretical; they are based on our recent experiences during the last winter (2023/24). The warming station, which was in operation during that time, attracted individuals who engaged in problematic behavior, including drug use, harassment of employees, and defecating and inappropriate sexual activities around our premises. These issues had a significant negative impact on our business environment and safety.

This summer, we have had similar problems with individuals frequenting the Men's Shelter. About eight weeks ago, we experienced a situation where people were running from the police and attempting to hide in our building, and we recognized them from the Men's Shelter. There is not a week that goes by without our alarms being triggered due to attempts at breaking in from the crowd that the Men's Shelter draws. Additionally, our employees face harassment from these individuals when we open for business or when we are closing, including confrontations and altercations. We can provide specific details on these incidents if needed.

Furthermore, if this project proceeds, I would like to know whether the City of Lloydminster will assume responsibility for the safety and well-being of our 20 employees. Will the City be liable for theft and mischief occurring in areas such as the railroad and Miner Park by ES Laird Junior High School, which are frequently found with discarded needles and other hazards?

Additionally, I urge that if a Community Support Centre is to be established, it needs to be located away from residential properties and areas where individuals could easily access drugs. The current site is too close to these sensitive areas, which exacerbates the risk of negative impacts on the community.

Lloydminster already has several community facilities, such as churches and community centers, that are equipped with gymnasiums, kitchens, and public washrooms. Additionally, there are many local businesses that could potentially offer employment opportunities for individuals in need, such as tasks like shoveling snow, cleaning windows, or maintaining public spaces. Despite this, our business has not been approached by anyone from the Men's Shelter seeking employment, which raises questions about the effectiveness of current support systems.

My primary concern is the safety of the surrounding community and the potential devaluation of nearby residential properties. Do not the family and their homes around the Men's Shelter matter? I strongly oppose the development of the Community Support Centre at this location and urge the City of Lloydminster to reconsider this proposal.

Thank you for considering my perspective on this matter.

Sincerely,

Jasmin & Marcin Paszkowski

Kleanrite Business [REDACTED]

Jasmin [REDACTED]

Oct 9,2024

Att: Shannon Rowan (SDAB)

re: expanding men's shelter

Affected Adress: 4720-50<sup>th</sup> st , Discretionary Use: Community Support Centre, App# 24-4445

You can clearly see the concern from the area residents, school families and business owners. The disrespect from these people are over the top. I have been in business downtown for over 27years and have only cleaned up the back alley twice a year until the shelter came now its twice a week. The shelter used to be for people trying to get back on their feet now it is housing addicts, thief's and people with 0 respect for others. This past 2 years is the first time in 27yrs I have to open the back door and make sure the staff is ok to leave work so why is the board so blind to these situations. 2 weeks ago a guy walking with ½ drank 40 of alcohol was swearing and cussing and shortly after a lady dropping her crack pipe as we worked to make our building better makes us sick. Or how about the guy stopped to ask what we are doing and said he's from Meadow Lake and is coming here with others when it expands !!! You have decimated our property value and people can't sell even if wanting or needing to. Our customers are now saying they are uncomfortable coming to our area and this is affecting our livelihood . Now get this shelter away from the general public like south of your water plant where the bunkhouse used to be (or old Spca ) so they can Grow food on plots and build things like Ice shacks or furniture to sell as they do in North Battleford and teach them something rather than what's happening. You can also come buy my buildings for the appraised value so I can relocate to keep our store in Lloydminster.

Jason Garrett- Hot Peppers Clothing

██████████

Lloyd,Sask S9V0T6

**From:** [jenny robson](#)  
**Sent:** October 09, 2024 5:34 PM  
**To:** [Cityclerk](#)  
**Subject:** Please use for October 23 meeting for the appeal for community support centre

---

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am just wishing to express my deep concern for the expansion of the mens shelter. It has caused my property value to drop. From 2019- 2023, my property value has dropped from \$250,200 to \$185,300. The town has said it will continue to drop. This men's shelter is causing crime, by bringing in dangerous individuals who are committing these crime. I have had two break ins to my house in the last 2 weeks. And it just keeps happening. Address [REDACTED] s9v 0m6 Lloydminster Sk. No one is helping. No one is taking responsibility. Our neighborhood is begging for help.

Jennifer robson  
[REDACTED]

Oct 8, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have live at [REDACTED] for 44 years and have seen in the past 5 years this shelter has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

[REDACTED]

JUAN SEGOVIA,



Oct 8, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I live at [REDACTED] and this shelter has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

[REDACTED]

Lawce Stodot

**From:** [Kristin Presley](#)  
**Sent:** October 08, 2024 5:48 PM  
**To:** [Cityclerk](#)  
**Subject:** Attn: Shannon Rowan re: Concerns Regarding the Proposal of  
Community Support Center

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

 [Letter of Concern.docx](#)

Kristin Presley

██████████

Lloydminster AB, T9V 3P8

████████████████████

██████████

Attn: Shannon Rowan  
City Clerk  
City of Lloydminster  
6623 52nd St  
Lloydminster AB  
[rshortt@lloydminster.ca](mailto:rshortt@lloydminster.ca)

To Whom It May Concern,

Subject: Concerns Regarding the Proposal for the  
Community Support Center at 4720 50th St

I hope this letter finds you well. I am writing to express my concerns regarding the proposal to establish the new Community Support Center at 4720 50th St. While I support the mission and objectives of the Community Support Center and the vital services it provides to our community, I have several reservations about the proposed location.

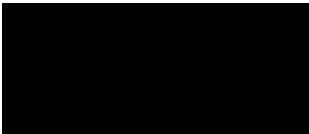
The chosen site at 4720 50th St is in close proximity to residential areas, and many local residents are concerned regarding safety and security. A larger facility in this area means increased foot traffic and activity associated with the center could pose risks to children and families in the surrounding areas. The current facility brings in more littering, drug paraphernalia, and crimes into the area which drastically lowers property values and community safety. Who will be ensuring that the center has adequate security measures in place to protect all community members? Who will enforce curfews to prohibit Center residents from late night theft? Who will be responsible for cleaning up the neighboring homes and streets from their littered waste? Who will help the children feel safe to play in their backyards?

I understand that finding an appropriate location for such an important service can be challenging. However, I urge the decision-makers to consider alternative locations that might better serve the

dual purpose of providing community support while minimizing the impact on local residents. For example, away from all schools and residential areas.

Overall, more engagement with the community for additional feedback and exploring other potential sites could be beneficial in finding a mutually agreeable solution. Thank you for considering my feedback.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Kristin Presley

**From:** [Al Kazlaskas](#)  
**Sent:** October 08, 2024 8:31 PM  
**To:** [Cityclerk](#)  
**Subject:** Attention Shannon Rowan

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my opposition to the appeal in the matter of application #23-4445 at 4720 50 Street for the purpose of a community support centre.

My reasons for opposing this location are

- Location is alongside a residential area
- Location of a school in the area
- Concerned for plummeting property values
- Concerned for questionable individuals loitering in the area
- Concerned for reports of increased crime in the area
- Creating a nuisance which contradicts zoning bylaws

I have lived at this property for over 30 years. I have good neighbors and am close friends with many of them. Over the past years since the Men's Shelter has been in operation, we have all witnessed the steady decline in our neighborhood. From people camping out right across the street from the shelter for prolonged periods of time without repercussions, to people squatting in empty properties. I witnessed tents erected along the fence by the railroad tracks just this past weekend. All summer long I have driven past the shelter to see groups of people camping along the business across the street. And it seems that the shelter and the city has turned a blind eye to this.

I am recently widowed and now live alone. I used to work downtown and walked to work every day. I would not walk to work downtown now. I have two dogs that offer me some peace of mind, but I definitely would not feel safe in this house alone without them. I have heard many reports of theft and vandalism, not to mention the murders just two blocks from my home. How am I supposed to feel safe in this neighborhood?

In my opinion, the shelter has perpetuated the problems in the area. By providing meals to upwards of 250 individuals up until recently, they have drawn these individuals to this area, and they have lingered, awaiting their next free meal. The shelter does not seem to see what's going on outside their property lines.

It is my understanding that the shelter does not have the funding for their proposed expansion and is fundraising for the purchase of the property. From what I've seen since the shelter opened, their proposed expansion will only make matters worse, drawing more actively addicted individuals to the area, as they propose 30 beds designated for actively addicted individuals. If they are bringing these people into the area, are they planning to assist them with detox or require them to actively address their addictions? Bringing them into the area and just providing shelter for them will only exacerbate the problem.

The zoning states that the proposed land use must not create a nuisance. The shelter is already creating a nuisance, as I've previously outlined. And if they plan to start out as just a warming shelter, where are those people going to go after the allotted time for warming? They will be roaming our neighborhood, looking for shelter anywhere they can find it.

In summary, I urge the board to refuse the appeal based on the increased crime rate in the area, which has created a threat to public safety, decreased property values, and has become a nuisance to the public at large. The shelter should focus on the 28 beds they currently have funding for and put more effort into making our neighborhood safe again.

Marion Kazlaskas

██████████

Lloydminster, SK S9V 0K4

**From:** Mark Sampson <[REDACTED]>

**Date:** September 23, 2024 at 12:46:20 PM MDT

**To:** [rshortt@lloydminster.ca](mailto:rshortt@lloydminster.ca), Ren Sampson <[REDACTED]>

**Subject: Development Permit Application 24-4445**

To whom it may concern:

I, Mark Sampson, own [REDACTED] Lloydminster, SK thru 1602952 Alberta Ltd. I operated my business from this location for several years. I have since rented out the building to a downtown business.

Myself and my tenants are highly opposed to the proposed community support centre. The current facility has caused significant harm and nuisance to the area. The patrons of the support centre have caused the neighbourhood to decay at an alarming rate, reducing desirability and property values of the entire neighbourhood. The neighborhood (residential and the downtown) is no longer safe for the public, the elderly or children. Most business, including mine and my tenant's, now operate a "locked door" policy and are no longer open to the public to protect their staff. Patrons to downtown businesses are harassed and victimized. Vehicles and items stored outside are no longer safe. Residents, businesses and visitors are endlessly cleaning up trash, filth and debris. Nearly a state of lawlessness exists with crime normalized with little to no meaningful response from public safety. This situation has escalated exponentially in the past three years. This is a major problem and needs to be solved, not exacerbated with the a larger or additional Community Support Centre.

Unfortunately we cannot give the Community Support Centre the benefit of the doubt. The centre does not control its patrons and the networks they attract (nor should we expect them to.) The history of the patrons at the centre, and support centres in other communities has given us all a clear expectation that any expansion would increase the unacceptable toll on the neighbourhood. In the opinion of myself and many others the existing centre should be closed, not expanded.

To approve application 24-4445 would constitute an absolute system failure of city governance due to the known nuisance the centre brings. The City has spent considerable funds and effort to beautify and promote downtown while the existing support centre patrons have chased off most private investment.

This is the second application by the Community Support Centre for expansion and the

neighbourhood has strongly opposed it due to the issues the support centre brings.

Our community has a wonderful facility at the Slim Thorpe to help those in need. My wife worked there two years ago. At the time, the facility was underfunded and could take on more patrons if more funding for staff was available. From the 40,000 foot view, it would be wiser to fully fund existing facilities than to create more brick and mortar infrastructure for those in need.

As a property owner, business owner, tax payer, son of Lloydminster, and father, I cannot in good conscience support, and do not support application 24-4445 nor the existing Community Support Centre.

Regards,

Mark Sampson

██████████



**October 09, 2024**

**TO:**  
Shannon Rowan  
Subdivision and Appeal Board Clerk  
City Operations Centre (6623-52 Street)  
780-875-6184 Ext 2212  
cityclerk@lloydminster.ca

**FROM:**  
Marlo Savoie  
[REDACTED]  
Lloydminster, SK  
S9V0L8

**RE: Men's Shelter Expansion Appeal**

**Dear Shannon:**

**I OBJECT** to the appeal to expand the Men's Shelter. As indicated in this letter, my arguments still stand. This shelter needs to be moved well away from this location and managed appropriately, which it has not been.

As a homeowner living near the former Men's Shelter, I have had enough! After the purchase of my home, I have watched this land use continually degrade. What was originally intended to be an emergency shelter only, soon became a district for homeless loitering. The area is dirty, overrun, and unsafe.

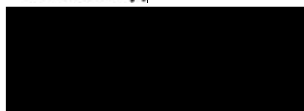
The presence of these homeless individuals is degrading my sense of wellbeing and community. I refuse to even walk my dog in this area of town as I do not feel safe anymore. In fact, I feel like a prisoner in my own home. For example, the one day I did walk my dog, I was disgusted by the many piles of human feces around the perimeter of a nearby park (across from the Gospel Church). I also saw needles lying about the schoolyard and have since purchased running shoes with steel shanked-soles due to needle hazards. We have also suffered multiple thefts (including theft of our truck).

Furthermore, after completion of the expensive 50<sup>th</sup> Street project, I find it appalling that these people are sitting right at the edge of this 'beautified street'. The Homeless have chased out good businesses around the Shelter, vandalized the buildings of these vacated businesses, and continue to degrade the property values of nearby homes (mine included). I am embarrassed to even say my address anymore because I live in an area that is now being referred to as 'The Hood'.

There are more young children than ever in this neighborhood, and it concerns me that such a place is being operated so close to them. This is dangerous to our children!

This Homeless Shelter needs to be moved well away from residential and completely out of eyeshot of our downtown. I feel like The Homeless are being rewarded while we homeowners and downtown business owners are bearing the consequences. I think the people in this community have suffered enough and deserve better. It's time for this center to be moved elsewhere! And please STOP proposing any new additions to this facility. Just MOVE IT already!

Sincerely,

A solid black rectangular redaction box covering the signature of the sender.

Marlo Savoie

Oct 8, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have live at [REDACTED] 10 years and have seen in the past 5 years this shelter has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

[REDACTED]

MARLO SAVOIEK

**From:** [pamela norbury](#)  
**Sent:** October 10, 2024 7:18 AM  
**To:** [Cityclerk](#)  
**Subject:** Men's shelter

---

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

We need the men's shelter to be moved out of city limits, even just.  
Keep it away from residential and school areas. It is not safe and you know it.  
You must think about the children.  
Do what is right and what is just.

Thank you,

Pamela Norbury

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**From:** [shawna harwood](#)  
**Sent:** October 09, 2024 6:05 PM  
**To:** [Cityclerk](#)  
**Subject:** Fwd: Proposed Community Support Centre

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Shawna Harwood, I am resident at [REDACTED] Lloydminster SK. I am writing in regards to the proposed Community Support Centre at address 4720 50 Street. While I am in agreeance that something needs to be done to address the people in need of shelter in Lloydminster, I do not agree with the location of this building is being proposed. This area of Lloydminster has been very negatively impacted with the houseless population that congregate around the men's shelter. There has been a lot of crime activity, drug use, prostitution etc. in this area that has increased in the 2.5 years since I first bought my home in 2022. I think it would be better for the residents of this area and Lloydminster in general if this Community Support Centre could be put somewhere that isn't so close to residential areas. I also find it alarming to have the facility so close to a middle school, and daycare it doesn't seem safe for the children that attend those locations. Lloydminster is not a large city, everything is potentially within walking distance. Something like this should be placed in one of the more secluded industrial areas. Downtown Lloydminster does not feel safe any longer, as a woman I do not feel safe walking at night in my own neighbourhood and feel that if the Community Support Centre goes forward at this location I will not feel safe at all in my own home.

Thank you for your time and consideration

Shawna Harwood

[REDACTED]

[REDACTED] Lloydminster SK

Tammy D. Wallace

[REDACTED]

Lloydminster, SK.

S9V 2E5

September 24<sup>th</sup>, 2024.

Attention: City of Lloydminster Planning and Development Department

I am writing this letter to express my strong disagreement with the proposed expansion of the Men's Shelter located on 50<sup>th</sup> Street, Lloydminster, SK. (Application # 24-4445). The current location of the shelter has already put heavy strain on the neighboring residents, neighboring businesses, as well as many other commercial and residential areas around the city. The largest contention I have with the current location of the shelter is the proximity to E.S. Laird Middle School, which is a mere 650m. The shelter draws a particular group of people to the area, and the age group of children who attend middle school in the area are very vulnerable and impressionable. With the recent change to grades now in attendance at the school, children range in ages of 10-14 years. This is why the City of Lloydminster Planning and Development department must reconsider Application #24-4445.

There is no easy solution to the problems we face as a community. But the current situation regarding the less fortunate in our community is becoming more problematic with each day that passes. Crime, violence, drug use and prostitution are overtaking our community. The location of the Men's Shelter is currently attracting more of these criminal acts into the fragile and vulnerable neighborhoods. However, these acts of crime have spread much further than the 150m, the city deemed to be worthy of being notified of the expansion. Often reaching the far Southern and Northern parts of the city, home owners and businesses are being tasked with cleaning up garbage, human feces, and previously used drug paraphernalia from their property. The property in which they pay city taxes on. As stated in the newly adapted Lloydminster Community Safety Strategy, which was approved by council on July 6th, 2024 "Safety is defined as the extent to which people feel safe to enjoy moving around their environment and using facilities and amenities in their neighborhood." (Page 5 Lloydminster Community Safety Strategy). The residents of Lloydminster no longer feel this way. It also states that "...a community safety and wellbeing strategy must focus on not only crime incidences but also risk and vulnerability, and deal with the many factors contributing to crime and safety." (Page 5 Lloydminster Community Safey Strategy) The residents of the City of Lloydminster are at their wits end. The overall well-being of the community should be the city's number one priority, yet it feels as though it is being pushed further down the priority list for our elected city officials.

It is with strong belief that the City of Lloydminster did not communicate the proposal adequately or truthfully with the residents of the city, or local business owners. The public notice issued in the September 12<sup>th</sup>, 2024, addition of the Meridian Source clearly states that application #24-4445 is for the discretionary use of the Community Support Center. However, there has been

no legal name change to the Men's Shelter. Therefore, the public notice issued in the paper was done using inadequate information to the public. An indiscretion that would have been easily overlooked by the public as no formal or public change to the name of the facility was made prior to the application date. Many people who saw the notice would not have known the facility applying for discretionary use was in fact the Men's Shelter. This should have been made clear to the public with the public notice that was issued.

The increase in population of the less fortunate has been significant in the city over the last few years. With a heavy increase in the immediate area, downtown and E.S. Laird Middle School Zone. Residents are left wondering where did they all come from? Yet bringing to light the great need for a shelter in our community. However, according to any research I have completed, the current requirements for access to the shelter are that the individual be 18 years or older and be homeless. This is unacceptable. Should the expansion take place the organization should be mandated by the city to increase these requirements regardless of its location. For example, residents requiring the use of the facility be involved in community service around the city, refrain from the use of drugs and alcohol, receive and take any required medications, attend appropriate AA or NA meetings, and be under the supervision of a shelter contact to ensure that the persons using the shelter always uphold these regulations. Should any person using the facility fail to comply with these regulations, the organization would be within their legal rights to remove said person from the facility. Should the shelter fail to ensure these requirements are met, the City of Lloydminster should be allowed to re-evaluate any permits or licenses the organization holds with the City of Lloydminster. Stronger regulations put forth by the shelter would provide residents, as well as parents of students who attend E.S. Laird Middle School, a much-needed peace of mind that regulations have been put in place by both the organization and city to help reduce the amount of crime in the area in which the shelter resides.

The shelter should also allow any persons requiring use of the shelter to have access to the shelter during the day. The current business hours indicate the shelter is open 24 hours a day, however this is not the case. The shelter is known to ask residents using the facility to leave the building during daytime hours for cleaning purposes. This then leaves those using the shelter nowhere to go, so they are forced to take to the streets. This then adds to criminal activity as well as gang related incidents. The gangs are the predators and the less fortunate are their prey. Although sanitization is critical to the health and safety of all parties, asking the residents to exit the building the full duration of the day needs to stop. Not only for the surrounding area but the less fortunate as well. Another requirement of regulation to obtain use of the shelter could be that residents involved with the program should be required to help with daily sanitization tasks. Some sanitization-related tasks for residents could include but would not be limited to changing bed sheets, cleaning bathrooms, washing dishes, sweeping and mopping floors. Having them help with daily tasks within the shelter would provide much needed aid to staff members, as well as provide residents with much needed structure which is key to any chance of recovery. It would also help the organization to filter out those who are truly in need from those who are abusing their charity.

The hospital is another area of concern. It is not equipped to handle the ever-growing number of people who require medical attention. It is no secret to the community the number of times emergency crews are dispatched out daily in the city. There is no area within the hospital in which patients that are mentally unstable or in need of detox to be removed away from other

patients, either adult or child. Collaboration measures with surrounding facilities such as the Onion Lake OH Addiction Treatment Center, the North Battleford Sask Hospital, Vermillion's Addiction and Mental Health Services, the Wainwright Adult Community Services Addiction and Mental Health Center, as well as the local Slim Thorpe Recovery Center located in Blackfoot should be strongly considered being made by the Men's Shelter organization and Lloydminster Hospital to help aid the already overworked nurses and doctors of the ER, as well as the local ambulance and rescue crews. Transportation to these facilities could be provided using a shuttle van similar to the Handi-Van, or Fred North Community Shuttle. All suggested centers listed are within 90 minutes from the City of Lloydminster. It would be worth consideration that funds raised through the annual Regional Health Foundation Gala be allotted to aid in the purchase of such a vehicle. Trained addiction professionals would be required to accompany any persons requiring use of the shuttle, which could pose a challenging problem to such an idea as medical staff is in desperate need already. But it is an idea that could be considered, I'm sure.

Another use of funds raised by the Regional Health Foundation Gala, could be used to expand the Lloydminster Hospital to include a psychiatric/detox ward. This of course would require assistance from both Alberta and Saskatchewan Governments along with the City of Lloydminster itself, as residents of Lloydminster use the hospital regardless of which side of the border they live on. This would require years of planning and unfortunately will not help the current situation at hand that is plaguing the City of Lloydminster but could be considered as a solution to aid in the future. It is my belief that an expansion to the Lloydminster Hospital already be under consideration as the city's population has been steadily increasing since its original construction in 1984, and no expansion to the building itself has been made yet.

Now, with all this being stated, I realize the number of people in need far exceeds the amount of resources in which the city has to currently offer. Even with the possibility of an expansion to the shelter, the number of beds would not meet the needs of those requiring them. Leaving many still left to find shelter on the city streets. A solution to this issue could be an allocated area, designated by the city, to allow any persons able to set up temporary shelter within said designated area. This area could be within city limits, yet far enough away from any areas zoned as residential or school/playground zones. This area should be equipped with adequate porta-potties, as well as a soup kitchen and donation center close to the location to ensure all needs are met for the residents living in such an encampment. Larger cities across Canada have started implementing such designated areas and have seen a decrease in crime related activities in residential areas. An example of this is Halifax, Nova Scotia which approved 9 new sites for homeless encampments in July of 2024. Providing designated space for safe encampments for those in need, reduces the amount of drug related crime, acts of violence, and gang related activity from within the community as a whole. It would also make monitoring by the local police easier and more efficient. Having such a space for an encampment within city limits would also ensure that any emergency response teams would be able to reach any person in medical distress in an efficient time frame. I also feel that such an encampment within the city would also give those needing such an area, a feeling of acceptance. I cannot imagine how unwelcomed these individuals feel having to move from place to place viewed as an inconvenience. Some people might just need a space to set up shelter from the cold while they process the challenges the



current economy has thrown at them. This feeling of acceptance can easily be given should the City of Lloydminster allow a place for it.

In conclusion, I ask that Application #24-4445 be reviewed with great contemplation. Taking into consideration all areas of the community and putting the safety of residents first. It is the responsibility of the city and community to come up with a solution that suits the needs of everyone. Stronger regulations for the use of the shelter, a localized encampment area, and an agreed upon collaboration with surrounding facilities should be taken into consideration prior to approval of the proposed application. Future plans to expand onto the Lloydminster Hospital in the very near future should also be considered. Should the Men's Shelter and the City of Lloydminster not have these regulations in place prior to the proposed expansion, the shelter's application for discretionary use should be denied.

I would like to thank you for taking the time to address my concerns with the proposed application. I am a born and raised resident of the Town of Lloydminster and have watched it flourish into a city. I have always been proud to be a part of this community, but what I have watched this city turn into is straight out of a science fiction novel. Never in my 42 years of living here did I ever imagine my hometown would be so unrecognizable. I do believe that our city needs a larger shelter, but not at the expense of the surrounding neighborhoods, business, or students.

Sincerely,

Tammy D. Wallace

**From:** [jenny.robson](#)  
**Sent:** October 09, 2024 12:25 PM  
**To:** [Cityclerk](#)  
**Subject:** Please include this for the Oct 23 appeal for men's shelter  
"community centre" expansion

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

██████████ Lloydminster Sk, S9V 0M6  
September, 15th 2024

I am writing to formally express my objection to the proposal to relocate the men's shelter closer to my residence, as outlined in the letter received on September 9th. The potential relocation has deeply concerned me, considering the impact it could have on the safety and well-being of my family and neighbours.

The current proposal to relocate the men's shelter closer to residential areas, and as close as it could possibly be to my own personal residence, raises significant apprehensions regarding increased foot traffic, rise in criminal activities, and overall major safety concerns. The recent surge and steady increase in petty theft, vandalism, violence, and alarming incidents involving drug paraphernalia in the vicinity has had a profound impact on the security and peace of the neighborhood. The proposed relocation not only poses a threat to our safety but also raises serious questions about the measures in place to protect the rights and security of the residents in the area. I urge you to reconsider the decision and engage in a more comprehensive dialogue with the community to address our concerns more adequately. I welcome the opportunity to participate in discussions and provide further insights to support a more viable solution that ensures the safety and well-being of all residents. I look forward to your prompt response.

Above; was the calm and collected letter that I thought I was going to submit to you today. Unfortunately after re-reading it many times, I just didn't feel right. It wasn't raw and gritty enough, and it didn't quite get the.. sense of suffering.. and frustration.. that our neighborhood has had to endure these last few years. So here is my more passionate second attempt. THIS letter right here is my official objection, in response to the proposal letter I recieved on September 9th on the relocation of the men's shelter. I object to relocating it even closer to my residence. I object to you inviting even more unhoused into our neighborhood. I object to inviting even more people who suffer from unmanageable mental illnesses and drug addiction onto my door step. There isn't just one simple reason I object to this, there are SO many, I can barely write them all down. When we moved into our cozy little house, family was the only thing on my mind. We didn't mind living by the men's shelter because there weren't many people frequenting it and it never directly influenced/affected my life, or the lives of my loved ones. I use to bring fresh baked goods over to them! I use to help. I use to walk the neighbourhood with my TWO year old, multiple times a day and wave at the neighbours, and the few individuals who were unhoused and stayed close to the men's shelter. They were friendly. I did not fear them. They were clean and doing well, but needing some support. I was okay with that. Now? I would never walk the block by myself let alone with my children. Neighbours/ friends have had break ins, they have had so many things stolen, and vandalised. One mother in our block said someone broke into her house in their underwear while on drugs. Another had their tires all slashed. Who is going to pay for those tires? Not the city. Petty theft and crime have sky rocketed and it seems like the police can NEVER do anything about it. Let me ask you this Roxanne, Can YOU imagine having someone take a litteral crap on your lawn? How about you imagine being bothered by the constant smell of urine on your fence where your children play in the "freedom" of your own backyard. Imagine having things thrown over your fence to cause harm to your animals.

Chicken bones. Meat with nails in them. Just imagine if this were how YOU had to live. I've had neighbours tell me their children have walked outside only to find used narcan kits, and syringes on their front lawns. People have found dead bodies in our area. People have overdosed on our lawns. The last time I walked the block with my toddler, I let him walk up the church steps, thankfully I walked right close behind him because when he reached the top of the stairs, he found a bag of clean syringes, used syringes with no caps on them, razor blades, a bag of what looked to be cocaine, a crack pipe and I don't even know what else. I was fast enough to stop him from touching anything - but what if I didn't? What if I wasn't fast enough roxanne? Why do we have to worry about stepping on syringes while walking on our own properties? Can't I go bare foot? WHO is protecting us? I have had so many encounters with unhoused, unhinged, unsafe people, that I feared them targetting me and breaking in with ill intent. Why do we need to be scared to live in our houses? I want to raise my family and have the same safety as everyone else in town. It never use to be this scary. Hearing people try your door handle and window to see if it's unlocked at night. It's scary. Seeing people hop the fences of neighbours. It's scary. Having people set up tents directly next to your house. You get the picture. I've seen two men dragging a young visibly drugged up woman who couldn't walk on her own, behind the men's shelter. Ive heard screams at 3 in the morning. I can't take my child to the park anymore because of all the things I've found in the sand and on the play structures. Can YOU say you've dealt with the same things? Do you need further explanation, or have I listed enough reasons for objection.

This location is to close to residential, families, a school, and over 200 businesses in the downtown area, and those 200 plus businesses are there to serve the whole community. The proposed location is not a suitable location for all those involved. Our segment of the community is being terrorized. This community support centre needs to be moved away from schools, residential families, seniors, and downtown businesses. Why this is not obvious to all concerned is beyond me. The location they have should be sold, and the money used to purchase a building in a more suitable location.

Maybe I should also mention property VALUE decreasing. We no longer have the ability to sell our property. The city keeps saying it's worth over 200,000. Yet we cant even sell it for WAY less then that, why is that? It wouldn't be what the men's shelter brings to the neighborhood is it? We can't even relocate because of what the city has brought our way. We CANT EVEN rent them out, no one wants to be here and the only ones here are stuck. I have a proposal for YOU. The city of lloydminster should be fairly compensating ALL the residents who live within 150 meters of the men's shelter, by purchasing our unsellable properties. THAT is fair. Then we can actually get AWAY from it all. Or you could simply move it out of residential areas. The neighborhood has deteriorated and continues to do so, as does the quality of life we as a neighbourhood experience. Did you hear that? Our quality of LIFE. We are people. We have families. So Roxanne, you sit back and think, would you want your family and children subjected to the things that I've listed? The experiences I've shared with you. Things that will likely inevitably get WORSE - when the quantity of unhoused is quadrupled with this bigger shelter.

Hey maybe there will be another triple homicide in the neighbourhood. Maybe a fourth house will burn down due to people causing fires. Wait wait wait, maybe more kids will have their bikes stolen. I really do want to be polite but I struggle when this enlarged shelter will be a huge F\$#@ you to the neighbourhood and all our struggles. I propose you guys build it farther from residential areas. Maybe right beside the mayor's house?

Thank you for your time.  
Greatly appreciated  
Signed, one frustrated individual.

From: Valerie Cadrain <[REDACTED]>  
Sent: Wednesday, October 9, 2024 5:00 AM  
To: Cityclerk <[cityclerk@lloydminster.ca](mailto:cityclerk@lloydminster.ca)>  
Subject: Community Support Centre

Attention: Shannon Rowan

I oppose the Community Support Centres expansion entirely. The last few years businesses and residents of the east side have experienced severe repeated trauma and people have had enough. Is this acceptable? Homes have been broken into several times, feces and needles littered on property, homeless camped out in yards. There are homeless using washrooms to shoot up with drugs, stealing items, sleeping in sheds that were locked (cutting the lock off), fires started in garbage bins, overdoses on front lawns or boulevards, our children are seeing this. Neighbourhoods need to be safer, it is our right to feel secure. Insurance has gone up because of several break ins, this is what I discovered last fall talking to real people. I spoke with a few homeless people, one was dropped off by his mother who lives in Onion Lake (she didn't want him around), someone from North Battleford was dropped off here because the resources there were used up, another one stated who was a resident in the Men's shelter wanted to get a job but realized the Men's shelter was a joke. He witnessed prostitution, drug exchanges, and violence. Furthermore, these people were removed rather promptly when they camped out by Cenovus or our city hall. Why can we not be as decisive when our residential zones suffer these atrocities?

Concerned citizen

Valerie Cadrain

[REDACTED]

Lloydminster Ab  
T9V3M8

Sent from my iPhone

**From:** verna Cundliffe <[REDACTED]>  
**Sent:** October 09, 2024 4:33 PM  
**To:** Cityclerk  
**Subject:** Men's shelter . public hearing

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EXTERNAL SENDER: Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Public hearing on Oct 23/24

To the City of Lloydminster and the Subdivision and Development Appeal Board:

I am very opposed to any type of expansion for a men's shelter or warming shelter or whatever you may wish to call it in the existing area at the present mens shelter. I do not live in that area of town but I am a resident of Lloydminster. I do not feel safe in any area of that part of the city. That means that I will not go into that area to visit anyone or to do any business with the businesses in that area.

What is the true definition and purpose of the present men's shelter? Do the occupants need to be clean, sober and weapon free to spend the time there? Are they people that are truly looking to find a better life? Maybe a new Center away from residential. Maybe a bus program for them to access both the facility and the "help" opportunities in the city , thus keeping them somewhat safe also.

Those that are mentally unstable need help . Those that are addicted need help . Both will reach out when they themselves wish to change.

Only when the individual reaches that low point will they then decide for themselves to make a change .

Some tough decisions ahead but to put hard working citizens, their children and their property at risk is totally wrong.

Do you have property that is away from our children and residential area to put a new site on?

Have a town hall event for people to come forward with ideas and solutions. There are many of us passionate about finding a solution to this situation.

Thank you for your time,  
Verna Cundliffe

Sent from my iPhone

**From:** [Anwar Mangla](#)  
**Sent:** October 11, 2024 10:08 PM  
**To:** [Cityclerk](#)  
**Subject:** Men's Shelter Expansion

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date: October 11, 2024

To,  
The City Clerk,  
City of Lloydminster,

I am reaching out to you to express my objection to the overturning appeal to the expansion of Men's Shelter located at 4720 50 Street.

I have a condominium in the Glencoe Park and I am also an office holder for Ahmadiyya Muslim Community (Baitul Amaan Mosque located at [REDACTED]).

We have witnessed and still seeing increased traffic and various activities around the surrounding area of Men's Shelter which put everyone's safety on risk.

We have gatherings at our mosque where sometimes, our women and children are there and they have already expressed their concerns about safety.

Some young members of our community used to ride their bikes to our mosque and were threatened by people around men's Shelter and now they don't want to bike due to unsafe conditions.

This place has already created so much nuisance that people on the east side of Lloydminster want this shelter moved to the outskirts of the city.

I would also like to suggest better rules and regulations for the shelters/community support centers. Ideally, people who need help with addictions should be at Thorpe recovery center and a new partnership should be established between both the provinces, the city and Thorpe recovery center where they can provide support for people who need help to get clean and become a productive part of the community.

At the current status, the management of Men's Shelter failed to ensure the safety of others and should not be granted an expansion permit.

I also like to thank to the City of Lloydminster for seeking opinions from the neighborhood who are affected the most.

Sincerely,

Anwar Mangla

Address: [REDACTED]

Lloydminster, SK S9V 0T9

date

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have lived by this shelter and it has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

Print name ART & TERESA CONLON

Signature [REDACTED]

address [REDACTED]

LOYD, SASK  
S9U-OMI



**From:** [Barb](#)  
**Sent:** October 11, 2024 11:04 PM  
**To:** [Cityclerk](#)  
**Subject:** Appeal Board

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Development appeal board, council of the City of Lloydminster & whom it may concern. I currently own a home located at [REDACTED] Lloydminster Saskatchewan & I am against the development of a larger WET Centre. This proposed centre that houses addicts currently using should NOT be next to a dry centre, residential neighbourhood, daycare or school.**

**Previous history proves this centre is not a good neighbour. In the past the 24 hr warming Centre was in the upstairs of the Anglican Church hall, until the clientele abused this space & it was forced to close. They then could not find a space & I believe that residents in recovery came to their aid for a short time. Two years ago they rented a building on 50 ave next to Meridian Esso &**

**it became an eyesore littered with garbage & drug perifenalia & crime in the area increased. Last year they put up the warming trailer next to the men's shelter & ran electricity to it before it was passed by city development. When it was denied, the city never made it move before spring, is this going to happen again with this new proposed centre? The board of this shelter have had more than six months to find and apply for a Development permit for an acceptable solution, instead they wait till the last minute & try forcing this unacceptable location on us. Is the city going to be allowed a wet shelter to move into this building? This building is only vacant because the previous tenants were forced to move because of the drug needles, human feces & garbage they were forced to clean up multiple times a day, as well as theft from customers vehicles. Are the homeowners in this area & downtown businesses going to be forced to put up**

**with theft from their yards, vehicles, garages, homes & places of work?**

**I not only live in this neighbourhood but I also work Downtown & have been approached on my way in & out of work by these addicted people looking for what they call spare money & smokes. We have had to lock our ATM so they weren't sleeping in this space & making it unsafe for anyone to use or staff to enter.**

**It is soon going to be dark when most of us go to work & leave making it unsafe.**

**I realize that these addicts need a place to stay, but it should not be at the expense of the tax paying residents & business's in this area. I believe that a large expansion will look inviting to addicts looking for a new home & not just the ones already in our city. I think all resident of our city should be concerned & I would like a few questions answered before you allow this development anywhere in our city. 1- Is this Center going to be open 24 hours or is it just a warming Center where they will be kicked out during the day to terrorize the**



**need to keep them downtown close to services but they seem to frequently travel & camps can be found in the industrial area, in the area that the old homes used to be stored behind the north side Sandstone Centre & on the west end behind Canadian Tire just to name a few so they do not have to be downtown.**

**If the board of the shelter is purchasing a building to house this expanded centre have they looked at purchasing the old bingo hall from The Bea Fisher centre?**

**This building is for sale & has plenty of washroom facilities, had a kitchen at one time has a shop area for training purposes plenty of space inside & a outside fenced area. I'm sure it could be easily renovated to suit their needs. Best of all it is not located near any schools, daycares, residential property or the downtown area where we want to make people want to shop in again.**

**If you allow this expansion in the current proposed property is the city prepared to lower our taxes & purchase our homes**

**from us because we won't be able to sell  
our homes or live safely in them.**

**Thank You**

**Barbara Mawbey homeowner &  
taxpayer at [REDACTED] Lloydminster SK.  
S9V0K6**

October 10, 2024

Dear Shannon Rowan and the Subdivision and Development Appeal Board,

I have been a resident of Lloydminster for over 35 years and have enjoyed calling this city my home. However, I would like to express my frustration and concern that the Men's Shelter is seeking to expand into a larger building. I have owned a property in the area ( [REDACTED] ) since 2004.

I am aware that a men's shelter is needed, and I support a clean and sober facility, but I feel that the current men's shelter is not being operated according to their original mission. The drugs, alcohol, prostitution, vandalism, and numerous crimes in and on the men's shelter's property and in the area have gotten out of control.

There appears to be a blatant lack of enforcement by the shelter of its own rules. The resources utilized in the numerous calls to the RCMP, ambulances and fire department must cost many thousands of dollars every year. Where are these funds coming from? Lloydminster's taxpayers! We are all suffering!

Because the current men's shelter is just a "drug den", "flop house", "bicycle chop shop", "hub of crime", and more, I feel this proposal of a bigger shelter is not in the best interest of Lloydminster. Our city is looked at as a place that welcomes these illegal activities, and this is embarrassing and unsettling.

Also, it has been confirmed by the Men's Shelter that they do not have the funding to expand properly into 4720 50 Street and it will be years before their proposed plan is put in place. In the meantime, the surrounding area will continue to suffer from the unhoused individuals currently in and around the current shelter as well as additional individuals that are expected to come.

Due to the fact that the current and proposed locations are in very close proximity to a daycare, a middle school, a park with a playground, churches and numerous family homes, I believe this is not the proper location for a men's shelter. I would support a properly run men's shelter in a location farther away from the above locations. The negative impacts on the surrounding residential and commercial properties have been increasing every year.

I encourage the Subdivision and Development Appeal Board to reject Development Permit Application No: 24-4445 and its appeal. A better location is out there.

Thank you for your time.

Bradley Bendick

[REDACTED]

Lloydminster, Saskatchewan S9V 0A6

[REDACTED]



date OCT 23, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have lived by this shelter and it has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

Print name CARIE DIETZ  
Signature [REDACTED]  
address [REDACTED] London, SK.  
500-0000

Oct 11, 2024

Subject: Objection to Appeal Regarding Men's Shelter Expansion at 4720 50 St.

Dear Members of the Subdivision and Development Appeal Board,

I am writing to formally express my objection to the appeal concerning the expansion of the Men's Shelter located at 4720 50 St. As someone who works directly in the vicinity of the current shelter, I have witnessed firsthand how it has become a significant nuisance and a safety concern for both the community and my business. I strongly believe that the shelter, in its current form, is incompatible with the surrounding area and presents potential risks to the residents and businesses alike.

The presence of the shelter has already contributed to a decline in property values in the area, including my own business and nearby homes. I fear that if the proposed expansion is allowed, property values could continue to plummet, potentially rendering them nearly worthless. This impact is not just a financial concern, but it also affects the overall well-being and stability of the community.

Additionally, I am concerned about the lack of clear development plans and guidelines for the shelter. It is essential for any development, especially one with such a significant impact, to adhere to proper standards and regulations to ensure the safety and well-being of the surrounding community. The absence of such oversight is troubling and raises questions about the long-term effects of the expansion.

As a responsible and invested member of this community, I urge the Subdivision and Development Appeal Board to carefully consider these objections when deciding on the appeal. Ruling in favor of the Men's Shelter would be a decision that hurts both the residents and businesses of the immediate area—financially, through depreciating property values, and physically, by increasing safety concerns. It is critical that the concerns of residents and businesses are taken into account to preserve the safety, integrity, and property values of the area.

Thank you for your attention to this matter, and I trust that my concerns will be thoroughly reviewed before any final decision is made.

Sincerely,

  
Cedric Erzinger

  
Lloydminster, SK

  
Lloydminster, AB

Oct 11, 2024

Subject: Objection to Appeal Regarding Men's Shelter Expansion at 4720 50 St.

Dear Members of the Subdivision and Development Appeal Board,

I am writing to formally express my objection to the appeal concerning the expansion of the Men's Shelter located at 4720 50 St. As someone who works directly in the vicinity of the current shelter, I have witnessed firsthand how it has become a significant nuisance and a safety concern for both the community and my business. I strongly believe that the shelter, in its current form, is incompatible with the surrounding area and presents potential risks to the residents and businesses alike.

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Thank you for your attention to this matter, and I trust that my concerns will be thoroughly reviewed before any final decision is made.

Sincerely,

Dan Perkins

[REDACTED]  
Lloydminster, SK

[REDACTED]  
Lloydminster, AB

**From:** [Dawn Hames](#)  
**Sent:** October 12, 2024 12:00 AM  
**To:** [Cityclerk](#)  
**Subject:** Att: Shannon Rowan 3

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Men's Shelter seems to think that having a bigger shelter for the homeless addicts, will solve the problem. It will not. Having even more people on drugs in the downtown and the close-by residential area, will create even more of a problem. No one wants a bigger problem. The location proposed is not good. Please have them find a better location on the outskirts of the city.

Their solution will only create a bigger problem. Please see through the ask, and do not approve the Community Support Shelter, in the old Can Safe building. Please ask them to find a location on the outskirts of the city. The businesses and the residents have had to bear the brunt of all the damage. Please let the addicts be inconvenienced, by being away from "services".

Dawn Hames

Dawn Interiors & Fashions

██████████

Lloydminster, Alberta

# Dawn Interiors & Fashions

██████████ Downtown Lloydminster, T9V 0W6 Ph: ██████████ Fx ██████████

October 10, 2024

Dear Roxanne Shortt at rshortt@lloydminster.ca

I am writing in concern to the permit being issued for the community support center, now in the downtown

December 2023 letter of concern, followed by an update of September 2024 concerns, and October 2024 concerns

## **December 2023 letter as follows:**

It has come to my attention that the temporary warming shelter, also recently named Community Support Center, formerly know as a wet center that is used by those that live on the street, and unable to stay in any shelter, because of their use of drugs and alcohol, and that they are often mentally altered, by the use of such substances is now located in the downtown area. This is a concern to me as a business owner in the downtown. It is also a concern to my employees and customers and clients. Recently on my street I have seen 3 people day camping on the bench across the street, in front of Unwind (the old Root), When I drove by in the evening, they were night camping on the bench as well. The same evening, several people were night camping on the bench by the Royal Bank, and an older lady, sitting on the floor inside the bank, where the ATM is. Recently, a customer came into my shop, scared, because as she walked from her car to my shop, she was worried, the man with a backpack was following her. She felt unsafe on her route coming to my shop. I have also had a bank teller that is a repeat customer, that walked to my shop, only to feel so unsafe, that they had to call someone to pick them up with a car, as they were too scared to walk back to their destination in the downtown area. This is not acceptable, to provide a drawing point for drug addicts, and their dealers in the downtown, and scare my customers. Prior to that two ladies that were out walking, dashed into my shop, as they had encountered an angry man yelling, I heard him, and ran to get my key, to lock the door to keep us safe. It has also come to my attention of two recent murders in the downtown, probably drug related, as well. One by the Sexual Assault center, and the other in the parking lot of the lock and key business. My business neighbor, Bridal by Chan, had her large window broken and theft in the middle of the night, my other neighbor, Fairstone Financial had their large window broken. A few days ago, my friend Nallie, that owns the Central Suite hotel, had a window broken, and then the next day another window was broken. I now see men loitering outside his businesses ever day and I heard of a young woman that was chased by two of them, and fortunately a man came to help her. The lady that owns Oasis Yoga, has had constant problems, with break-ins, her car stolen, and her purse stolen as well. One new business told that in the last month her back door was broken into 5 times. This is the type of businesses we need to attract for downtown revitalization, yet, she has posted that they are now looking for a different location, and to leave the downtown. (update edit, this business did leave). Another new business, Kalon, just down the street from me had a man, high, and with erratic behavior, in her set front glass door area, and up against her glass door, strung out. She was hiding behind her desk, scared to even lock the glass door,

in case he saw her, and tried to come in. Her seven-year-old son was in the building with her. She also posted on social media that she is also thinking of leaving the downtown, and again, this is the type of businesses we need for downtown revitalization. She told me today she had a drunk or high man passed out at her back door. I understand from several people that the place for drug addicts to pick up their clean needles to shoot up, is downtown. I feel this is too close to a major business area, with approximately 200 businesses, and has the potential to put people in the downtown, be they employees, customers, clients, and business owners in harms way. I have seen men, on drugs, downtown, fighting invisible people, as have lots of other people. Another business told me of a man high on drugs, behind their business with a knife, fighting and slashing invisible people. I go to the ARC church, downtown in the evening, and when I leave, to go to my car, in the downtown Synergy Credit Union parking lot, they are often three or more people camping by the door, with cardboard. So far I have been ok, walking to my car, but I don't know these people, and the probability of them being on drugs is very high. It does put me at risk to even walk to my car. If they are not high, they are allowed to stay in the men's shelter. On that same street, I have shopped is Hot Peppers, and the owner, Jason, has shared with me many of the events that they have experienced, with their shop, and the drug addicts, roaming the downtown. I have had an unknown man passed out on the cement, at my back door, making it too scary to leave my shop, and get into my car. Several of my friends from the ARC church, walk the downtown area on Wednesdays, with sandwiches, for these addicts and homeless people. They know that a bus from Edmonton, and a bus from Saskatoon dropped off many homeless and drug addicted people in Lloydminster. I myself have chased a homeless young man down the back alley of the ARC, asking him if he was hungry, and he was, and brought him into the ARC, to feed him during a pot luck. It was very cold outside, and he was not allowed in the men's shelter, because he is using drugs. He had to sleep outside. He was a very nice, and kind person. Which brings me to the next point. Why are these people left to suffer on the streets of downtown, often, going through the dumpster, to find some cardboard to break the wind? What they really need is real help. Not just a warming center, where they are still pushed back outside, unable to find anywhere to sleep, and the kind hearted addicts are mixed in with the violent drug users, and they are too scared to use the warming facility. What kind of hell is that for some when forced to endure the extreme temperatures of winter to sleep outside, because it is not safe in the Warming Center/Community Support Center? Having people in the social services sector think that the downtown is the perfect home for the homeless addict is not good for the homeless addict, or the downtown employees, businesses, and customers. I believe that there needs to be a paradigm shift in thinking about this problem. The reason that thinking needs to change, is that the current mode of thinking is not solving the whole problem, and the scale of the problem is ever increasing, with each approval for a downtown located warming center.

Although it is easy to shrug the problem, off and pass the buck by saying it is a provincial problem, I feel that type of thinking is also part of the problem. I feel that our city needs a plan. Having the homeless living on the streets, spring, summer and fall, going through dumpsters for a piece of cardboard to lay on and cover up with, day and night camping on benches and back of businesses and sleeping on the roofs of businesses is not the best that can be done for these people. Some of these people are just addicted, others are addicted, plus very broken because of the very bad things they have had to go through and endure in their life, and that is why they are drinking and drugging to kill the emotional pain. They also need inner healing. The plan should be what you would want done, if it was you or your child, addicted,

and homeless. What is in place now is a Band-Aid, yes they need a meal, and to not freeze to death in the winter, but if that was you, would that be good enough? They are not allowed into the Residents in Recovery program, unless they are drug free, and these people have no one to help them get drug free, just drug dealers on the streets of downtown Lloydminster to sell them more drugs.

I feel that one of many solutions would be to have a healing facility, that is also a small farm, on the outskirts of the city. A good location would be in vicinity to the hospital, as they already have top notch security guards and health services. This healing facility would have a safe place to sleep, showers, toilets, a hall to eat in, a garden to work in, some chickens to raise for work and for food, pigs, a milk cow or two, benches, grass, trees, fruit trees, etc. Those that can work, have them help and work, the eating hall can be used for re-education, to help get them healed and whole and back into society. The re-education counselling aspect would be from people like social workers, counselors, pastors, missionaries, instructors of cooking nutrition and life skills. Many beneficial programs can be included, adapted to the various levels of healing. People that have healed from addiction can live and work there as a volunteer or paid employment, as they know the way out. Tyler Lorenz and his work is a great example of this concept in our community. This type of healing facility would also need the use of a van and driver, for appointments in the city, such as getting ID, so they can access government services, and receive government cheques, until they are healed and ready to take their rightful place in society. This is what is needed, not a Community Support Center downtown.

In order to come up with a good plan, not just a temporary band aid, the city needs to form of group of concerned citizens from all backgrounds, not just social services. Once a good plan is formed, then grant assistance money for the provincial and federal governments can be applied for, and the plan can be implemented. The diverse focus group of should include people like developers, builders, healthcare, pastors, past addicts, politicians, city infrastructure, artists, visionaries, musicians, grant writers, farmers, mental health workers, additions trained people, leaders, and people that tend to take action. When you draw on the knowledge from a diverse background, each person carries a part of the solution, and better solutions happen. This is the step needed to get the people well enough to enter into a program like Residents in Recovery or the Thorpe Recovery Center.

The thinking needs to shift from "the downtown is their home, because that is where they can access their services, to..... the downtown is not their home, because all concerned deserve better. I also feel that, the thinking to have the addicts remain in the downtown, picking up their clean needles downtown, shooting up, and walking the streets high is counterproductive to all the money that is being spent on downtown revitalization and the original DAR plan. As an original DARP committee member, I know that turning the downtown into a home for the homeless addict, is not on the plan, with good reason. I feel that Temporary Warming Shelters, also known as Community Supports centers, should not be part of our Downtown Revitalization plan. This Community Support center, should not be part of the downtown. Once we have a better plan for the homeless addict, we then have a better plan for the whole city. It can start as simple as erecting a large Quonset, or renting a building on the outskirts of the city, with running water, and electricity, and a part for ladies to sleep, and a part for men to sleep in, and a main hall, with kitchen. The city can and should take a leadership role in organizing the plan, and assisting or applying for grants. We can ask the community to show up and pick up a hammer and build or raise funds. And because there are so many amazing people in Lloydminster, they will show up. Lloydminster can become an example of best practices for other communities to follow, by not passing the buck, but taking action to help the vulnerable. I also want to point out that the old SPCA building

and site is now empty, and it already has power and water, and the ATCO trailer, "Community Support Center" can easily be moved and permitted out there, or to any other location on the outskirts of the City. Meals from the Olive Tree can be delivered, or there may already be basic kitchen equipment there. It is also an area, that can be developed over time into a healing center, to get the addicted people clean for the first 7 days to get them into programs that can really help them. This location will help to keep our downtown and surrounding residential areas safer.

This "Community Support Center", should not be allowed, or permitted to be in the downtown area. Please advise the Men's Shelter that it needs to be moved to a more appropriate area. Today I heard of a topless woman in plastic pants, chasing a child outside in the ES Laird school area, with some type of weapon. She was as high as a kite. Please do not allow a permit for a facility that draws this type of situation, putting children at risk, in danger, in harm's way while creating trauma and fear. Your decision will impact children, teens, families, teachers, businesses, and some of them for a lifetime, if something bad happens because of the proximity placement. There are also 2 gangs, trying to get young local teens involved. Drugs are being openly sold downtown, with many downtown business's owners witnessing the drug deal. This never happened so openly prior to the first wet shelter, placed in the downtown. Now as a result the problem has grown exponentially.

Please consult with the RCMP, and ask them about all the reports that have been filed in the downtown and surrounding area, in the last 2 or 3 years. Banks have problems with cleaning up human urine and feces from their ATM areas every single day. Recently, there was a fire set in the garbage can in front of the Royal Bank, and then another fire set in another garbage can downtown. Allowing the "Community Support Center" downtown, is increasing businesses costs for insurance, as once they use their insurance to make the repairs of their broken glass, then their insurance goes up. It is also decreasing property values in the downtown, increasing fire risk and these unhoused addicts attempt to take the downtown as their home. All the problems have escalated during the downtown road construction. Please realize that the downtown is not their home, and do not issue the permit for that location.

### **Sept 2024, the problem continues and grows**

To date, I have seen the problem increase exponentially. I have noticed new incoming groups that tend to hang around the downtown, on benches with their backpack, or grocery bags containing their belongings. Our community has been shocked by a triple murder and drive by shooting recently. I will be helping prepare the funeral lunch. I know the mom, that lost her 2 sons and ex-husband to an unsolved triple murder. The murder took place across the street, and down the block a bit from the Men's shelter.

Months ago, two of the very large windows of XS Liquidations, downtown on 50<sup>th</sup> ave were broken, leaving the owner with the decision not to replace the glass, but to use metal instead, where the windows were. My business neighbor, Bridal by Chan has not replaced her glass that was broken last year, and it remains covered with chip board. These finishes of course are not as good looking as the original large glass windows, but however, who can blame them for not replacing the glass, when the cause behind the problem has not been dealt with. Recently, one of the young ladies that works for me, left work out the back door, and when it closes it is locked. She saw about 10 people gathered behind Bridal by Chan, which is right next door to my business, and several of them were shooting drugs into their arms. It really shook her up, and she quickly walked by, not looking and then frantically knocked on the front door for me to unlock, as she was so shaken up. Recently I have had to call 911, for an ambulance for a young lady that had over dosed, and was laying down in the middle of the road in the



back alley. As I drove one of my young female employee where she needed to go after work, we again had to call for 911 as we saw another person overdosed and laying in the ground. I drove a different lady that works for me to an Indian restaurant, and as she went to go in, out flew at her a man that was clearly high and out of his mind. It scared her and she quickly ran to my vehicle, and we locked the doors, and called the restaurant as to what had happened. This restaurant is located across from the RCMP. The reason that I was driving her, is that as she left work, and walked by the Central Suite Hotel, a man nodded to another man and looked at her, and she was being targeted. Fortunately, the other lady that works with us, saw it happen and yelled at her and quickly came to her aid. Sadly, I have heard of a lady that was also targeted in the same area, with a man chasing her down 50<sup>th</sup> ave and a good Samaritan man came to her rescue. Many times, when I arrive at work or leave, I have had to wait until men with backpacks clear out of the back alley before I get out of my vehicle in the morning. One of them did not have a back backpack, but a long metal spear, that he had on his shoulder, and used it to carry his grocery bags of things hobo style. He was barely moving and shuffled very slowly, and he appeared to be completely out of it, on drugs. The front of the old May Theater is also used as a hang out, and then the litter of garbage is left behind. I had it cleaned just before pumpkin fest, and there were many unknown pills scattered there. My business neighbor told me that she witnessed drug deals on the street, as have I. The back of the Servus Credit union has many back doors set back with a cement pad, and there are very often people using this area as a hang out. This area is very close to the back of my shop. Last Saturday, as I drove down the back alley I saw a lady, who looked very drugged out pitching a tent on business property behind the Brighter Horizons building, downtown, later I saw the tent pitched, with a man going in or out, and another one standing there. Many benches downtown are often filled with people with their back packs or grocery bag of belongings, leaving no room for anyone else to use the benches. No room for the customers and clients to sit and feel safe. I have had one of these wandering addicts, pull out all the flowers out of my flower barrel in the front of my shop. I have had this same type of people shop lift out of my shop. I never had this problem before the wet shelter was located in and near the downtown. I witnessed shoplifting going on rampantly at Giant Tiger downtown. Giant Tiger ended up removing their bench in front of their store, which is meant for their customers to use, especially seniors to wait for a taxi. It is gone now, because it drew people that were problems to their store and staff. Recently a downtown business began feeding street people in front of their businesses on Sunday, and it drew so many problems, that their neighbor, XS Liquidations has had to close on Sundays. It is a case of right action, wrong location, because it is hurting, damaging, and causing financial loss to a downtown business. Recently a good business, Olive and Birch closed down and left the downtown. I know they were burdened with constantly cleaning up human excrement behind their businesses. The Scarlet Thread, a promising business, left the downtown, however when I went to visit her new location a few days ago, even the Rental Center was full of many unhoused, some totally stumbling around, one looking in the garbage can, and one out side trying the locked doors to try to get in. One man was trying to get into her shop by the back door. Another one close by was hollering and loudly moaning. She called the police and I waited with her until the police came, and the crazy calmed down. When we went for coffee in the nearby Tim Hortons, after the police arrived, it was clear that there was lots of unhoused activity, going on inside and out. The sheer volume of people wandering about has clearly increased, and expanded into many areas.

Recently there was a meeting of concerned residents in the ES laird parking lot. I attended. I was very shocked and disturbed by what I heard and what the resident in the neighborhood close the Men's Shelter had to go through. As I waited for the meeting to start, one woman from the area said to another lady, that she saw a lady passed out, laying on the ground and she witnessed two men dragging her into the bushes. I assure you, nothing good happened to that woman in the bushes.

While the proposal for the Community Support Center may have the best of intentions at heart, my concern and the concern of my staff is solely the location. These people clearly need help, but not at the expense of traumatizing a whole segment of our community.

Please note that this proposal is across the street from several blocks of residential area, many who have children. The children there cannot safely play in their own yards, they cannot safely ride their bikes in their own neighborhood, or use the nearby playground because it is often full of unhoused addicts and it has become the territory of the addict, with needles, drug stuff and human excrement. All of it needs to stop. People, even seniors in this area report being assaulted, beaten up, subjected to theft, and constantly cleaning up human excrement. There have been reports of human excrement rubbed on people's buildings and cars. Residents of the area have had to deal with break and enters, and one gentleman has had his house broke into three times. This proposal is close to a school in which a parent at the meeting at City Hall said it is now unsafe for her Junior High children to cross the street to go to their grandma's house. The proposed Community Support Shelter is less than a block from a day care, it is close to many senior apartments and only a few blocks from the core of downtown. The downtown contains over 200 businesses which serve our community. So, by impacting the downtown, this will impact the city and the region. It used to be that downtown property was hard to get, and you had to watch and act quickly to get a downtown location. Now there are many empty buildings downtown, that are not selling and have been on the market for years. The longer they are on the market the lower the property value will be. The more, empty and vacant building you have downtown, the more likely a downward spiral in safety and property values and vacancy.

Having the "wet shelter" aka Community Support Shelter in the downtown and across from a residential area, has been a social experiment gone terribly wrong. For the last two winters, the humanitarian efforts to help prevent these addicts, and mentally ill people from freezing to death, while hopefully successful in keeping them alive, has increased the crazy, danger and trauma to children and adults alike that live in the area. It is spreading like a virus through the city. The problems that it has attracted have been exponential, and if it remains there, it is clearly going to do more damage. We know that based on evidence of the last 2 years. It is totally feasible for this support center to be on the out skirts of the city. They can walk everywhere, or ride their stolen bikes, the ones that work and trying to better themselves and are picked up for work can still be picked up. It just removes the vortex of crazy away from a residential area where families, children and seniors live, and away from a day care and a school that I am told by different parents had to go into lock down 3 times, (which is technically called hold and secure, where the doors are locked, and the children are not even allowed to leave their classroom to go to the bathroom) since school opened in September. The vortex of crazy also needs to be removed away from the over 200 businesses in the downtown that serve the whole community.

Studies have shown that children that can't play, end up with anxiety later in life. Being able to play gives them the experience of working out many social interactions. Children that can't ride their bikes in their own neighborhood or go and play in their own yard or can't play in their playground are being set

up for emotional problems including anxiety and depression. Can you imagine the trauma of being a kid and the constant fear for your safety. That will NEVER leave them. One of my friends told me that her son used to live there, and his living room window was shot last year, with a gun, and his daughter, was so scared to walk alone in her neighborhood, that her grandma had to talk her through walking in the neighborhood. That family has since moved. One elderly gentleman, that lives in the residential area, of the Men's Shelter, attended both the ES Laird parking lot meeting and the City of Lloydminster, meeting spoke of how it is not safe for his grandchildren to come and visit. One Mom at the parking lot meeting told me that her daughter experienced seeing her first overdose of an addict on the private yard, and the administering of Narcan, at the age of four. One Mom who lives close to the shelter, that I talked with is literally trembling talking about some of the many things she has had to deal with. She is dealing with PTSD, just by living so close to the shelter, next to the Act Church. The Acts Church, across from the Men's Shelter is a victim of constant, every day, all day garbage and hanging around their church steps. I would be scared to attend their church. I feel so bad for their congregation that has to deal with this. It has been reported that in the area, and the Acts church parking lot, hookers have used it as a pick-up point. The location of the shelter is not good. It needs to move. It should have probably moved several years ago. Keep in mind that almost all street people and addicts carry weapons to protect themselves. Then add in their altered state of mind on drugs, plus their drug dealers, gangs and pimps who are not opposed to violence. There are at least 2 gangs, that are recruiting local children as young as 12. That is why the shelter needs to move, especially if they feel that they need to add a community support shelter, for all those that do not qualify to stay in the Men's Shelter because they are on drugs, extreme mental health issues or violence issues. Besides the recent triple homicide there was a drive by shooting.

It is not the men so much that are allowed to stay at the shelter, it's the people it is attracting that are not allowed to stay there. The crazy is not benefiting anyone. Because of the wet shelter, renamed, warming Shelter, then renamed Community Support Shelter of the past two years, the Men's Shelter has moved far away from the intentions that Dr. Gibney and the board had originally laid out. During the meeting in the ES laird Parking lot one of the board members of the Men's shelter said, that "we knew it was not a good location right from the start, but it was what was available to us". The previous allowable permit of 2023, by the appeal, against the advisement of the city Planning Department, for the Community Support Center to be in this area, densely populated by businesses and families, and seniors has done much damage, and the damage is now multiplying and spreading out and soon no area of the city will be untouched if the permit is granted again in this area.

I would also like to note that while many local citizens have seen buses come in with many people getting off with their back packs yet the newspaper is saying it is not happening. One group interviewed said that the notion is laughable. Yet the amount of people appears to have clearly increased, and they didn't walk her, when they are from Edmonton, Saskatoon and Vancouver. Credible witnesses have seen it, and even talked with some of the newly unhoused to our city. Also, parents are saying their children's school has been in lock down yet the newspaper is saying not so. While technically the school was not in "lockdown", the children however have experienced "hold and secure" in which the classroom doors are locked and children are not allowed to leave, even to go to the bathroom. This is known to have happened 3 or 4 times in the first month of back to school. The newspaper did not bother to clarify, or report on the problem accurately. There does appear to be some gaslighting going on? The Men's Shelter appears to be garnering the support of the media. These conflicting stories cause me to wonder why?

I have read many of the comments on social media, and it appears that the Community Support Center has done clear damage to the surrounding residential area, its citizens and downtown businesses. I have read that many people feel it is unsafe to come downtown and patronize local businesses. I know of businesses that want to leave the downtown, and businesses that have left the downtown for this reason. This makes me sad as I see so much potential for the downtown to develop into a revitalized and happening place if our resources are stewarded properly. The very building that the Men's Shelter wants to take over, the previous business, Can Safe that was there for many years, has been driven out because of all the overdoses, abuse and even human excrement thrown at them. Why a Community Support Shelter (warming shelter last year) was ever allowed in that location, after all the letters and outcry last year is beyond me. All of this is clearly a public safety issue, that is impacting families, children, teachers, churches, and downtown businesses. I would like to reiterate again this year that having people that work the social services sector think that the downtown is the perfect home for the homeless addict is not accurate thinking, it is not good for the homeless addict, or the downtown employees, businesses, and customers. I believe that there needs to be a paradigm shift in thinking about this problem. The reason that thinking needs to change, is that the current mode of thinking is not solving the whole problem, the problem is escalating, and the scale of the problem has increased. Einstein once said that the definition for insanity is doing the same thing over and over and expecting different results. Please do not issue the permit for the Community Support Center in a location in the downtown or close to any residential areas, and not in the old Can Safe building. There clearly needs to be a different solution, and as so many people have suggested, a Community Support Shelter needs to be on the outskirts of the city, with resources and programs that can help the addicts and vagrants to be provided.

#### **Oct 10, 2024 the problems continue**

Here is a sample of the last 5 days, withing a short distance of my business. Saturday: the downtown hair salon, Unwind experienced a businesses invasion, from a person on drugs, that went into their staffroom, went into their fridge, cooked a pizza in their microwave, threw it on the floor, took the employees purse, got to her car, and took everything, and her purse. Ther police were called.

Saturday: I am out on the sidewalk talking to another business person, on the final details for the Pumpkin Fest, and coming down the street, is a man, bent to his left side, clearly on drugs, making his way towards us. We cut our conversation short and both head to the safety of our buildings, hopefully we will be safe, I am watching to see if he tries to come into my shop.

Saturday 7:00 pm, 50<sup>th</sup> ave, has been vandalized with fall planters dumped out on the sidewalk, and a man, on drugs, or alcohol passed out in Bridal by Chans' doorway, next to my shop. 7:30 a lady on drugs is pulling up the plants and flowers from the city planters, and yelling obscenities, on the corner of 50<sup>th</sup> and 50<sup>th</sup>.

Monday: My employee, lives a few blocks from the downtown, in a mostly seniors complex, and on Monday she messaged me, distressed, afraid to leave the building to go to her car, as there were several groups of vagrant addicts, about 30 in all, hanging around the building.

Tuesday morning, I arrive at work, and I have no internet, outside my husband notices that the box that holds all the internet cables, has been opened and all the cords pulled out, and the cover to my outside

electrical plate is ripped off. It is 3 days before Telus can repair it, so I can not take any payment but cash. I loose almost all of my sales for 3 days, some of them big.

Tuesday prostitutes were arrested by the police behind Central Suite Hotel, across from the paint store for soliciting for the sale of sex. (they have also been known use the Acts Church parking lot, across from the Men's Shelter as a pick-up point)

Wednesday, approx.: 6:00 pm I leave my work out the back alley, which is newly littered with vagrant clothing, and as I drive down behind the Servus Credit Union, I see 3 separate groups of vagrant people, hanging out in the back alley, most of them men. I don't feel safe. After a block I make a turn, to see a police car, jumping the sidewalk to drive on the lawn of a residential house on the corner. The "crazy" appears to be rampant. My husband and I patronize a business on the far west of the city, and ask if they are having any problems with the homeless, and we heard a long ordeal, about them there as well.

Thursday Evening, I leave the ARC church downtown, and I am parked in the Synergy parking lot across the street. There is a group of men down the street. All the ladies watch for each other to safely get to our cars; however, the edge of the parking lot also has several vagrants hanging around.

Friday, I am messaged by Center Stage, a downtown business ½ block from me, a vagrant man, propositioned one of her female 14-year-old students, he then entered the building, which contains children and the police had to be called, and then the doors locked. The owner was forced out of her previous location in the old Can Safe building, because of all the dangers that the swirl around the Men's Shelter posed to her, her students, parents and children.

As you can see the problems are continuous, and the swirl that the approved warming shelter or Community Support Shelter attracts to the downtown, and surrounding residential area, and now all through the city ranges from nuisance, to vandalism to violence with guns and knives, prostitution, the sale of drugs, gangs and murder. All of this is instilling fear, and it is very detrimental to downtown businesses, that need their staff and customers to feel safe. A large book would be written to contain all the damage that has resulted from the approval of warming centers in the previous locations.

Secondly Vandalism has been a problem for residential property owners, downtown property owners and business owners. Dealing with the vandalism, adds extra financial stress on families and business that are already burdened with customers not feeling safe to come downtown. There have been many large windows of glass that have been broken, one building driven in. The Central Suite Hotel, experienced 5 windows broken on a single night. All of these repairs cost the businesses owner the 1,000.00 or 2,000.00 deductible, and when the insurance is exercised, then the insurance costs, almost always goes up. If you have to exercise the use of insurance a second time, then the insurance can become so expensive, that business owners can not afford it, and therefore, board up the window, leaving the street appeal to be one of disrepair, and previous vandalism. Some businesses owners will not spend money to repair the glass, until the underlying problem of businesses that draws vagrants is rectified. They have straight out told me this, blaming the city for not doing anything about it. You as the Appeal Board, are the arm of the City of Lloydminster that can rectify the situation, and return confidence to the downtown, all the surrounding residents and the whole city by bringing correction to this ongoing problem by saying no to the Community Support Center, in the old Can Safe building.

The goals of the DARP, Downtown Area Revitalization plan supported by the City of Lloydminster are undermined by a decision to support the Community Support Shelter in the old Can Safe building. There is nothing about vagrants, addicts, drug dealers hanging around the downtown, that is conducive to downtown revitalization. We all want a downtown that we can be proud of, and feel safe. This has been taken away by the welcoming of warming centers and their clients to the downtown.

We as a community have already seen the rapid decline in the quality of life for so many taxpayers, by previous decisions of the Appeal Board to support addicts in downtown and residential locations. I feel that the Men's shelter has not done its due diligence, in over the last year, using the time to secure a more suitable location. The comments this year on social media, have been an overwhelming cry, for the Men's Shelter Community Support Center to be located on the outskirts of the city. The responsibility of the lives of the addicts has been mismanaged, by leaving it to the same location for the same reasons, and putting the onus on the Appeal Board to rule in the favor of the Men's Shelter, because of lack of time as winter approaches. This was the very same plan as last year. If nothing changes, then nothing changes. This lack of planning for a better solution should not be accepted, and the responsibility be returned to the Men's Shelter, to find a location that is less disruptive, to the residential areas and the downtown businesses. The decision last year to grant the Atco trailer in that location, erupted into untold hardship on the residential area, the children, the families and the downtown businesses. Property values have plummeted, and resale has become difficult and fear has increased. Please google images of Hastings Street in Vancouver, for images of what happens to a thriving downtown area when addicts are allowed to run amok. I hope that you will look to the wisdom of the City Planning department, which has received numerous letters, and as a result has ruled, NO, based on the plethora of information that they received. Your decision on this will impact the future of the downtown, children, families and the city as a whole. The Community Support Center can be, and should be relocated, but the damage done if it is not, will be devastating. Please do not approve the Community Support center in the location of the Can Safe building.

Dawn Hames B.ED (H.Ec.), D.I.D honors, C.I.D. honors, C.M.A.honors

Owner and Founder of Dawn Interiors & Fashions

Past Chair of Streetscapes, Downtown Businesses Improvement District, Downtown Lloydminster

Committee member for the DARP (Downtown Area Revitalization Plan)

Downtown Lloydminster, AB., [REDACTED]

Personal address, [REDACTED]



## Kababish's Post



What's Happening in Lloydminster, AB/SK

Kababish · 2d · 🌐



Today [Lloyd Bazar](#) & [Kababish](#) were broken into. If anyone knows what happened, please let us know @ 306 825 0555. Thanks















**From:** [Debbie Manchen](#)  
**Sent:** October 12, 2024 8:40 AM  
**To:** [Cityclerk](#)  
**Subject:** Attention Shannon Rowan

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I own an apartment downtown Lloydminster ( Manchen Apartments, across from the Friendship Center, by the Post Office)) I do **NOT** support the expansion of the Men/s Shelter to be in the old Can Safe building. I was actually very disappointed, I was not given a letter or say on this proposal. Has it affected my business, YES. The theft outside of my building has gone up, I can't even chain the bench down, that goes missing, sigh. Vandalism to our tenants' vehicles I put an ad up and I get people saying, "Your building is in a rough neighborhood", " I would not feel safe". ect. I must say I think the best place for them is out of town. I am not saying this to be mean or hurtful, at all. It has broken my heart to see how bad things have gotten Noth of Lloyd. Woman, so strung out, walking onto traffic, zombie like. Men are so aggressive, walking around looking for a fight, yelling down the street, walking around with chains around their neck. At times I lock myself in my car and watch them. It's messed up! I do not, have not felt safe at times, and this is during the day, afternoon. I walked from the Post Office to Giant Tiger, OMG I will never do that again on a Wednesday during the day. Discarded needles in my yard , from the homeless I know, I do not know the whole situation, so I might be off. How are these people going to get clean if on the street, it is the same situation, same no hope. Take them out of town, away from their habits, old habits, friends. Get them working on bettering themselves around a good support system, out of town means land, maybe this place out of town could be a farm, they work, get a little money, sleep, eat well and their body creates good endorphins. You cannot fix anyone if they want to get clean then as soon as they step out on the street and the same people, same no hope. How would anyone do it? Ever try to quit smoking, living with a smoker.

What is going to become of my future? My husband and I. Our apartment building is our of retirement. We are just a mom and pop operation. Please, we put up with enough. Lloyd and its residents need some peace. I love our building and have pride in it. How much longer till I don't, I give up.....Is this what Lloyd wants, another crappy, boarded up building, downtown. Please do not let this happen. No more.  
Debbie Manchen, [REDACTED]

October 10, 2024

To Lloydminster City Clerk

Attention: Shannon

I moved into Lloydminster on June 26, 2024. Since then I have become aware of the issues regarding the homeless people in the neighbourhood. Even though I am not within the 2 block area from the Men's Shelter, I am also affected by this situation. I have been asked for money. I see grown men riding children's bicycles. (I can't stop thinking of the tears shed by those small children that lost their bikes.) The park is littered with needles, and thankfully the police patrol the area. Even so it makes me feel very unsafe especially after dark.

On two separate occasions I have seen homeless people crossing main intersections on highway 16 when the light was red. On the first incident the homeless person was within inches of getting hit. The person driving the vehicle did not see him. I had to look twice to notice him. He wore dark clothing and it was after dark. Would the vehicle's driver been charged with vehicular manslaughter? It could have been me or you behind the wheel.

I have heard that a decision of declining the expansion was handed down and that an appeal has been launched. My hope is that this decision will be upheld in all future appeals. I acknowledge these people need help. But is an expansion the answer to a situation that is already out of control? Will this not just be exasperating the situation? Some of these people do not want help. Should this become the local residences problem? If the people who claim to be professional in this area can not help them how are local residences suppose to help them or why should they suffer the consequences of these people's bad choices. The residence of Lloydminster have a right to their safety and peace of mind. It is up to the elected officials to see that all the tax payers rights are protected.

Thank you

Denise Jalbert

Lloydminster, SK  
S9V 0J9

**From:** [Donna Bendick](#)  
**Sent:** October 11, 2024 9:13 AM  
**To:** [Cityclerk](#)  
**Subject:** SDAB Clerk - Shannon Rowan

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shannon Rowan and all Subdivision and Development Appeal Board Members,

My name is Donna Bendick and I own [REDACTED] in Lloydminster, Saskatchewan.

I am writing regarding the appeal of Community Support Centre for 4720 50 Street.

Please consider this to be my letter of objection for the appeal.

As a homeowner in the close vicinity of the current Men's Shelter, I have valid concerns.

The shelter now has 28 beds that are classified as CLEAN/SOBER occupants. Despite their being for clean/sober men, the area is getting overrun with people (not just men) that are not clean or sober or individuals with good intent. If the proposed support center intends to house 30 clean/sober and another 30 Active in addiction, I do not foresee the issues we face in the neighbourhood getting any better.

The clean and sober requirements need to be enforced. We are willing to help others in our community that want the help, that are trying to get better and not use the shelter as a permanent place to use drugs and gather stolen items and other illegal activities.

The Men's Shelter's mission (as taken from their website) is:

**“At the Lloydminster men's shelter we strive to make sure that adult males 18 years and older have clean, safe, temporary emergency housing. we will provide food, shelter and help getting men back on their feet.”**

This is what we would support but this is NOT what is happening. There are currently no consequences for laws being broken and it is unfair to the citizens of Lloydminster who work hard and follow the rules and then get violated, robbed and confined to their homes because it's unsafe to go outside.



Housing anyone active in addiction gives no incentive to get out of addiction. Lloydminster is currently enabling addiction and crime here.

This area is a residential area with a middle school. The back alleys and parks are unsafe for residents and students. The surrounding business owners and their staff have also suffered hardships. We would like to see this get better, not worse.

We have had multiple situations arise on and around my property ranging from individuals stripping copper and doing drugs, etc in the back alley to individuals coming into my yard to law enforcement coming through with guns drawn to chase someone down to individuals coming into my house uninvited and unannounced. I try to enjoy our yard and garden and the park across the road and in the last 6 months have had an incident every time I try. One eye on what I'm doing and the other on alert. Living in fear of being on your own property is not how anyone should have to live.

On one occasion where the RCMP were called because of people letting themselves into my property, the response was that nothing would be done as the individuals are "voluntarily homeless." Some of the unhoused individuals do not want to follow laws or change their housing situation.

The people running the shelter proved that they do not care about the surrounding residents, community members or businesses. This is proven by the adding of a warming shelter last winter without a permit. Also proven by not adhering to the conditions ordered by the Appeal Board to keep the temporary structure.

Please consider the residents, our children and all of the children and staff in the school and daycare. Do NOT allow the proposed Community Support Centre at 4720 50 Street. Our safety and mental health should not be ignored.

Thank you,

Donna Bendick

██████████  
Lloydminster, Saskatchewan  
S9V 0L6  
██████████

Oct 8, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have live at [REDACTED] for 5 years and have seen in the past 5 years this shelter has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

[REDACTED]  
~~EDUARDO~~ SAN JUAN  
[REDACTED]  
COMMUNITY, SK  
SN 019

Date-

City of Lloydminster  
6623 -52 st

Dear Roxanne Shortt,

I am writing to express my concern and object to the proposed development 24-4445 of a larger men's shelter in Lloydminster. As a resident, I strongly believe that the location of the shelter should be reconsidered to ensure that it is situated away from daycares, schools, churches and residential areas.

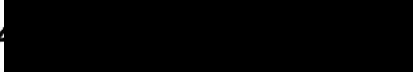
The safety and well-being of our community members, especially children, should be of paramount importance. Placing a larger men's shelter in close proximity to these establishments may pose potential risks and concerns for the residents and the community as a whole. Therefore, I urge the City to explore alternative locations that would be more suitable for the proposed shelter.

I kindly request that the City of Lloydminster carefully consider the implications of this development and prioritize the safety and harmony for everyone. Your attention to this matter is greatly appreciated.

Sincerely,

Print Name- *Elke MacEwan*

Signature- 

Address- 

*Lloyd St.*

**From:** [Heather Brandt](#)  
**Sent:** October 10, 2024 7:31 PM  
**To:** [Cityclerk](#)  
**Subject:** Attention Shannon Rowen

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Shannon,

I'm writing to discuss my concerns with the development of the recovery center proposed downtown.

My primary concern is the safety of everyone in the downtown area. My children attend the gymnastics gym and I have fear of them being approached by someone while going into the building. There is a school just 2 blocks from the proposed building. Children this age should not be exposed to dangerous people coming off an addiction. I work at the hospital and have witnessed the psychosis that plays out while going through withdrawal. This is not something children should be exposed to.

There is no question in my mind the safety of downtown staff have become compromised with the current men's shelter situation. To be honest I avoid the area whenever I can which is detrimental to the many businesses that operate down town. Car break ins, theft, vandalism, medical emergencies are all on the rise since the increased number of homeless and drug addicts have taken housing at the men's shelter.

The public does not feel safe. We need more police, more social workers and trained professionals before we consider a 60 bed recovery center. With the above, the location must be appropriate e.g not situated 2 blocks from the ES Laird school. A location in town offers more opportunity for relapse as this building is still within walking distance of community members. I'm aware of security being added to the Prairie North Plaza due to safety issues which demonstrates the incidences are high enough to require security to protect the public and property. We need to really assess the situation as we have the opportunity to build Lloydminster up or set it up for failure.

I'm not against helping people get back on their feet but we need to do this strategically so we don't negatively impact law abiding tax payers and children. My property taxes were over \$7000 this year. I would like to have input in where that money is spent.

I propose a remote location where there are no businesses or schools that can suffer the consequences. Eg perhaps the old SPCA area.  
This area is removed from many businesses, churches and schools.

Thanks for hearing my concerns.

If you need further clarification please reach me at the number below.

Heather Brandt

[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

**From:** [Henry Fernandez](#)  
**Sent:** October 10, 2024 7:40 PM  
**To:** [Cityclerk](#)  
**Subject:** Attention: Shannon Rowan (Objection to 4720 50th st. Appeal)

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Henry Fernandez, I am a resident of [REDACTED]

I am writing to express my objection on overturning the appeal regarding the Men's Shelter that is located at 4720 50th Street. My house is just a block from that building and I greatly opposed the idea of the shelter expanding and moving to the old CanSafe Building. We have been in our house since August 2007, all of my kids were born and raised in this house, we never had this problem before, not until the last 4 years. It is getting terrible and scary to live by everyday. I have 3 girls and everytime they wait for the school bus, they are scared of homeless people walking around everytime. Several times we've seen men passed out by the side of the road and have called cops several times as well. My daughter woke up a few times in the middle of the night, heard people arguing and fighting. Our locked garage have been broken into 3 times, and stole some of my expensive tools. They stole my bike which our fence gate is locked all the time! They managed to step on our truck to get over our fence, muddy shoe prints at the tailgate of our truck as an evidence. After 2 days they went over my work truck and stole some of my work tools and inverter. I checked the video camera, 2 men and a woman went over my work truck at 2:40am.

The existence of the men's shelter is not appropriate with the surrounding neighborhood and poses a lot of risk to the residents and people going downtown. The property value of my home and others is depreciating a lot and will continue if this shelter remains in our area.

We like the idea of the proposed plan of helping those unhoused but PLEASE PLEASE PLEASE, not in our neighborhood! We have suffered and endured a lot already. We don't feel safe anymore! PLEASE we are begging you, put the shelter AWAY from residential neighborhoods, away from school and away from downtown. We want our normal lives back!

I am hoping that the subdivision appeal board will thoroughly review and consider my objection along with the others.

Respectfully,

Henry Fernandez

 [Lloydminster SK](#)

**From:** [Jason Schell](#)  
**Sent:** October 11, 2024 7:10 PM  
**To:** [Cityclerk](#)  
**Subject:** Men shelter

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm live a [REDACTED] I have a nice home but in the last 5 year it has been a fight to keep my family safe. We have had two home invasion where my wife was tossed to the ground. We had are garage been broken into twice. My daughter has been attacked twice walking home from the bus stop or vehicle some tampered with at least once a week with her door handles checked daily. The overdoses and the needles in the back alley is getting ridiculous. The people that are throwing garbage in our back alley and making it look disgusting I've had it I'm at my point of breaking and I'm the one that'll end up going to jail, because I am done. the city does nothing the RCMP does nothing. Everybody keeps passing the buck, but I'm done passing the buck. I'm gonna clean up this neighborhood. If I don't get support, I'll do it myself enough is enough.

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date October 10, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have lived by this shelter and it has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

Print name Jessey Bellanger

Signature [REDACTED]

address [REDACTED]  
Lloydminster, SK S9V 0M5

Re: Landowner Notification  
Development Permit – Discretionary Use  
Development Permit Application No: 24-4445  
4720 50 Street

The following are my objections :

By moving the Men’s Shelter over a few feet to 4720 50 Street does and will not solve the problem of the homeless wondering our neighborhoods.

They have caused severe damage to people walking on the streets.

They have done severe damage to peoples’ properties.

By having a homeless shelter in our neighborhood’s it decreases our property values immensely.

That building is way too small for all what they plan on having in there anyway!!

All these homeless people came from all over but Lloydminster. Why can we not send them home where they are from and they can pillage their own communities. That is why they are being dropped off in Lloydminster and do not deny it because I have seen 2 vans unloading right in front of the shelter.

I have lived at this address for over 20 years and it was a great neighborhood until the shelter was put up. We spent a number of years getting drug houses closed and removed. I know for a fact that there were approximately 15 people in the shelter until this year. All of a sudden they all seemed to just show up here this year??

We have nine to twelve children alone on our block. Parents are afraid to let their children out to play.

Children have been molested getting off of school buses.

Teenagers have been attacked for their cell phones.

Women have been beaten up.

Put the shelter in your neighborhood and see how much your property values will decrease. Tell me if you would like all this happening in your neighborhood.

By passing this by-law you will only be inviting more homeless to our neighborhoods.

This Shelter needs to be put somewhere else in this city not in neighborhoods.

Drug selling is happening right on the streets right now by the old shelter. It is not going to stop just because you put them in another building in the same neighborhood.

Children are witnessing stuff they should not even see at their age.

This seems to be a panic move instead of a thought out move because of what's being going on in our neighborhoods.

If you keep the shelter in this neighborhood it is not going to change the fact of the homeless walking and terrorizing people in the neighborhoods and the continued use of drugs.

It will only bring more drugs and more homeless and then we start all over again.

The homeless are already making their way out to Wall Mart and Canadian Tire why can they not be housed in the any of the open buildings out that way. The Industrial area would be perfect as well. Away from any neighborhoods.

I think the new Representative should save that money he raised and raise more for a more adequate building. Or should have looked into other buildings before making a rush decision to move 2 doors down into the same neighborhood.

Sincerely,

Karen Weber

[REDACTED]

Lloydminster, SK

S9V 0K4

Cell: [REDACTED]

**From:** Kathryn <[REDACTED]>  
**Sent:** October 11, 2024 9:02 PM  
**To:** Cityclerk  
**Subject:** Attention Shannon Rowan: opposing the expansion of the Men's Shelter

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EXTERNAL SENDER: Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my opposition to the request of the Men's Shelter moving into 4720 50 Street.

As former renters of the building the Men's is now proposing to occupy, I can say how concerning it was having the Men's Shelter in that area of town. We frequently witnessed crime, vagrancy, drug use and belligerent individuals that made us not only fear for our safety, but left us with no choice but to move our location of business. Sadly, we have found that our new location downtown isn't much better. I feel a lot of this problem is to do the amount of homeless individuals and drug users in the downtown area.

I feel that the Men's Shelter does not have a proper plan in place, nor the finances and resources to carry out any plans that they may have. This will just lead to more homeless and addicted individuals congregating in the area and escalating an already enormous problem.

My heart goes out to those living in the area- they are trapped and forced to deal with this problem on a daily basis with little regard or support from the city. Many business owners (myself included), are also feeling the strain. We are having to lock our doors during business hours and fear for the safety and security of our staff and clientele. For too long our concerns have been disregarded, downplayed and flat out ignored.

Speaking for myself (and I am sure many who have also written in with their concerns) it is important to emphasize that we do feel there is a great need for assisting our homeless and addicted population. No one wants to see someone starving, freezing or dying in the streets. But a proper plan needs to be put into action for any sort of success. Until then these so called "solutions" are just putting bandaids on gaping wounds.

The immediate solution is moving the Men's Shelter (and any resources) to a location that people can still access, but is far away from those in residential areas, business areas and schools. At this point no one is winning and I fear that until proper action is taken, it will only get worse.

Sincerely,  
Kathryn Edwards

Oct 11, 2024

Subject: Objection to Appeal Regarding Men's Shelter Expansion at 4720 50 St.

Dear Members of the Subdivision and Development Appeal Board,

I am writing to formally express my objection to the appeal concerning the expansion of the Men's Shelter located at 4720 50 St. As someone who works directly in the vicinity of the current shelter, I have witnessed firsthand how it has become a significant nuisance and a safety concern for both the community and my business. I strongly believe that the shelter, in its current form, is incompatible with the surrounding area and presents potential risks to the residents and businesses alike.

The presence of the shelter has already contributed to a decline in property values in the area, including my own business and nearby homes. I fear that if the proposed expansion is allowed, property values could continue to plummet, potentially rendering them nearly worthless. This impact is not just a financial concern, but it also affects the overall well-being and stability of the community.

Additionally, I am concerned about the lack of clear development plans and guidelines for the shelter. It is essential for any development, especially one with such a significant impact, to adhere to proper standards and regulations to ensure the safety and well-being of the surrounding community. The absence of such oversight is troubling and raises questions about the long-term effects of the expansion.

As a responsible and invested member of this community, I urge the Subdivision and Development Appeal Board to carefully consider these objections when deciding on the appeal. Ruling in favor of the Men's Shelter would be a decision that hurts both the residents and businesses of the immediate area—financially, through depreciating property values, and physically, by increasing safety concerns. It is critical that the concerns of residents and businesses are taken into account to preserve the safety, integrity, and property values of the area.

Thank you for your attention to this matter, and I trust that my concerns will be thoroughly reviewed before any final decision is made.

Sincerely,

Kirk Lougheed

[REDACTED]  
Lloydminster, SK

[REDACTED]  
Lloydminster, AB

**From:** [Kristen McGowan](#)  
**Sent:** October 10, 2024 4:11 PM  
**To:** [Cityclerk](#)  
**Subject:** ATTN: Shannon Rowan

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October 10, 2024

**Re: Concerns Regarding Proposed Men's Shelter in Downtown**

I am writing to express my concerns as a downtown business owner regarding the proposed location of a men's shelter in our area. While I understand the need for social services and support for those experiencing homelessness, I strongly believe that placing such a facility in the heart of downtown is not in the best interest of local businesses or the broader community.

Downtown is the economic and cultural center of our city, and business owners like myself work hard to maintain a safe and welcoming environment for our staff, clients, and visitors. Unfortunately, the men's shelter (and other ones notably) in close proximity have led to several negative consequences, including:

1. **Vandalism and Property Damage:** There is a documented increase in vandalism, trespassing, and property damage. Local businesses, including mine, have already experienced these challenges to some extent, and I fear this will escalate with the larger shelter's presence, increasing security costs and creating an unsafe environment for patrons.
2. **Drug Use and Loitering:** Shelters often attract individuals struggling with addiction, leading to concerns about public drug use, discarded needles, and loitering near business entrances. This not only deters customers but also places an undue burden on business owners to manage issues that fall beyond our capacity. We have definitely experienced multiple scenarios of this in the middle of the day including overdoses outside our door, loitering, theft of drugged up individuals, customers scared to come here (choosing digital options and citing the crowd around the office as deterrent to come in office), unsafe altercations on way to vehicles before and after work.
3. **Safety of Staff and Clients:** The safety of my employees and clients is paramount. A shelter so close to my business could expose them to confrontations with individuals who may be in crisis or under the influence of substances. This poses a direct threat to their well-being and makes downtown a less attractive place to work and visit. Again, this has happened many times already.

While I understand that solutions for homelessness and addiction are complex, I strongly urge the city to consider alternative locations for this shelter. It would be more appropriate to place such facilities in areas where services can be offered without jeopardizing the vibrancy and safety of our downtown core.

I am more than willing to participate in discussions to find a solution that balances the needs of both the homeless population and the downtown community. Together, we can ensure that our city remains a safe, thriving place for businesses and residents alike.

Thank you for your consideration, and I look forward to hearing how the City Council plans to address these concerns.

**Kristen McGowan, CPA, CA, CFP**



Lloydminster, AB T9V0L9

To use our secure portal to send encrypted sensitive information please use this link:



We have a new after hours mailslot right on our front door for any letter/legal size folder drop-offs outside office hours.

Please note we are on our summer office hours Monday-Thursday 8:30-5:00 closed over noon hour. (June-September)

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**From:** [paula hidalgo](#)  
**Sent:** October 10, 2024 8:11 PM  
**To:** [Cityclerk](#)  
**Subject:** Attention: Shannon Rowan ( Objection letter for Men's Shelter)

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Leona Fernandez, and my house is on the 50th st. My family and I are greatly concern about the Men's shelter in our area especially the proposed expansion at 4720 50th street. We've been at our house for more than 17years. This is where we have built our family. We've purchased our house before my eldest daughter was born in 2007, and now I have 3 kids. We never had any problem or trouble within the neighborhood throughout the years we've been living here, until these last 4 years. Too many homeless are lurking around the area, especially at the side walks and our back alley. We are scared to walk around the block because lots of homeless people that are high on drugs and are mentally unstable are always loitering around. They throw their garbages every where and steal. Our locked garage have been broken into twice this year and stole some of our hardly earned tools and properties. One of our bike has been stolen in our backyard in which we have a locked gate at all times, but these people stepped on the back trunk of our truck and climb over our fence. Some muddy footprints was left on the trunk. After two days, my husband's work truck got broken into and stole some of his expensive work tools and inverter. We had put our outdoor Halloween decorations but some of them have been trashed and stolen. My neighbour's truck have been broken into twice as well. I called the RCMP twice because there was a guy who passed out in front of my sidewalk and back alley and my daughters were so scared. We wanted to live a peaceful life for our children without fear... I have three beautiful daughters and everytime they go out to walk to their bus stop, or walk home after they've been dropped by the bus, they are scared... They were walking one time from their bus stop and there were several of those guys and gals fighting and yelling and hurting each other. They were so scared walking back home... I work overnight shift at my other job as a health care aide, two weeks ago, I was walking into my vehicle to go to work at 9:45 at night, a guy who was walking on the side walk, walked by, I thought he will go straight, but then he stopped right infront of my vehicle. I went inside and locked my vehicle doors right away. The guy was staring at me while I got inside the driver's side, until I started my car and drove away. Good thing, my husband was watching me by the window. What could've happen if my husband was not there? That was just a week after

that triple homicide! From that day on, my husband have to walk with me outside and into my vehicle whenever I go to work at night.

This neighborhood is not safe anymore.

I know one of the homeless guy that is clean but just out of his luck. He used to stay at the shelter but lately he doesn't want to stay in there anymore because of the bad apples that stay and lurks around the surrounding area, He was scared of his safety as well.

In the morning, whenever I drove past there, I feel sorry seeing these people sleeping in tent or on the ground, but then, once they are awake, they do bad and unnecessary stuff that makes me loose compassion and understanding. A lot of them are able bodied, but what do they do? they steal other peoples hard earned belongings and properties. I am just a small woman but I work 2 jobs to provide for my family. My husband and I work so hard to provide for our children. But what do these people who look strong and able do? Once they get their money from the government monthly, they buy drugs and get drugged! They could've save that money for housing if they really wanted to!

I have nothing against the Shelter, but I think The Shelter still lacks proper development plans and guidelines to operate properly. All we are asking is, for you guys not to approve the Men's Shelter's appeal and to move this shelter away from our neighbourhood. Away from any neighbourhood, school and downtown. Please keep this area of town safe for everyone. Please keep Lloydminster safe especially for our children.

I trust that the subdivision appeal board will thoroughly and thoughtfully review and consider our objections in this matter. Thank you so much!

Respectfully,

Leona Fernandez

██████████ Lloydminster SK.



**From:** Lynn Sebree <[REDACTED]>  
**Sent:** October 11, 2024 1:20 PM  
**To:** Cityclerk  
**Subject:** Protest

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EXTERNAL SENDER: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Shannon Rowan

Please be aware of the fact that most downtown businesses are run by 1 individual most of the day. I can no longer work alone due to the homeless individuals entering my business in 3 or more, it's dangerous. If you add more locations for them downtown then more will come. Your choice of location should reflect areas away from businesses. Vandalism is not the only problem, needles & garbage along with items all down the back alley stolen from the 2 second hand stores. There are other locations you could look at, so close to our small shops is not fair.

Thanks Lynn Sebree  
Artistic Dance

Oct 9, 2024

To the Subdivision and Development Appeal Board

Dear Sir/Madam,

My Name is Melinda Laley, I own two properties [REDACTED] in Lloydminster, I have lived in Lloydminster my whole life and in this current area since 2002 with my husband and my children.

I am writing to strongly express my objection to the proposed development plans 24-4445 for 4720 50 St.

I would like to start off with Councilman David Lopez's comment at the Oct 7 city council meeting "A home is one of the most expensive investments that a person will make " council agreed. Are the people in this area and our investments not worth protecting? Is our money not the same as Lakeside or Parkview? Is our children's safety not the same as Lakeside and Parkview? Our seniors, brothers, and sisters? Are we second-class citizens? I feel if you allow this to go through the city is saying we don't matter.

The current shelter has continued to be a nuisance to the surrounding area, causing major safety concerns and posing a threat to the well-being of the residents which goes against city bylaws of a c5 service commercial district that states it must not be a nuisance and must be compatible with the surrounding area. Allowing them to expand into the neighboring building will only increase the problems. This building is only available because their organization ran Cansafe out due to safety and sanitary reasons. The improper development plans are incompatible with the surrounding area and the current shelter has led to a decrease in property values. Furthermore, the presence of the current shelter has majorly contributed to an increase in criminal activities including break-ins, drug-related incidents, prostitution, and arson in the area. This has left the residents feeling exhausted, frustrated, and terrified as the shelter is located near schools, churches, and residential areas. I think it's time the city starts helping its citizens carry some of this burden.

As a contractor I find the Development permit lacking in detail, there are no dimensions, proper layout, or showing of bathroom facilities. I have seen way more in-depth plans turned down due to lack of details.

Their plan is to first open up as a warming shelter allowing people to stay for 3 hrs and then putting them back onto the street. Where do they go for the remaining 21 hrs? They now become the surrounding area's "clients".

I would also like to remind the board of the Acto trailer decision at the current shelter 5001-48 Avenue, permit no 23-3841, it was determined then that the applicant had not taken steps to engage with neighbors and work collaboratively to resolve their concerns. This has still not happened, no one has phoned or knocked on the doors of any of our homes or businesses. We are still left to clean up their garbage such as needles, clothing, naloxone kits, and human feces.

The Board also noted that they would allow the Atco trail to remain till April 2024 giving them sufficient time to address the community issues which have only gotten worse and an opportunity to properly plan and mitigate community issues before the need for a future warming shelter was required. Now they are applying for even bigger space in our area with more people and services and still yet to address the community's concerns.

With their plans for 24-hour bathrooms for not only the clients but everyone, it will create more traffic and problems in our area. With their plans for an outdoor space for anyone will also create more traffic and problems in our area. They want to house and treat mentally ill people across the street from residential homes, next to daycares, schools, and churches. This becomes a major safety concern as this is not a licensed psychiatric facility. In my opinion, the bylaws pertaining to community support centers need to be changed creating new regulations and guidelines that need to be made more definitive. The 150m radial separation is not enough.

Now let's talk about trauma, I understand that trauma to a child is one of the root causes of addiction. Environments with drug activity around children as they grow up can also lead to drug addiction. This is the environment that our children are growing up in this neighborhood because of the current shelter and will only exacerbate the issue if the shelter becomes bigger in our area. Our children our finding people overdosing in their backyards -Trauma! They get jumped for their cell phone-Trauma! They are chased and screamed at by mentally ill and drugged-up adults -Trauma! Drug dealers are approaching them with drugs-Trauma! A child tries to ride his bike and gets told by an adult to hand it over or they will beat him up-Trauma! This is the environment that our neighborhood children are growing up in and could be our next future addicts due to all the emotional trauma! When do we start putting our future generations first? When do we start protecting the children? History shows that we have not protected our children and now this is what we are dealing with. Our children need to come first!

Realtors can't sell in this area, developers will not buy properties and develop in this area all because of the current shelter. The house across the street was purchased for \$160,000 and she was told by a realtor she would be lucky to get anywhere between \$60 -\$80,000. But yet our taxes go up. The city wants to create more housing for future growth, but allowing this shelter to remain where it is and potentially expand it will destroy the growth of one of the most affordable areas for lower-income families to have a future. The downtown core the city has been investing money into is currently sitting with 19 buildings for sale and 37 options for lease spaces. This is most realtors have ever seen listed in the downtown core.

I urge the Subdivision and Development Appeal Board to consider the implications of this development on the community. It is imperative that the Board takes into account the legitimate fears and objections raised by the residents when making a decision about the proposed development.

I appreciate your attention to this matter and look forward to a prompt and favorable resolution.

Sincerely,

Melinda Laley

**Written Submission to The Board (SDAB)**

**Oct 10, 2024**

Muhammad Arshad and Farah Arshad and 101259910 Saskatchewan Ltd

[REDACTED] Lloydminster SK S9V 0T9

[REDACTED] Lloydminster SK S9V 0T9

[REDACTED] Lloydminster Sk S9V 0T6

Ph [REDACTED]

Email: [REDACTED]

**Sub: Notice of Hearing-Subdivision and Development Appeal Board-4720 50 Street Lloydminster SK**

I received 3 letters of public hearings about the subject matter at 3 of my properties within 150 meters of proposed site. I have been living here since 2009. I am responding to all 3 letters here. Please consider this submission 3 times.

I was in the hearings of Oct 7th and there was not a single resident of Lloydminster who was in favor of this proposal. I wouldn't be able to attend the hearings on 23<sup>rd</sup> as I would be out of town that day. So, I am sending this written submission that I **strongly oppose** this proposal due to the following reasons:

- I have witnessed of drastic increase in property damage, theft, and violence in the area, particularly in the past five years.
- Drug use, discarded needles, theft and trespassing are all significant concerns of the residents. The operation of the shelter affects those in north-east Lloydminster daily.
- Everyone I've asked about the matter who lives in this area (including myself) has been a victim of increased theft or vandalism.
- Expensive tools have been stolen from vehicles. Bikes and propane have been stolen. Patio items have been abused, damaged, or taken.
- I bought a commercial property and opened a convenience store in downtown at 4915 49 Ave, which I had to close because of above mentioned reasons.
- I have rented the same commercial property and my tenant complaint the same. I am afraid my tenant might leave due to this homeless shelter.
- We have hard time renting out our houses due to the bad reputation of the neighborhood. We are forced to rent at lower price less than even our mortgages.
- My 12-year-old son cannot go outside biking due to these people who tried to snatch his bike few times.
- He asks me that why do we live in a "SHADY" area.

I strongly believe that homelessness is not about food and shelter but it is more like mental issue. These people chose to be homeless. These people should be treated as mental health patient. If Government really want to address this issue, they should open mental health facilities outside of residential areas and treat these people just like they have Recovery center near Blackfoot. I would really appreciate that if city hears voice of residents and refuse this appeal.

Thanks

[REDACTED]  
Muhammad Arshad

Oct 8, 2024.

City Clerk.

This is a letter to inform you that I oppose the shelter relocation at 4720-50 st. due to lack of proper usage. This shelter was brought in to house down on their luck men (not women) while they tried to find employment then transition to a place of their own. While there they had to be tested on the daily if failed they were denied access. When these steps were stopped for whatever reason it became more of a drop house for both male and female people to go to have food or water nothing else. Recently it has become 10 times worse they are doing drugs in front of the shelter on on the side or across the street. With no supervision if moved to the new location this will escalate and in turn

create more havoc for the people  
in this area

Affected Parties Opposed

Our neighbourhood has been dealing with breakins and vandalism for way too long. Kids are not safe to walk home from school some have been knocked down but their backpacks stolen and other personal items. its time to relocate the shelter to a more suitable area away from the residential and downtown area. especially the little school very close by and the doctors clinic and downtown businesses.

We are tired having to deal with the anxiety of leaving our home to go to work or other reasons to worry constantly whether our home will be the next one to be broken into again or have items stolen out of our yard. We are against the shelter moving into the Sansate Building

**From:** [Barb](#)  
**Sent:** October 11, 2024 11:19 PM  
**To:** Cityclerk  
**Cc:** [Peter](#)  
**Subject:** Development appeal

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

**City of Lloydminster & whom it may concern. I am a current owner of [REDACTED] [REDACTED] Lloydminster & I am against the development of a larger WET Centre. The old men's shelter that only catered to clients that were clean was hardly ever a problem until recent years. This proposal of a centre that houses the currently using should NOT be next to a dry centre, residential neighbourhood, daycare or school.**

**In the past the 24 hr warming Center was in the upstairs of the Anglican Church hall, until the clientele abused this space & it was forced to close.**



**They then could not find a space & I believe that residents in recovery came to their aid for a short time. Two years ago they rented a building on**

**50 ave next**

**to Meridian Esso & it became an eyesore littered with garbage & drug perifenalia. Last year they put up the warming trailer next to the men's shelter & ran electricity to it before it was ever passed. When it was denied, the city never made it move before spring, is this going to happen again with this new proposed centre? Again this year no acceptable solution has been found when there have been months to work on this. Is the city going to be allowed a wet shelter to move into this building after they forced the previous tenants out with the drug needles, human feces &**

**garbage they had to clean up multiple times a day, as well as theft from customers vehicles. Are the homeowners in this area & downtown businesses going to be forced to put up with theft from their yards, vehicles, garages, homes & places of work?**

**I Have Lived in this area since 1982 & for the most part it has been a great neighborhood. The men's shelter has not been a problem for the most part until they started to let the people who are still using & addicted hang out & camp. I realize that These addicts need a place to stay, but it should not be in a residential area, or close to a daycare & middle school as you are proposing by allowing this facility. Thank You Peter Ackerman**

**██████████ Lloydminster Sk.**

Oct 11/24 Affected Parties Opposed

Date-

City of Lloydminster  
6623 -52 st

Dear Roxanne Shortt,

I am writing to express my concern and object to the proposed development 24-4445 of a larger men's shelter in Lloydminster. As a resident, I strongly believe that the location of the shelter should be reconsidered to ensure that it is situated away from daycares, schools, churches and residential areas.

The safety and well-being of our community members, especially children, should be of paramount importance. Placing a larger men's shelter in close proximity to these establishments may pose potential risks and concerns for the residents and the community as a whole. Therefore, I urge the City to explore alternative locations that would be more suitable for the proposed shelter.

I kindly request that the City of Lloydminster carefully consider the implications of this development and prioritize the safety and harmony for everyone. Your attention to this matter is greatly appreciated.

Sincerely,

Print Name- RICHARD WEBB

Signature- [Redacted]

Address- [Redacted]

**From:** rob page <[REDACTED]>  
**Sent:** October 11, 2024 6:53 PM  
**To:** Cityclerk  
**Subject:** Objection to expansion of the men's shelter

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EXTERNAL SENDER: Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I would strongly like to object to the appeal of the expansion of the men's shelter

Unfortunately the men's shelter does nothing but bring absolute misery to the residents that live in the area, every single day and night!

The list of crimes being committed by the people that congregate around the shelter is endless and I could be easily typing all day to list everything that goes on around there

The staff at the shelter are fully aware of what goes on but just look the other way and in my opinion are nowhere near qualified to run this place, just a very small example of this way yesterday as I drove by there were clearly visible drug deals taking place right outside the shelter and the staff were just stood in the window ignoring what was going on!

I had to move out of there a couple of years ago because I have a young family and did not feel safe raising them there

I was unable to sell my property because let's be honest nobody wants to buy anything around there with the crime, drug paraphernalia and garbage just dumped anywhere and everywhere

My only option was to rent my property out, I am now looking for my fifth tenant in 2 years because nobody wants to stay because of the utter nuisance the crowd of people the shelter brings

I believe only a very small percentage of people there are actually genuinely trying to better themselves and are willing to except help, the rest just want a place to sell and take drugs

An expansion will only make things worse as I believe the director of the shelter does not have a good plan in place

For the sake of the safety of the families that live in the area and the sake of the property owners who just endlessly see there properties broken in or vandalized and depreciate in value I ask you to think and act accordingly to deny this appeal for expansion for this shelter that is clearly failing as it is and without proper funding or resources the expansion will only make things worse

Thank you

Robert Page



**From:** [samantha laley](#)  
**Sent:** October 11, 2024 11:02 AM  
**To:** [Cityclerk](#)  
**Subject:** Against appeal for the men's shelter relocation

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Samantha Laley, I live at [REDACTED]. I have lived in this neighborhood since 1999. I used to play in the parks, and bike around the neighbourhood when I was a kid. As I grew up these past couple years, I've noticed no children playing outside or even at the parks. The homeless had basically taken over the park. This neighborhood used to be safe, and is clearly not anymore. We have been living with this problem for a while now and this area of town, and we have basically been ignored. It blows my mind that the City simply does not care about our side of town when we speak up. All of this money can be spent making downtown look "better", when really all we got was less parking and more plants. However that isn't the concern for today, the concern is the placement of the men's shelter, and the new "proposed" location for it. It should not be in this area any longer, obviously we want to help the people who need the help and want it, but 90% of the people running around our neighborhood stealing our shit, and leaving garbage everywhere and trying to break into ours cars and the ones being denied entry. We than have to deal with them. It's not fair that we have to take our time and money into figuring out ways to keep them out of our valuables and keeping them away from our yards. I'm all for helping those who want and need it , but it cannot be done in this area any longer. Start a fundraiser to move this building out of town, and I can guarantee people will be more than willing to donate. We just want our old neighborhood back. My parents own two houses right in front of the shelter and they already can't sell near what they are worth, because nobody wants to live here anymore. Their retirement plan has gone out the window as well. It's ridiculous that this was allowed to get so out of hand. So please don't ignore us any longer. This needs to be fixed. I want the best for anyone in need , but the city needs to do better at helping them get a new building out of town and some funding.

Thank you,

Samantha laley

date October 10, 2024

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have lived by this shelter and it has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

Print name Sarah Stourac

Signature

address

Lloydminster, SK S9V 0M5



Date-

City of Lloydminster  
6623 -52 st

Dear Roxanne Shortt,

I am writing to express my concern and object to the proposed development 24-4445 of a larger men's shelter in Lloydminster. As a resident, I strongly believe that the location of the shelter should be reconsidered to ensure that it is situated away from daycares, schools, churches and residential areas.

The safety and well-being of our community members, especially children, should be of paramount importance. Placing a larger men's shelter in close proximity to these establishments may pose potential risks and concerns for the residents and the community as a whole. Therefore, I urge the City to explore alternative locations that would be more suitable for the proposed shelter.

I kindly request that the City of Lloydminster carefully consider the implications of this development and prioritize the safety and harmony for everyone. Your attention to this matter is greatly appreciated.

Sincerely,

Print Name-

Shirley Frizzell

Signature-

Address-

**From:** [Spencer Francis](#)  
**Sent:** October 11, 2024 6:18 PM  
**To:** [Cityclerk](#)  
**Cc:** [REDACTED]  
**Subject:** Objection to 4720 50st expansion. Mens shelter.  
**Attachments:** [20240618\\_190035.jpg](#)  
[20240407\\_193011.jpg](#)  
[20240406\\_123747.jpg](#)  
[IMG\\_6688.jpg](#)  
[Messenger\\_creation\\_537055725487398.jpeg](#)

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**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am writing in objection of the mens shelter expansion 4720 50st.

My family and I have lived in Lloydminster for 15 years, we have lived at [REDACTED] [REDACTED] for 10 of those years. The last 5 years has been terrible in my neighborhood and progressively getting worse, with safety being our number one concern.

Between the drug use and paraphernalia laying around on the ground ( needles, crack pipes ) people yelling and fighting and screaming at all hours of the day and night, being threatened, having property stolen and the list goes on. Fires being started, neighbors rentals being broke into, we cannot sleep peacefully knowing something is always happening and trouble happening throughout the night.

This expansion does not need to happen in our neighborhood, it does need to happen to help these people but not near where we are trying to make a living and raise our kids and family.

The warming shelter last year that was supposedly temporary and put in place to help all these people ( which I was opposed to last year ) is just a preview of what would happen with this expansion. The people were using drugs, overdosing, fighting all night long. No supervision, no rules no structure. There were suppose to be shrubs and trees put in place which was never done, no parking lot was put in, area has not been kept clean at all. So what would be any different with this expansion?

What help are being give to these people besides handouts? Where are the success stories of rehabilitated people that now contribute to society and involved

in the community. What is the plan to help them detox and get the help they need?

Myself, my family and the community has tolerated this long enough and we are sick of dealing with these issues and not feeling safe in our homes, we work hard, we pay taxes, we expect to be heard. We do not want this shelter in our neighborhood.

See my attached pictures of some of the issues we deal with. If you would like more could supply plenty.

Thank you, Spencer & Shennay Francis

Sent from my Galaxy













Oct 11, 2024

Subject: Objection to Appeal Regarding Men's Shelter Expansion at 4720 50 St.

Dear Members of the Subdivision and Development Appeal Board (SDAB),

I am writing to formally express my strong objection to the appeal concerning the expansion of the Men's Shelter located at 4720 50 St. As both a homeowner and business owner in the vicinity of the current shelter, I have personally experienced the negative impact it has had on the community.

I own the home at [REDACTED], and my property has been directly affected by the issues surrounding the shelter. My house has been broken into twice and damaged by individuals associated with the shelter. On separate occasions, the tires on both my work vehicle and personal vehicle were slashed. These incidents have raised serious concerns about the safety and security of my home and business.

The presence of the shelter has also contributed to a steady decline in property values in the area, including my own home and business. I fear that if the proposed expansion is approved, property values could further plummet, potentially leaving them nearly worthless. This is not just a financial burden—it affects the overall quality of life and stability in the neighborhood.

Additionally, I am troubled by the lack of clear development plans or proper guidelines for the shelter's operations. It is crucial for any establishment, especially one with such a significant impact, to follow the appropriate standards and regulations to protect the safety and well-being of the surrounding community. The absence of such oversight raises serious concerns about the long-term consequences of this expansion.

As a responsible and invested member of this community, I urge the SDAB to carefully consider these objections when deciding on the appeal. Approving the expansion of the Men's Shelter would not only continue to harm the residents and businesses of the area—both financially and physically—but would also jeopardize the safety and security of the neighborhood. It is critical that the concerns of residents are given serious consideration to protect the integrity and well-being of our community.

Thank you for your attention to this matter. I trust that my concerns, as well as those of other affected residents, will be thoroughly reviewed before any final decision is made.

Sincerely,

[REDACTED]

Tina Swiney

[REDACTED]

Lloydminster, SK

[REDACTED]

Lloydminster, SK

**From:** [Trevor Laley](#)  
**Sent:** October 11, 2024 4:36 PM  
**To:** [Cityclerk](#)  
**Subject:** Oct 23 Appeal submission

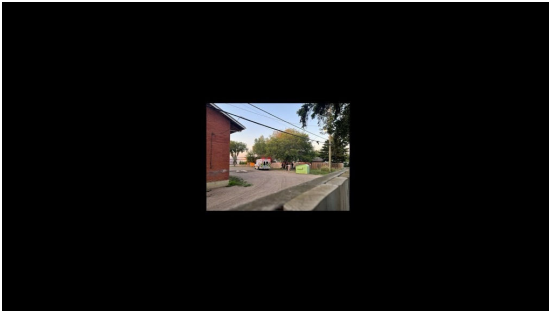
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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL SENDER:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this video as my submission as a strong Objection to the development permit 23-4445 being discussed Oct 23, 2024 at the Appeal Board Meeting.  
Thank you Trevor Laley

<https://www.youtube.com/watch?v=LAEqQLZBU1Q>



[Neglected Consequences Exploring Downfall of a community from a Men's shelter in our Neighborhood](#)  
[youtu.be](#)

Sent from my iPhone

October 10, 2024

Jeffrey Teofilo  
Jordlyn Teofilo



SAV 068

Sk Houdminster

Re: Notice of Hearing – Subdivision and Development Appeal Board – re- the expansion of the Men's Shelter at 4720 – 50 St.

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 – 50 St. The shelter has become a nuisance and safety concern to our neighborhood. My views have not changed since the first appeal letters were sent in. I strongly believe that the existence of the shelter is not compatible with the surrounding residential community and has posed many risks to the neighborhood.

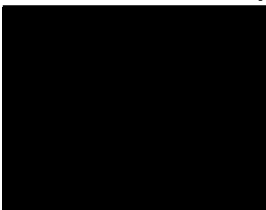
The property value of my home and others in the community is depreciating with each passing day, the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well being of our community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I am for a shelter, but not in any residential area. My vote is NO, also NO for a moved in Warm up Shelter.

I trust the subdivision appeal board will thoroughly review and consider my objections, before reaching a final decision. Your attention to this matter is greatly appreciated.

A Concerned Citizen,



date Oct 11/24

I am writing to formally express my objection to the overturning appeal regarding the shelter located at 4720 50 st. I have live by this shelter has become a nuisance and safety concern to the community. I strongly believe that the existence of the shelter is not compatible with the surrounding community and poses potential risks to the residents. The property value of my home and others in the community is depreciating with every passing day the current shelter remains in our area and will be worthless if the expansion is allowed.

Furthermore, I am concerned about the lack of proper development plans or guidelines for the shelter. It is crucial for any establishment to adhere to set standards and regulations to ensure the safety and well-being of the community. As a responsible member of this community, I urge the subdivision appeal board to consider these factors when making a decision about the shelter.

I trust that the subdivision appeal board will thoroughly review and consider my objections before reaching a final decision. Your attention to this matter is greatly appreciated.

Print name Nathan Ogheis  
Signature [REDACTED]  
address [REDACTED]