

4.3 LAND USE AREAS

The Area policies refer to specific areas identified in **Figure 19**. These Areas have unique land use and height considerations to provide structure for the next 15 years of redevelopment in downtown. The six Land Use Areas are:

1. Core Mixed-Use Area
2. Mixed-Use Transition Area
3. Civic Area
4. Creative Industrial Area
5. Neighbourhood Residential Area
6. Highway Commercial Area

4.3.1 Core Mixed Use Area

The Core Mixed-Use Area is a corridor centred on 50 Avenue and 49 Avenue from Highway 16 north 50 Street. Within this corridor is the historic centre of Lloydminster split by the interprovincial border and characterized by a concentration of small-scale pedestrian-oriented buildings. Lloydminster's icons – the Clocktower and the Border Markers are the anchors of this Area, which will serve as the heart of downtown activity.

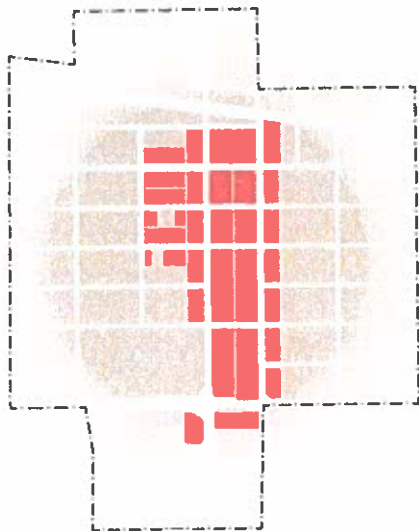


Figure 21: Core Mixed Use Area

Concept

This Area is the priority for redevelopment. The policies for the Core Mixed-Use Area support a vibrant commercial heart of downtown that concentrates activities, entertainment, and made-in-Lloydminster services and businesses into a compact, pedestrian-focused destination. All development in this area must have active commercial uses on the ground floor. The concentration of active frontage will provide co-location benefits for businesses and serve to animate the core pedestrian grid identified in the Public Realm Concept (Section 2). The Core Mixed-Use Area has the highest maximum building height out of all the Land Use Areas, providing an incentive to locate mixed-use development with a residential component here.

Objectives

The objectives of the Core Mixed Use Area are:

- To re-establish the area as the commercial, cultural, and entertainment centre of Lloydminster.
- To support the development of small scale, locally-owned businesses, consumer services, and entertainment venues.
- To encourage the development and adaptive reuse of existing buildings.
- To retain the compact, diverse, and street-oriented commercial character of the downtown core.
- To ensure development contributes to a high-quality public realm and pedestrian environment.
- To increase mixed-use commercial and commercial/residential development, while maintaining active retail and commercial uses at street level.
- To accommodate complementary public amenities, cultural facilities, civic buildings, and services in the centre of the city.

Land Use Policies

These policies apply only to the Core Mixed Use Area:

- a) The street-facing ground floor frontage of all buildings must consist of a minimum of 60% visible active commercial uses such as retail, consumer service, or restaurant. Less active uses, such as office or institutional uses are encouraged behind or above these uses.
- b) Residential uses may only be included above the main floor of mixed use buildings.
- c) New development should be a minimum of two storeys above grade, unless:
 - it is demonstrated that the proposed development will generate substantial activity in the downtown or will make a significant contribution to the streetscape;
 - the proposed one-storey development involves restoration of a building determined to have heritage value by the City;
 - extenuating circumstances require the rebuild of an existing one-storey building; or
 - the development merits allowance of a one-story building for other reasons at the at the discretion of the City.
- d) The front yard maximum setback is 2 metres to allow for expansion of the pedestrian realm while maintaining an active interface for pedestrians.
- e) On corner lots, the front yard setback applies to both street-facing lot lines.
- f) Buildings with frontages exceeding 15 metres should have multiple entrances on the street.
- g) Restaurants, drinking establishments, and entertainment establishments are encouraged to provide outdoor patio and informal performance space.
- h) The City supports the expansion of outdoor patios into public space and on public streets, provided a minimum 1.5 metre unobstructed pedestrian pathway is maintained.

- i) Driveways providing site access should be as narrow as possible to minimize impacts on the pedestrian environment.
- j) The maximum building height of the Land Use Area is 9 storeys, subject to shadowing policy 4.2.2 a.

4.3.2 Mixed Use Transition Area

The Mixed-Use Transition Area primarily flanks the Core Mixed-Use Area east and west between 52 Avenue and 51 Avenue, and between 48 Ave and the lane behind 49 Avenue. The area to the west currently contains single-family residential to the south with a mix of commercial uses and underutilized industrial lands to the north. The area to the east is primarily single-family residential uses, with a few medium and high-density residential apartments. To encourage redevelopment of these areas, the concept for the Mixed-Use Transition Area is to intensify residential development while providing opportunities to incorporate commercial services as part of a complete community.

Concept

The Mixed-Use Transition Area supports a variety of multi-family residential developments with the opportunity for mixed-use development. This mix will create highly integrated and walkable neighbourhoods. To this end, the policies identify land uses and building heights that support transition between the surrounding Neighbourhood Residential Areas and the Core Mixed-Use Area.

Objectives

The objectives of the Mixed Use Transition Area are:

- To maintain and enhance opportunities for mixed-use, retail, and office commercial developments.
- To ensure an appropriate transition in development and built near to adjacent residential areas to the east and west.
- To intensify residential development around the Core Mixed-Use Area.