



Neighborhood Redevelopment

Program Guidelines

June 2026

Economic Development



Neighborhood Redevelopment Program

The Neighborhood Redevelopment Program (NRP) is aligned with several key municipal planning and strategic documents that guide growth, development, and community well-being in the City of Lloydminster.

Municipal Development Plan (MDP)

The NRP supports the Municipal Development Plan by advancing policies related to:

- Compact and efficient growth through reinvestment in established neighborhoods.
- Housing diversity and affordability by encouraging rehabilitation and infill development.
- Sustainable land use that maximizes existing infrastructure and reduces pressure on greenfield expansion.
- Vibrant, complete communities that offer safe, attractive, and accessible residential environments.

These alignments ensure that redevelopment activities contribute to the long-term vision for a resilient and well-planned city.

City of Lloydminster Strategic Plan (2025–2029)

The NRP directly supports the Strategic Plan's vision of building "a strong, sustainable, and welcoming community for everyone" and aligns with its core priorities:

- **Community Development & Quality of Life:**
 - Enhancing neighborhood aesthetics, safety, and livability strengthens community pride and supports a high quality of life.
- **Sustainable Growth & Infrastructure:**
 - Encouraging infill development and reinvestment in mature neighborhoods supports responsible, sustainable growth.
- **Economic Vitality:**
 - Redevelopment activity stimulates local construction, supports property values, and contributes to long-term economic resilience.
- **Environmental Stewardship:**
 - Reusing existing buildings, improving energy efficiency, and maximizing existing infrastructure align with the City's environmental goals.

By aligning with these strategic priorities, the NRP reinforces the City's long-term commitment to building a vibrant, inclusive, and sustainable community.

Community Standards Bylaw

The NRP supports and reinforces the objectives of the City of Lloydminster's Community Standards Bylaw, which establishes expectations for property maintenance, neighborhood appearance, safety, and overall community well-being.

- **Property Maintenance & Upkeep:**
 - Encouraging repairs to deteriorating exterior elements such as siding, roofing, windows, and foundations.
 - Supporting landscaping, yard restoration, and removal of unsightly conditions.
 - Reducing the number of neglected or rundown properties that may otherwise fall into non-compliance.
- **Nuisance Reduction**
 - Providing financial incentives for rehabilitation of aging or unsafe buildings.
 - Supporting redevelopment of vacant or underutilized lots that may otherwise attract nuisance activity.
 - Improving lighting and visibility, which can deter unwanted behaviors and enhance neighborhood safety.
- **Safety & Accessibility**
 - Funding accessibility upgrades such as ramps, handrails, and improved entryways.
 - Encouraging repairs that address structural hazards or unsafe building conditions.
 - Supporting lighting improvements that enhance visibility and reduce safety risks.
- **Neighborhood Aesthetics & Community Pride**
 - Enhancing curb appeal through exterior rehabilitation and landscaping.
 - Supporting community-driven projects such as gardens, public art, and streetscape improvements.
 - Encouraging reinvestment that strengthens neighborhood identity and fosters community pride.
- **Compliance & Long-Term Sustainability**
 - Reduces enforcement burdens on the City.
 - Encourages proactive property stewardship.
 - Supports long-term neighborhood stability and sustainability.

Program Overview

The Neighborhood Redevelopment Program (NRP) provides financial incentives to support the revitalization and long-term sustainability of established residential neighborhoods within the City of Lloydminster. The program encourages private property improvements, infill development, and community-driven enhancements that align with the Municipal Development Plan (MDP) and the City of Lloydminster Strategic Plan (2025–2029), the 2026-2031 Economic Development Strategic Plan, and the Community Standards Bylaw.

The NRP supports the MDP's direction to promote compact growth, reinvestment in mature neighborhoods, and the enhancement of housing diversity and quality. It also advances the Strategic Plan's vision of building "a strong, sustainable, and welcoming community for everyone" and its focus on making "smart decisions that support our economy, environment, and quality of life".

By encouraging redevelopment that improves neighborhood aesthetics, safety, and livability, the NRP contributes to the Strategic Plan's long-term goals of strengthening community identity, supporting sustainable growth, and enhancing quality of life for residents.

The NRP is administered by the City's Economic Development, Public Safety, Taxation, Environmental Services, Planning & Development and Community Services Departments.

The City maintains an internal list of designated properties eligible for the Neighborhood Redevelopment Program. This list is not published to ensure accuracy and to allow for case-by-case review. If you are considering a property for redevelopment, please reach out to our team to verify its designation and to receive guidance on next steps.

The Neighborhood Redevelopment Program has two funding streams:

Stream 1: \$20,000, Building Rehabilitation or Demolition

Addresses the need to improve the failing features of a building, involving the repair or restoration through strengthening or replacement of the structure in a way that "returns its performance to levels approaching or exceeding those of a newly constructed building". Failure to repair or rehabilitate the structural integrity may result in demolishing the current structure.

Stream 2: \$40,000, Multi-Residential Re-Development Fund

Supports the re-development of existing properties or lands to multi-residential uses.

60% of approved funding will be granted after application and permitting approval, the remaining 40% will be granted after project completion and reporting is submitted including paid invoices/receipts. Streams can not be stacked.

Program will open in July of 2026 for application and intake to the program is continuous. The program is for residential properties only.

Eligibility

Applicants must meet **all** of the following criteria:

- Be the legal owner of the property or have written authorization from the owner.
- Property must be located within a designated Neighborhood Redevelopment Area (NRA) or be a Neighborhood Redevelopment Designated Property (NRDP).
- Be in good standing with the City of Lloydminster (that is, no outstanding financial requirements, funds owed to the City, including but not limited to property taxes, water, or reporting for other City grants previously awarded).
- No work may begin prior to written approval.
- All proposed work must comply with zoning, permitting, and building code requirements.
- Applicants must meet any and all requirements outlined in these guidelines.

Ineligible Projects

- Work started prior to approval
- Routine maintenance (e.g., lawn mowing, snow removal)

- Interior-only renovations
- Cosmetic upgrades not visible from the street (unless tied to safety or accessibility)
- Projects required as a condition of a development permit
- Costs covered by insurance claims
- Portable or temporary structures

Application and Review

The City of Lloydminster has invested in the Neighborhood Redevelopment Program and other governing requirements such as the Land Use Bylaw and Building Codes; therefore, projects must meet all regulatory requirements as well as legal requirements. This will be determined through the City's Planning and Development department.

Administration will bring completed applications to Neighborhood Redevelopment Program Sub-committee for review. A matrix using the NRP objectives and eligibility requirements will be used. The Committee will review each application and provide recommendation to the Economic Development Advisory Committee (EDAC) for approval. EDAC to report monthly to City of Lloydminster Council on successful applications and projects.