LLOYDMINSTER	**Downtown Area Redevelopment Committee** **Meeting Minutes** **Tuesday, October 6, 2026** **5:12 pm to 6:34 pm** Meridian Room, City Hall 4420 50 Avenue Lloydminster AB/SK	

Attendees:
Committee Members: Ben Harrison, Kerry Million, Teri-Lynn Mackie, Dil Randhawa (Remote), Cheryl Ross, Kristen Kenyon
City of Lloydminster: Councillor Justin Vance, Jana Rosychuk, Katlin Ducherer
Regrets: Steven Hickman, Amy Roper, Dorothy MacMillan, Eric Valois, Keegan Bendixen, Stephanie Lindsay

	Motion No.	Item	Action
I.		**Call to Order** Ben Harrison called the meeting to order at 5:12 pm.	
II.		**Land Acknowledgement** Presented by Ben Harrison: *I would like to begin that we are on the lands referred to as Treaty 6 Territory and that we are all the beneficiaries of this peace and friendship treaty. Treaty 6 encompasses the unceded lands of Indigenous Nations and Peoples, including the Plains Cree, Woodland Cree, Saulteaux, Nakota, Dene and Metis. We pay our respect to the Indigenous Nations whose lands we are on and reaffirm the Treaty Relationship that we have as Canadians with Indigenous Nations and Peoples.*	
III.		**Adoption of October 6, 2026 Agenda**	
	61-2026	MOVED BY Cheryl Ross that the October 6, 2026 Meeting Agenda be approved. Seconded by Kerry Million. **CARRIED**	
IV.		**Approval of September 1, 2026 Minutes**	
	62-2026	MOVED BY Teri-Lynn Mackie that the September 1, 2026 Meeting Minutes be approved. Seconded by Cheryl Ross. **CARRIED**	
V.		**Presentation** 1. None	
VI.		**Old Business** 1. Downtown Area Redevelopment Committee Update – September 14, 2026 Governance and Priorities Committee Meeting	
		2. Discretionary Use Application No.26-6342 Referral	
	63-2026	MOVED BY Kerry Million that the DAR Committee request that the summary of referral comments related to Discretionary Use Application No.26-6342 be attached as Schedule 'A' to the October 6, 2026 Downtown Area Redevelopment meeting minutes. Seconded by Dil Randhawa.	

APPROVED

CARRIED

3. Insights from trip to Boseman, MT
   An overview of downtown revitalization observations and findings were presented from a recent visit to Boseman, Montana.

4. Downtown Survey
   The DAR Committee was advised that the Downtown Survey was distributed on October 7, 2026 to gather input from interested parties.

VII. Administrative Updates

1. 2026/27 DAR Committee Annual Orientation
   A brief re-orientation was completed.

2. 2026/27 DAR Committee Sub-Committee Appointments
   Reviewed and updated where applicable.

3. Annual Economic Development Breakfast – November 10, 2026
   Lloydminster Agricultural Exhibition Association – Tickets: $25 pp – Feature Presenter: Dale Botting Standing at the Economic Crossroads

64-2026 MOVED BY Cheryl Ross that the DAR Committee support the recommendation that Administration permit the Downtown Area Redevelopment Committee Chair, Vice Chair, and Sub-Committee Chairs to attend the annual Economic Development Breakfast on November 10, 2026 at no cost. Seconded by Kristen Kenyon.

CARRIED

4. The Neighbourhood Redevelopment Program
   An overview of the City of Lloydminster's Neighbourhood Redevelopment Program was presented.

VIII. Sub Committee Updates

1. Budget and Policies

a) 2027 City of Lloydminster Operating & Capital Budget Review Meeting – November 4, 2026 Governance and Priorities Committee Meeting

i. Presented as information.

2. Marketing and Events

a) Downtown Lloydminster Event Grant Program

i. Changes and Recommendations
   Recommendations pertaining to Downtown Lloydminster's Event Grant Program will be presented at the November 3, 2026 DAR Committee meeting. Sub-Committee

APPROVED

ii. Downtown Event Grant Application – Tacos El Habanero, 2026 Mexican Fiesta Event
The Downtown Event Grant Application submitted by Tacos El Habanero was rescinded; they will consider reapplying in spring 2027.

b) Marketing Statistics

i. Social Media August 2026 Analytics
August 2026 Social Media Analytics presented as information.

c) Upcoming Events

i. 2026 Parade of Lights
Planning for the 2026 Parade of Lights is underway.

ii. 2026 Here Comes Santa Clause
Planning for the 2026 Here Comes Santa Clause Event being held on Saturday, December 5, 2026 is underway.

3. Capital

a) Downtown Lloydminster Façade and Building Improvement Program

i. Moorehead Accounting

65-2026 MOVED BY Cheryl Ross that the DAR Committee supports the recommendation that Administration commit up to a maximum amount of $5,000 from the 2026 Downtown Lloydminster Façade and Building Improvement Program Level One (1) to Moorehead Accounting. Seconded by Kristen Kenyon.

CARRIED

ii. El Mercadito Los Amigos

66-2026 MOVED BY Cheryl Ross that the DAR Committee supports the recommendation that Administration commit up to a maximum amount of $3,500 from the 2026 Downtown Lloydminster Façade and Building Improvement Program Level One (1) to El Mercadito Los Amigos. Seconded by Councillor Vance.

CARRIED

iii. Onion Lake Group of Companies

67-2026 MOVED BY Cheryl Ross that the DAR Committee supports the recommendation that Administration commit up to a maximum amount of $90,000 from the 2026 Downtown Lloydminster Façade and Building Improvement Program Level four (4) to Onion Lake Group of Companies. Seconded by Teri-Lynn Mackie.

CARRIED

4. Recruitment

a) None.

APPROVED

5. Safe + Inclusive Downtown / Crime Prevention Program

a) Formal Establishment of Sub-Committee

68-2026 MOVED BY Teri-Lynn Mackie that the DAR Committee supports the recommendation to formalize the Safe + Inclusive / Crime Prevention Program Sub-Committee, with a mandate to monitor and identify safety, inclusivity and crime prevention opportunities and challenges, and to recommend improvement and implementation measures where appropriate. Seconded by Kerry Million.

CARRIED

IX. New Business

1. Downtown Wayfinding – Request for Quotes
   Request for Quotes for Downtown Wayfinding was released on October 6, 2026. Recommendations will be presented to the Capital Sub-Committee and brought forward at a during a future DAR Committee meeting.

X. Round Table

- Chamber of Commerce has taken possession of the downtown Building it intends to occupy.
- Onion Lake has expressed interest in participating in the Downtown Area Redevelopment Committee.
- Chamber of Commerce Business Awards is currently accepting nominations for downtown businesses. Tickets remain available for the awards event.
- Downtown related discussions have been quiet in recent weeks.
- Hope Street Team is now serving one meal per week at the Olive Tree for individuals experiencing food insecurity.

XI. Next Meeting

Tuesday, November 3, 2026 at 5:00 pm – Meridian Room, City Hall

XII. Adjournment

69-2026 MOVED BY Cheryl Ross that the October 6, 2026 DAR Committee adjourn at 6:34 pm.

CARRIED

APPROVED

SCHEDULE 'A'
Discretionary Use Application No.26-6342 Referral
Downtown Area Redevelopment (DAR) Committee
Comments and Recommendation

File no.: PD 26-6342
Legal address: Lot: 1-2 Block: 3 Plan: LXXXV1
Civic address: 5008-48 st, Lloydminster AB
Neighbourhood: Downtown
Current MDP Designation: Downtown
Current LUB District: Downtown Commercial District
Proposal: Community Support Centre, Minor

DAR COMMITTEE CONSIDERATIONS

Vision & Guiding Principles

- Does the proposal support the long-term vision for downtown (vibrancy, mixed use, walkability, accessibility, safety, economic growth)?
- Does it contribute to the desired character areas identified in the plan?
- Does it reinforce downtown as a cultural, civic, and economic hub?

Land Use & Built Form

- Fits the intended land use designation (mixed use, commercial, residential, institutional).
- Meets height, massing, and density expectations for the downtown core.
- Contributes to a continuous, active street frontage.
- Provides appropriate transitions to adjacent uses (e.g., residential edges).
- Supports housing diversity and/or employment growth.

Urban Design & Public Realm

- Enhances the pedestrian experience (wide sidewalks, weather protection, street trees).
- Improves or maintains sightlines, lighting, and safety (CPTED principles).
- Includes high-quality materials and architectural detailing.
- Contributes to placemaking—public art, plazas, seating, landscaping.

Mobility, Access & Parking

- Pedestrian and cycling connectivity.
- Traffic flow and loading/service access.
- Parking supply—does it meet requirements without undermining walkability?
- Accessibility for people with disabilities.

DAR COMMITTEE COMMENTS AND RECOMMENDATION

1) Identified a range of considerations related to land use compatibility, downtown development objectives, site design, operational planning, and community impacts.

2) Concerns with the proposed downtown location and its alignment with the goals of the Downtown Area Redevelopment Plan (DARP), such as, potential effects on downtown economic development, business investment, public perception, and the intended mix of commercial, residential, civic, and community uses within the downtown core.

APPROVED

3) Site-specific considerations:
    - the property has no private outdoor space,
    - setbacks, or
    - designated gathering areas

   resulting in reliance on adjacent public sidewalks for outdoor activities such as waiting, smoking, and/or breaks. As such, concerns regarding how congregation, circulation, accessibility, and public realm impacts would be managed.

4) Operational considerations including staffing levels, security measures, coordination with enforcement and community partners, long-term sustainability, waste management, and procedures for addressing potential disturbances or community complaints; additional information or mitigation measures would be beneficial.

5) The existing concentration of social and community service facilities already available in the downtown area. Alternative locations or partnerships with existing service providers may warrant consideration as a means of achieving service delivery objectives while minimizing potential impacts on surrounding land uses.

6) The DAR Committee acknowledges the value of services for vulnerable and unhoused individuals and recognizes the need for community supports. Overall, feedback pertains to whether the proposed site and operational model adequately addresses potential impacts and aligns with broader downtown planning and redevelopment objectives.

RECOMMENDATION

While the DAR Committee recognizes the importance of providing services to vulnerable and unhoused individuals, it finds that the application, as presented, does not adequately address concerns related to public safety, congregation management, site design, and potential impacts on surrounding businesses, and alignment with the objectives and polices of the Downtown Area Redevelopment Plan. Therefore, the DAR Committee does not support the Discretionary Use Application (No. 26-6342) for a Community Support Centre-Minor to be located at 5008-48 Street, Lloydminster, AB.

APPROVED