

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1406**

**A Bylaw to Adopt the  
College Park Redevelopment Plan**

**THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw shall be called the “College Park Redevelopment Plan” Bylaw.
2. The Plan, attached as Appendix “A”, is hereby adopted pursuant to Section 634 of the Municipal Government Act, RSA 2000, Chapter M-26.
3. Bylaw C-1015 and all its amendments are hereby repealed.
4. This Bylaw shall take effect on the date it is passed.

**READ** a first time this \_\_\_\_ day of \_\_\_\_\_, 2021.

**READ** a second time this \_\_\_\_ day of \_\_\_\_\_, 2021.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

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

# College Park

## College Park Area Redevelopment Plan DRAFT Bylaw C-1406 Adopted XX



# Table of Contents

1. Introduction .....	4
1.1 Purpose .....	4
1.2 Plan Area .....	4
1.3 Legislative & Policy Context .....	4
1.4 Planning Process.....	5
2. Neighbourhood Profile .....	8
2.1 Neighbourhood History .....	8
2.2 People .....	11
2.3 Public Amenities.....	12
2.4 Gateway Areas.....	13
2.5 Architecture.....	15
2.6 Existing Land Uses.....	16
2.7 Demand for New Development .....	17
2.8 Existing Infrastructure.....	20
3. Vision and Principles .....	22
3.1 Vision.....	22
3.2 Guiding Principles .....	22
4. Plan and Policies .....	23
4.1 Future Land Uses & Design Guidelines .....	23
4.2 Neighbourhood Identity .....	30
4.3 Parks and Open Spaces .....	32
4.4 Infrastructure.....	34
5. Implementation .....	36
5.1 Responsibility .....	36
5.2 Land Use Bylaw Amendments .....	36
5.3 Review of Development Applications .....	36
5.4 Monitoring and Updating the Plan .....	36
5.5 Implementation Overview .....	37
6. Amending the College Park ARP .....	38

# Lists of Figures and Maps

## Figures

Figure 1 [Right] Snippet from Map 1 - Plan Area Boundary .....	4
Figure 4 Plan for Grandview Neighbourhood (1916) .....	7
Figure 5 The Wilson Family on Their Homestead (1912) [South Peace Regional Archives] .....	8
Figure 6 Dominion Lands Office Opening (1911) [South Peace Regional Archives] .....	9
Figure 7 Grande Prairie Townsite View from College Park (1918) [South Peace Regional Archives] .....	9
Figure 8 Aerial View of Muskoseepi Park (1995) [South Peace Regional Archives] .....	10
Figure 9 Grande Prairie Regional College Under Construction (1973) [South Peace Regional Archives] .....	10
Figure 10 Age of Residents, College Park and City of Grande Prairie (2019) .....	11
Figure 11 Grande Prairie Museum (2020) .....	12
Figure 12 [Right] The 'Happy Time' Statue Commonly Referred to as the Three Bears .....	13
Figure 13 The Intersection of 106 Street & 100 Avenue Is the Main Vehicular Gateway to College Park.....	14
Figure 14 Victory House Style Home Built in 1929 .....	15
Figure 15 Art Moderne Style Home Built in 1946.....	15
Figure 16 Regency Influenced Bungalow Built in 1957 .....	15
Figure 17 Mid-Century Modern Home Built in 1970 .....	15
Figure 18 Single-Detached Home.....	16
Figure 19 Semi-Detached Homes .....	16
Figure 20 Apartment Building.....	16
Figure 21 Student Housing .....	16
Figure 22 (Right) Recently Constructed Single-Detached Home .....	17
Figure 24 Proportion of College Park Buildings by Age Group (2019) .....	19
Figure 25 On-Street Parking Along 106 Street.....	20
Figure 26 Older Segments of Sidewalk Are Narrower than Current Standards .....	21
Figure 27 Illustration of Mixed-Use Development on 100 Avenue .....	24
Figure 28 A Large Blank Façade on the Left in Contrast with the Design Guidelines Applied on the Right ...	25
Figure 29 Design Guidelines Encourage Features to Lessen Visual Impact of Massing Differences .....	29
Figure 30 Hillside Neighbourhood Logo.....	30
Figure 31 Hillside Street Sign Topper .....	30
Figure 32 Hillside Neighbourhood Entrance Feature .....	30
Figure 33 Illustration of Seasonal Patio with Food Truck Stalls Concept.....	31
Figure 34 Dumpster Near Borstad Point .....	33
Figure 35 Existing Wayfinding Sign.....	33
Figure 36 Trees on the Boulevard.....	33
Figure 37 Example of Accessible Outdoor Fitness Equipment (GF Outdoor Fitness).....	33
Table 1 Overview of Implementation Plan .....	37

## Maps

Map 1 - Plan Area Boundary	
Map 2 - Context	
Map 3 - Transportation	
Map 4 - Utilities	
Map 5 - Future Land Use Concept	
Map 6 - Trails and Sidewalks	
Map 7 - Neighbourhood Identity Projects	



# 1. Introduction

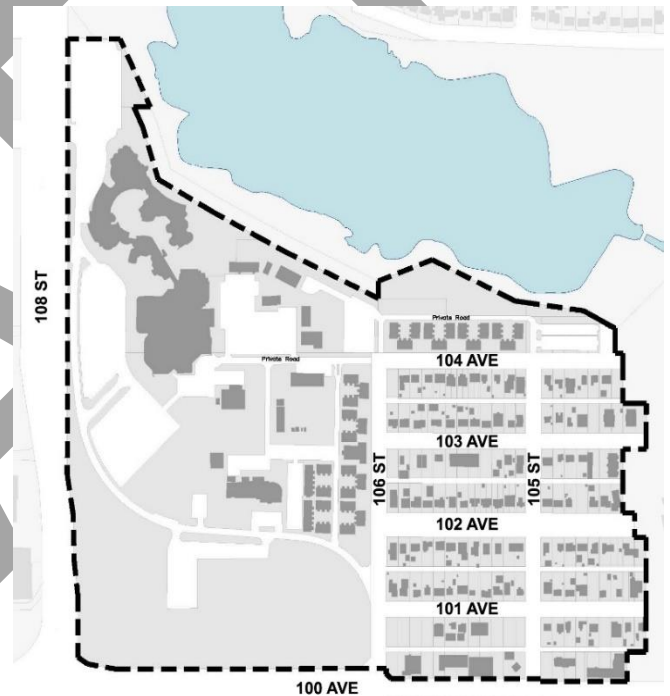
## 1.1 Purpose

- 1.1.1 An Area Redevelopment Plan (ARP) establishes the vision and rules that guide new development in a mature neighbourhood. It is also an opportunity for the City of Grande Prairie (City) to take a closer look at a neighbourhood and work with residents to come up with ways to address issues, enhance what is great about the area and come up with new amenities.
- 1.1.2 The previous College Park ARP was adopted in 1999 and was initiated as way to manage the development pressures in the area at the time. This revised ARP looks at the neighbourhood 20 years later and provides an updated plan based on current conditions.

## 1.2 Plan Area

- 1.2.1 This ARP, as illustrated on **Map 1 - Plan Area Boundary**, contains 43 ha of land directly north of 100 Avenue between 108 Street and Bear Creek (Muskoseepi Park). The plan area is a primarily residential neighbourhood with a commercial corridor along 100 Avenue and the Grande Prairie Regional College (GPRC) campus on the western half.
- 1.2.2 The previous version of the plan included properties on the south side of 100 Avenue.

*Figure 1 [Right] Snippet from Map 1 - Plan Area Boundary*



## 1.3 Legislative & Policy Context

- 1.3.1 This ARP is a statutory document prepared in accordance with the Municipal Government Act (MGA), the Municipal Development Plan (MDP) and the Intermunicipal Development Plan.
- 1.3.2 Once this ARP has been adopted by City Council, land use planning and development decisions must respect the policies contained in this ARP. The Land Use Bylaw (LUB) is the main instrument through which the land use policies of this ARP will be implemented.
- 1.3.3 City Council is not bound to undertake any of the projects described in this ARP.

## 1.4 Planning Process

- 1.4.1 The City officially initiated the ARP review when the Infrastructure and Protective Services Committee (“Committee”) accepted the project Terms of Reference on April 30, 2019. The Committee’s direction included adjusting the plan area to include the GPRC and to omit properties south of 100 Avenue.
- 1.4.2 The College Park ARP was first adopted September 13, 1999. At the time, the main community concern was the number and appearance of multi-family residential development in the area. The resulting plan significantly limited most of the plan area to only single-detached dwellings. This helped to preserve the low-density character of the area. The restrictive approach led to new challenges such as a lack of new development, 21% of residential properties becoming legal non-conforming and older structures not being replaced.
- 1.4.3 City Administration developed the Terms of Reference for the project based on the concerns raised by the public and the Committee. The process focused on extensive public engagement and detailed research.

Figure 2 Public Engagement Materials



**Planning Process Outline**

1.4.4 City Administration developed this ARP in four (4) phases, outlined in **Figure 3** below.

*Figure 3 Planning Process Flowchart*

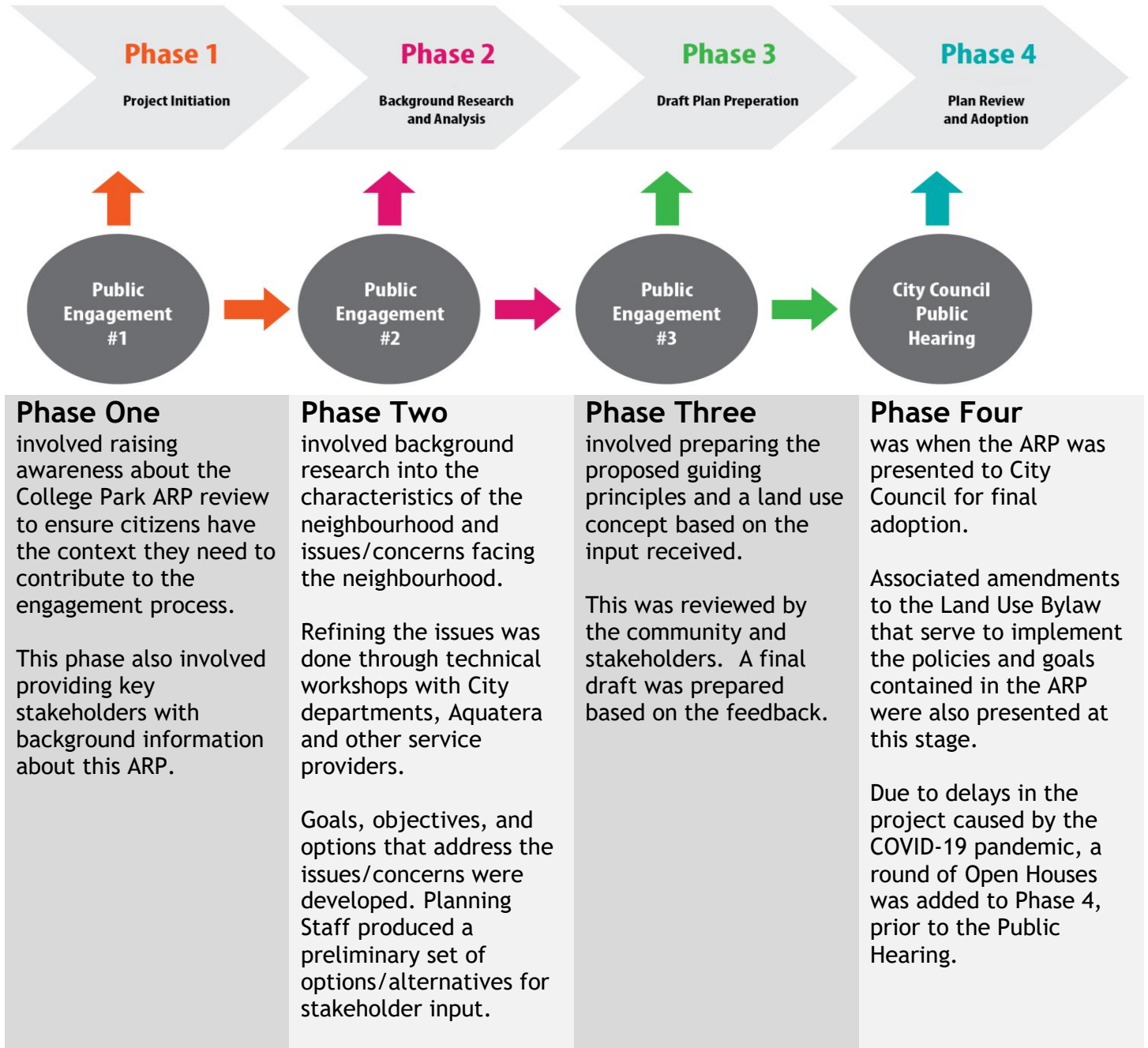
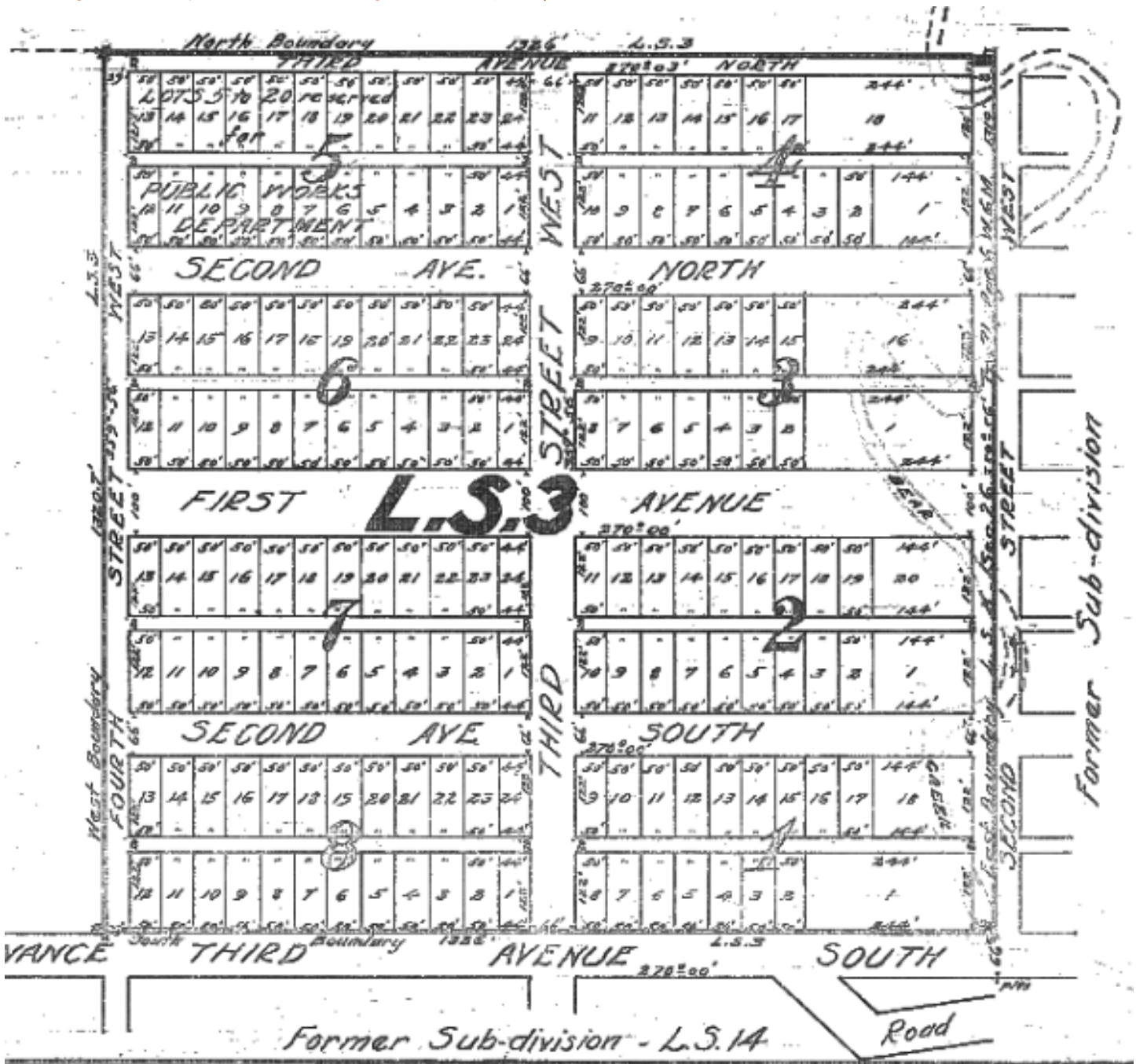




Figure 2 Plan for Grandview Neighbourhood (1916)



College Park was originally subdivided as Grandview in 1916. The plan was an extension of the townsite with First Avenue (now 102 Avenue) as the proposed commercial mainstreet in the middle.

## 2. Neighbourhood Profile

### 2.1 Neighbourhood History

#### Early Settlement

- 2.1.2 The College Park neighbourhood sits on the west bank of Bear Creek. Before the arrival of the European settlers, the area was home to the Beaver First Nation.
- 2.1.3 In the early 20<sup>th</sup> Century, the region was surveyed, and a wave of settlement was driven by several government land programs, such as homesteading, as well as South African and Métis Scrips.
- 2.1.4 What is now the College Park neighbourhood, was part of John and Eliza Wilson's homestead. In addition to the Wilson family home, it was also briefly the location of the first Dominion Land Titles Office and the Royal Northwest Mounted Police barracks.
- 2.1.5 John and his sons helped to build many of the early buildings in Grande Prairie, including the second land office, the RNWMP barracks, and the first school. Eliza helped establish the Anglican church's Women's Auxiliary Society serving as its first president.

*Figure 3 The Wilson Family on Their Homestead (1912) [South Peace Regional Archives]*



## Founding the Town

2.1.6 The original townsite, (current day downtown) was laid out by the Argonaut Company in 1910 to provide businesses and services for incoming settlers.

2.1.7 The town of Grande Prairie incorporated in 1914, included the 40 acres of the Wilson homestead that now make up the residential area of College Park.

2.1.8 Originally called Grandevue, College Park was surveyed in 1916 (see **Figure 4**). The neighbourhood was an extension of the townsite design, which planned for First Avenue (now 102 Avenue) to be the main commercial corridor.

2.1.9 That is why 102 Avenue has such a wide right-of-way. Despite the plan, commercial development gravitated to Richmond Avenue (now 100 Avenue), which was the busier road.

2.1.10 The neighbourhood was laid-out the same year that the railway connecting Grande Prairie to Edmonton arrived. Despite this boost to the community, activity in the area slowed significantly in the 1920's with a recession caused by post-war overproduction of grain.

2.1.11 Though Grande Prairie continued to grow rapidly, development concentrated more on the eastern side of Bear Creek in and around the original townsite.



*Figure 4 Dominion Lands Office Opening (1911) [South Peace Regional Archives]*

*Figure 5 Grande Prairie Townsite View from College Park (1918) [South Peace Regional Archives]*





## Mid to Late 20<sup>th</sup> Century

2.1.12 Over the years, the lands surrounding the neighbourhood were acquired for public works including baseball diamonds, the reservoir, and realigning Bear Creek.

2.1.13 The Pioneer Museum Society of Grande Prairie & District formed in 1961 with the goal of preserving the human and natural history of the region. They raised funds for construction and the City donated land along Bear Creek to construct a museum. The Grande Prairie Museum opened in 1970.

*Figure 6 Aerial View of Muskoseepi Park (1995) [South Peace Regional Archives]*

- 2.1.14 The Grande Prairie Junior College was built in 1965 and became the GPRC in 1970. The new campus designed by Canadian architect Douglas J. Cardinal opened in 1976.
- 2.1.15 College Park experienced a development boom in the 1970's with five apartment buildings. Anderson Hall, the GPRC student residence, opened in 1983. It was replaced in the 2000's with the construction of the housing pods.
- 2.1.16 The development of Muskoseepi Park along the Bear Creek corridor was initiated in 1979 with funding from Alberta's Urban Parks Program thanks to the efforts of MLA Elmer Borstad. Borstad Point to the northeast of College Park is named after him.

*Figure 7 Grande Prairie Regional College Under Construction (1973) [South Peace Regional Archives]*



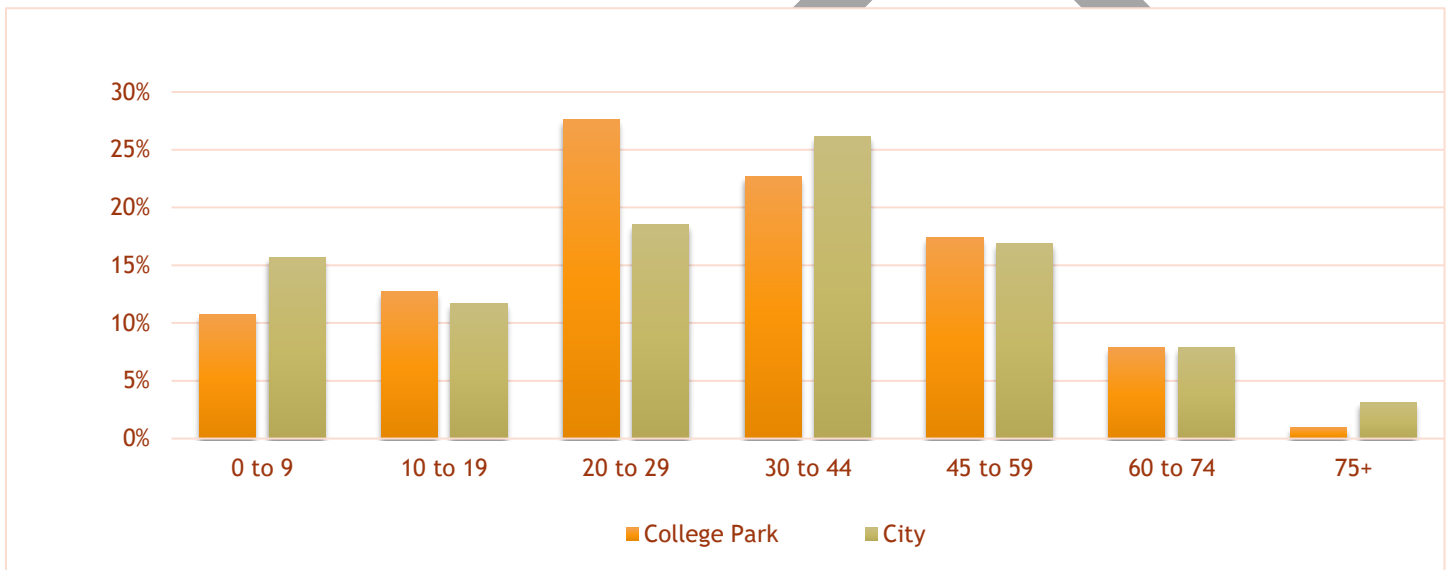
## 2.2 People

2.2.1 College Park is a small residential neighbourhood made up of a variety of households including families, seniors, students, and newcomers. In 2019, there were 619 residents representing one percent (1%) of Grande Prairie’s total population. The analysis of municipal censuses shows that College Park’s population has changed very little over the past two decades.

### Age

2.2.2 The age characteristics compared with those of the entire City are shown in **Figure 10** below. The age breakdown is like that of the City except for 20-29-year olds, which represent a larger percent of the population in College Park. This is likely explained by the number of students in the neighbourhood.

*Figure 8 Age of Residents, College Park and City of Grande Prairie (2019)*



### Density

2.2.3 The population density in College Park (residential areas only) is approximately 45 persons/ha. This is like other mature neighbourhoods in the City. For example, Hillside is 53 persons/ha and Avondale is 60 persons/ha. Newer neighbourhoods have a higher population density. For example, the population density in Pinnacle Ridge is 95 persons/ha.

### Rates of Homeownership & Rentals

2.2.4 The rate of residential ownership is approximately twenty-three percent (23%) with the remaining seventy-seven (77%) rental. This differs from the City of Grande Prairie as a whole, where the rate is sixty-five (65%) homeownership and thirty-five percent (35%) rental.

## 2.3 Public Amenities

2.3.1 The College Park neighbourhood is enhanced by a range of public amenities including trails, open space, and public art. See **Map 2 - Context** for gateway areas and points of interest.

### Trails and Open Space

2.3.2 The northwest end of the neighbourhood is lined by a trail that forms part of the Muskoseepi Park network. The trail connection provides easy access to numerous amenities including playgrounds, the splash park and skatepark. The neighbourhood is adjacent to large areas of open space including Muskoseepi Park and the sports fields to the west. See **Map 6 - Trails and Sidewalks** for the trail network.

*Figure 9 Grande Prairie Museum (2020)*



### Grande Prairie Museum & Heritage Village

- 2.3.3 The Grande Prairie Museum opened along the western banks of the Bear Creek in 1970. The museum includes a variety of permanent and temporary exhibits where you can learn about the region's history.
- 2.3.4 The Heritage Village on the site features several historical buildings such as the Hermit Lake School House, the Grande Prairie Fire Hall, and the McQueen Presbyterian Church.
- 2.3.5 The Museum is primarily accessed by a pedestrian bridge connecting to the trail network and parking on the eastern side of the creek. There is a service road that connects to the Museum's staff parking from the College Park area.

## GPRC Campus

2.3.6 In addition to the College's academic and vocational services, the campus features several other amenities. This includes a health Clinic, daycare, performing arts spaces, and fitness centre with an indoor rock-climbing gym.

### Public Art

2.3.7 The GPRC campus features a variety of public art installations. There is also art displayed throughout the interior of the college.

2.3.8 The statue representing a mother bear and two cubs at Borstad Point is called 'Happy Time' representing the first of seven life stages in the 'eaglechild' story. It was part of a series that was on loan to the college in 2014 by Stewart Steinhauer recounting a Cree-Ojibwe cultural origin story.



*Figure 10 [Right] The 'Happy Time' Statue Commonly Referred to as the Three Bears*

## 2.4 Gateway Areas

2.4.1 Gateway areas are the main access points to a community. Adding distinct features can alert visitors that they are entering a unique area and their design can reflect a community's character.

2.4.2 There are three (3) gateways to College Park. See **Map 2 - Context**.

### College Park (106 Street & 100 Avenue)

2.4.3 The access at 106 Street and 100 Avenue is the main vehicle gateway to the neighbourhood. It serves as the main point of access to the residential area of the neighbourhood, as well as the College.

2.4.4 Currently, the gateway has no identifying features. On the Western side there is open space and on the east is a parking area.

### GPRC Campus (116 Street & 107 Avenue)

2.4.5 The primary access to the GPRC campus is at the intersection of 116 Street and 107 Ave. This location is the main vehicular gateway for the GPRC campus, as well as the Rotary campground.

## Muskoseepi Park (Borstad Point)

2.4.6 The northeastern corner of the neighbourhood opens to Muskoseepi Park at Borstad Point. The area features an amazing view of the Bear Creek valley with downtown in the distance. The hill is a well-used spot for tobogganing in the winter and the open field at the bottom is a popular gathering place in the warmer months.

*Figure 11 The Intersection of 106 Street & 100 Avenue Is the Main Vehicular Gateway to College Park*



- 2.4.7 The location acts as a pedestrian gateway to the neighbourhood. Its unique features make it a distinct point. It is at the top of a hill and offers one of the best views in the City. It is the intersection of three trail directions and is the point where College Park, the GPRC Campus and Muskoseepi Park converge.
- 2.4.8 “Happy Time”, the statue commonly known as the three bears welcomes visitors to the area. It serves as a symbolic connection to culture and place representing the “eaglechild” origin story, as well as referencing the bears that once lived in the area, giving the creek its name.
- 2.4.9 Borstad Point was named after Elmer Borstad who made numerous contributions to the community serving as Mayor and as an MLA, as well as participating on various boards. His accomplishments include leading fundraising initiatives for the construction of the student village at GPRC and for an MRI machine at the QEII hospital. As an MLA, he lobbied to have Urban Parks funding expanded to smaller cities, leading to \$10 million in funding to the City for the creation of Muskoseepi Park.
- 2.4.10 There may be opportunities to improve the area as a gateway to College Park. There is nothing noting the visitor’s arrival to the neighbourhood. The connection to the neighbourhood is also somewhat buffered by the large parking lot.



Figure 12 Victory House Style Home Built in 1929



Figure 15 Mid-Century Modern Home Built in 1970



Figure 13 Art Moderne Style Home Built in 1946



Figure 14 Regency Influenced Bungalow Built in 1957



## 2.5 Architecture

- 2.5.1 As one of Grande Prairie's oldest neighbourhoods, College Park represents the diversity of the City's architectural history. The oldest remaining building was constructed in 1929 and there are several buildings from each decade in between then and today.
- 2.5.2 There are several buildings that reflect distinct influences from popular architectural movements including *Art Moderne* (1950's), *Mid-Century Modern* (1950's - 1970's) and *Regency* (19<sup>th</sup> Century). There are also many examples of *Victory Houses* and the styles of bungalows that were popular in the 1960's and 1970's.
- 2.5.3 The GPRC building is one of Grande Prairie's greatest architectural assets. Douglas Cardinal designed the building in his distinctive prairie style using brick and adopting a curving shape that reflects the movement of the creek.
- 2.5.4 The College Park neighbourhood was slow to develop leading to a patchwork of different architectural styles. Similarly, redevelopment followed the boom and bust cycles of the region. The result is an eclectic mix of architecture.

## 2.6 Existing Land Uses

2.6.1 The total ARP area is 43 ha and includes institutional, residential, and commercial land uses.

### Institutional

2.6.2 GPRC constitutes 65% of the ARP area. They are currently in the process of completing a new Campus Master Plan that will address the future needs within the College Park ARP area.

### Residential

2.6.3 Residential development constitutes 32% of the ARP area. Low-density residential is the primary form making up 60% of the total residential units. This is reflected in building types such as single detached houses and two-unit dwellings (duplexes). Within the neighbourhood, many single detached dwellings have been converted to include secondary suites.

2.6.4 In addition to low density, medium density residential makes up 40% of all residential units. These land uses are reflected in building types such as fourplexes, townhouses and apartments.

### Student Housing

2.6.5 Student housing is a unique combination of residential and institutional uses. It accounts for the seasonal nature of student populations and often combines housing with other support services.

2.6.6 The current design of student housing is insular blocks of row-style housing with shared plazas. The buildings face interior plazas and back onto the neighbourhood. This creates a hard barrier between the campus and the rest of the neighbourhood.

2.6.7 Creating a supply of affordable student housing plays an important role in improving access to education. Beyond purpose-built student housing, this requires a mix of housing types including apartments and suites.

### Commercial

2.6.8 Commercial Development represents approximately 3% of the ARP area. The commercial lands are along 100 Avenue and include three restaurants, a gas station, and a multi-use retail building. Increased parking demand for some businesses along 100 Avenue has led to the conversion of several residential properties on the south side of 101 Avenue to parking.

*Figure 16 Single-Detached Home*



*Figure 17 Semi-Detached Homes*



*Figure 18 Apartment Building*



*Figure 19 Student Housing*



## 2.7 Demand for New Development

2.7.1 Managing redevelopment, especially residential redevelopment is the key focus of this ARP. Due to the neighbourhood's age and large lot sizes there is significant opportunity for redevelopment in the College Park area. The intent of this ARP is to manage redevelopment to meet community needs and to preserve the neighbourhood character that current residents enjoy.

### Development Indicators

2.7.2 There are several factors that reflect potential demand for new development in the College Park area. These factors help to indicate where redevelopment is likely to occur. The assessment of demand for new development in College Park looked at the following factors:

- a. **Recent development** is the development that has been occurring in the neighbourhood and indicates what type of interest there is in the area.
- b. **Building age** indicates where a building is in its expected life-cycle. At a certain point it would either require costly renovations or need to be replaced entirely.
- c. **Building condition** indicates whether a building is being maintained and suggests whether the owner intends to keep the current structure or is likely to sell or redevelop the property.
- d. **Lot sizes** indicate what type of redevelopment is likely to be proposed.
- e. **Vacant lots** indicate what areas are available for redevelopment.
- f. **Assessment values** reflect some of the other factors and provide an indication of what properties someone interested in redevelopment may be holding or want to purchase.
- g. **Location** helps to determine how desirable an area is based on proximity to employment hubs and amenities.
- h. **Enquiries and landowner input** indicate whether people are interested in developing in the area.

2.7.3 An analysis of these factors was completed in the winter 2019/2020 to inform the College Park ARP.

#### A. Recent Development

New development in the area tells us what people are building and what people are likely to be interested in building in the future.

*Figure 20 (Right) Recently Constructed Single-Detached Home*



2.7.4 Along 100 Avenue, there have been expansions and improvements made to most of the commercial properties. This has also resulted in the expansion of parking areas onto 101 Avenue. There have been several new single-detached homes in the area and improvements to existing homes. There has been some development that increased density. Several semi-detached homes were constructed on 104 Avenue and required Direct Control zoning to address the limitations of the ARP, as it was at that time. There has also been some single-detached homes with a secondary suites.

2.7.5 The development trends indicate that there is demand for expanding commercial operations on 100 Avenue. There is also interest in low density residential housing, predominantly with secondary suites.

**B. Building Age**

Figure 24 shows the age of residential buildings in College Park. Seventy-five percent (75%) of the residential development in College Park was built before 1990, with thirty-five percent (35%) being built before 1960. As such, a significant percentage of the building stock is aging. This indicates that most of the buildings will likely need major renovations or to be replaced. As such, there will be numerous opportunities for redevelopment.

**C. Building Condition**

Well-maintained homes in the neighbourhood, both new and old, contribute to the neighbourhood’s distinctive feel. There are several under-maintained properties in the neighbourhood which detract from its character. The neighbourhood would benefit from the major renovation or redevelopment of these under-maintained properties.

**D. Lot Sizes**

Larger lot sizes and rear-lane access make many lots in College Park suitable for multi-family redevelopment. Residential properties in College Park are generally around 15 meters wide with an area of 566 square meters. These lots are much larger than properties in the City’s newer neighbourhoods that tend to have a mix of lot sizes. Newer lots range in width from 10.4 to 14 metres and are usually less than 500 square metres. Most lots in College Park have rear-lanes making it possible to provide parking at the rear. Compared to other neighbourhoods, the availability of larger lots and rear lanes in the College Park provides greater opportunity for increased density redevelopment.

**E. Vacant Lots**

There were five (5) vacant lots in the neighbourhood. This is not a large proportion of the neighbourhood but shows that there are several opportunities for redevelopment.

*Figure 23 (Right) Vacant Lot in College Park*



**F. Assessment Values**

The average assessment value of a house in College Park is \$232,000.00, whereas the average city-wide is \$318,000.00 (2019). This suggests that there are lower cost lots that may be held or purchased by people interested in redeveloping them.

**G. Location**

College Park is in an extremely desirable location and several factors will likely lead to more interest in the area in the future. The area includes the GPRC, which makes it attractive to students and college employees. Future expansion of the college, as well as the transition to a polytechnic are likely to draw people to the area. Muskoseepi Park along the north and east edges of the neighbourhood provides a great amenity that makes the neighbourhood attractive. There is also the proximity to downtown, which is an employment and cultural centre for the City. Additionally, the new hospital to the west is likely to make College Park a desirable area for staff.

**H. Enquiries and Landowner Input**

The City regularly receives enquiries from people who are interested in developing a property. The properties they are inquiring about indicate where there is an interest in redevelopment. The type of development they ask about tells us what forms of redevelopment people are interested in. During the engagement process for this ARP, City staff also spoke with landowners about their interests.

There have been a few inquiries about redevelopment for properties in College Park in recent years. They are typically for residential development with moderate increases in density (two and three-unit buildings). Similarly, in consultations, landowners who are interested in redevelopment indicated that they would like to pursue two or three-unit builds.

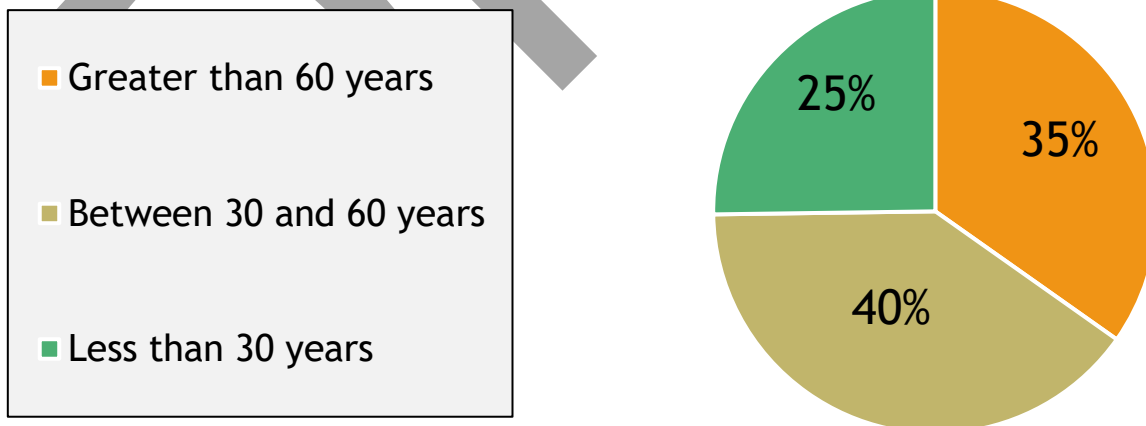
**Potential Demand for New Development**

2.7.6 The analysis shows that College Park is an extremely desirable location, close to major employment centers and with great amenities. The combination of aged structures, buildings in need of significant repairs, large lots, vacant lots, and lower value properties indicate that there are numerous potential sites that would be attractive for redevelopment.

2.7.8 The trends in recent development, as well as inquiries and input from landowners indicate that there is an interest in low density development. This would be predominantly in the form of structures ranging from one to three units.

2.7.9 The analysis indicates that this ARP should encourage single-detached development and allow for moderate increases in density, where appropriate, with design controls to ensure that existing residents are not negatively impacted.

*Figure 21 Proportion of College Park Buildings by Age Group (2019)*



## 2.8 Existing Infrastructure

### Roads

- 2.8.1 The College Park road network is a uniform grid, consistent with the City's downtown. See **Map 3 - Transportation**. The College is an exception, with its own road network. 100 Avenue is the main connection between the neighbourhood and the rest of the City. The only alternative access is through the college campus. There are no road connections to the north or east because of Muskoseepi Park. As such, there is very little through traffic in the neighbourhood.
- 2.8.2 The two (2) main accesses are intersections with 100 Avenue at 105 Street and 106 Street. 106 Street is a signalized intersection. 105 Street has a stop sign and a signalized crosswalk. When there are high traffic volumes, it can be difficult to go east from 105 Street. If redevelopment causes increased traffic, there may need to be improvements to the 105 Street intersection.
- 2.8.3 There are rear lanes running parallel with the avenues providing access to the properties. The lanes are narrow (approximately 6m) and unpaved. The lanes can have difficult terrain for vehicles during wet or snowy periods. As such, front property access should continue to be accommodated on a case-by-case basis.
- 2.8.4 During site visits, City staff observed signs of children playing in the streets in the dead-end avenues east of 105 Street. This was indicated by wooden ramps and sports nets along the road. Future improvements to the area should consider traffic calming and discouraging non-local traffic in these areas to preserve the safe and quiet character.

### On-Street Parking

- 2.8.5 There is free on-street parking throughout the neighbourhood. It is primarily intended to serve residents, their visitors, and other people with business in the area. However, on-street parking, especially along 106 Street and 104 Avenue is often occupied by students and staff from the College. The College has large areas of parking, but many people choose to park in the residential area, rather than pay to use the College parking lots. There have also been challenges with on-street parking in the area during events such as fireworks and music festivals.
- 2.8.6 On-street parking was a significant concern expressed by residents during consultations. City staff also noted that parts of the neighbourhood are challenging to complete snow removal work in because of cars left parked on the street.
- 2.8.7 It may be possible to address existing issues as well as prepare for future development by creating a Parking Strategy for the neighbourhood. Further, the development policies of this plan should include measures to ensure that any new development provides a sufficient supply of parking for residents and visitors.

*Figure 22 On-Street Parking Along 106 Street*



## Sidewalks and Trails

- 2.8.8 The neighbourhood has a well-connected pedestrian network. See **Map 6 - Trails and Sidewalks**. This includes sidewalks on both sides of most streets. In some areas, there is a landscaped strip separating sidewalks from vehicle lanes. Additionally, the wide boulevard on 102 Avenue creates an enjoyable environment for pedestrians. The network connects to the sidewalk along 100 Avenue, which leads to downtown to the east and to commercial power centers in the west.
- 2.8.9 The neighbourhood has convenient access to the Muskoseepi Park trail network that spans to the north and south of the City. It connects with other trails and sidewalks, providing access to the rest of the City.
- 2.8.10 There are signs of informal trails along the east side of the neighbourhood. There are footpaths worn into the grass from the east ends of avenues down into Muskoseepi Park. There are also signs of pedestrians walking along the western bank of Bear Creek (along the east side of the Museum). The steep slope and proximity to the bank create a challenge for developing paved trails in these areas. Further, pedestrian traffic should be directed to the park via the main access points (104 Avenue at Borstad Point, or 100 Avenue) to reduce unnecessary traffic through the dead-end avenues.
- 2.8.11 There is no trail connection from 100 Avenue to the west side of the creek trail access. There is an unpaved road, which appears private and may deter pedestrians. Creating a more formal trail from 100 Avenue to the trail in front of the Museum would allow for easier access to the park from the west.
- 2.8.12 Many of the sidewalks are narrow (approximately 1.3m). Widening the sidewalks in strategic areas such as along 105 Street and 106 Street would create a more comfortable pedestrian realm.
- 2.8.13 There are marked pedestrian crossings within the College campus, but not in the rest of the neighbourhood. Currently, the low traffic volumes mean that it is easy for pedestrians to cross streets safely. If future development increases traffic volumes in some areas, there may be a need for improvements at pedestrian crossings, such as signs, marked crossings and sidewalk bump-outs.

## Transit

- 2.8.14 Transit service is provided both within the neighbourhood and along its edges. Route 4 and 6 go through the neighbourhood and the College campus. Routes 5 also connects to the campus' north end. Transit routes change based on demand. Increased demand in the area could lead to increased transit service.

## Utilities

- 2.8.15 The infrastructure in College Park was installed in the 50's and 60's. Upgrades to the water and sanitary lines along 100 Avenue are required to support additional commercial development. There is sufficient capacity for additional infill residential development; however, a detailed engineering sanitary servicing study for the entire plan area will be required in the medium term to allow for continued growth. See **Map 4 - Utilities** for the location of existing services.



*Figure 23 Older Segments of Sidewalk Are Narrower than Current Standards*

## 3. Vision and Principles

### 3.1 Vision

3.1.1 College Park is a safe and vibrant place for people to call home. The mix of uses and amenities allows its diverse population to live, work and play. The range of housing provides residents with options for each stage of their lives. New development is sensitively integrated into the community through thoughtful design. College Park continues to be a beautiful place that provides a sense of pride to the community.

### 3.2 Guiding Principles

#### Providing a Range of Housing Options

3.2.1 Having a range of housing options will allow people to remain in the neighbourhood throughout the various stages of their lives. This ARP strives to accommodate a balanced supply of housing encouraging a range of forms and design that is well integrated into the community's character.

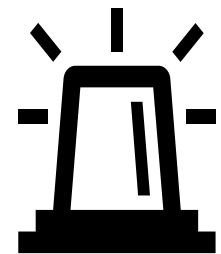
3.2.2 The principle responds to the community's expressed desire for the neighbourhood to accommodate a range of households including families, couples, singles, students, and seniors. This also aligns with the City's objective to provide a mix of housing types to meet a variety of life cycle demands and market preferences ([Bylaw C-1237 MDP](#) Section 6.0).



#### Promoting Neighbourhood Safety

3.2.3 Promoting neighbourhood safety will help to ensure that people feel comfortable in their community. Households, whether they're families, people living alone, or seniors should always feel safe in the area. The City, through regular monitoring and maintenance will work to prevent potential hazards in the area.

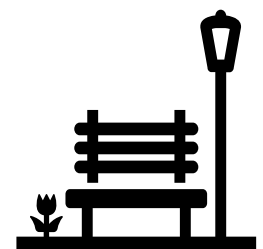
3.2.4 The principle is based on the community's concerns about neighbourhood safety. It also reflects City-wide policy to ensure that all development is designed with Crime Prevention Through Environmental Design (CPTED) principles in mind ([Bylaw C-1237 MDP](#) Section 5.4 and [Bylaw C-1260 LUB](#) Section 38.1).



#### Integrating Community, Parks and Natural Spaces

3.2.5 The connection between the neighbourhood and Muskoseepi Park with its views, trails and activities is an essential part of what makes College Park such a great place to live. This ARP will strive to enhance that connection by improving access, enhancing public spaces, and preserving view corridors.

3.2.6 The principle reflects community input that it is important to preserve view corridors and access to Muskoseepi Park. This aligns with the City's MDP guiding principle to provide for a connected parks and open space system that links all our neighbourhoods and Muskoseepi Park.





## Supporting Multi-Modal Transportation

- 3.2.7 College Park has access to trails, transit, and major thoroughfares. The area provides convenient opportunities for multiple modes of transportation. This ARP aims to enhance these elements through improvement projects and management of future development.
- 3.2.8 The principle is informed by community feedback that existing walkability should be maintained and future parking needs should be addressed proactively. These goals align with City-wide objectives to encourage public transit, walking and cycling as a first choice for citizens to commute to work, school, for recreation, leisure, and health (Moving Forward - A Strategy for Active Transportation in Grande Prairie).



# 4. Plan and Policies

## 4.1 Future Land Uses & Design Guidelines

- 4.1.1 The future land use policies and concept map serve as a guide for development in the neighbourhood. They will help direct what types of uses will go where and what development will look like. See **Map 5 - Future Land Use Concept**.
- 4.1.2 The standards in the LUB will continue to regulate development. These plan policies will guide decisions, such as whether to support a rezoning to change a parcel's use. Future rezonings will be directed by Map 5, as well as these policies. The boundaries for the uses on Map 5 are approximate and indicate the general area where a given use may occur. Each application will be considered on its own merits.
- 4.1.3 The design guidelines are meant to promote attractive building design that reflects neighbourhood character. The architectural style of the neighbourhood is diverse, reflecting the gradual development of the area with buildings from every decade since the 1920's. The character is defined more by an architectural eclecticism than any uniform style. As such, the guidelines focus on promoting design that is sensitive to the predominantly low-rise, single-family housing character of the area.

### Policies for All Development

- 4.1.4 These policies shall apply to all development in this ARP area.

### Land Use

- 4.1.5 Land use redistricting shall adhere to **Map 5 - Future Land Use Concept**. Map 5 is generalized and is not meant to be interpreted as specific to lot lines or boundaries that may be visible on the map. All redistricting applications will be considered based on their own unique context.
- 4.1.6 Allow flexibility for new, future forms of housing that have not yet been constructed in Grande Prairie.
- 4.1.7 Support redevelopment that contributes to providing a range of housing types within the ARP area including housing for students, seniors, families with children, and all income groups.

Figure 24 Illustration of Mixed-Use Development on 100 Avenue



## Design

### Neighbourhood Character

4.1.8 Encourage development that is designed with consideration for the low density, family-oriented character of the neighbourhood. This may include but is not limited to:

- a. increasing sideyard setbacks or stepping back upper levels on multi-storey buildings;
- b. providing more landscaping and/or outdoor amenity space;
- c. screening parking areas; and
- d. locating vehicle accesses where they will have the least impact on local residential roads.

### Avoiding Large Blank Facades

4.1.9 Development shall avoid large uniform walls facing public roads. Building facades that are 12m or wider and front a public road (excluding lanes) shall be broken up in three (3) or more of the following ways:

- a. incorporating windows and/or entryways;
- b. varying the cladding with two or more materials;
- c. varying rooflines;
- d. setting a portion of the frontage further back from the road;
- e. incorporating amenity space such as porches or balconies; and/or
- f. adding features such as porticos or awnings.

### Connection to Pedestrian Realm

4.1.10 Development should have a connection to the pedestrian realm. This can be achieved with some of the following:

- a. incorporating a walkway connecting the main entryway to the public sidewalk;
- b. providing outdoor amenity space adjacent to public trails and sidewalks, such as patios, balconies and plazas; and
- c. having large windows on commercial frontages.

*Figure 25 A Large Blank Façade on the Left in Contrast with the Design Guidelines Applied on the Right*



### **Safety and Crime Prevention**

4.1.11 Development should utilize CPTED to improve safety. This includes, but is not limited to the following:

- a. ensure proper lighting throughout the site;
- b. avoid obstructing sightlines, such as from the road to the main entrance and from windows to communal areas;
- c. promote ‘eyes on the street’ by having windows that look out onto communal areas;
- d. define space with landscaping and other physical features to delineate private, semi-private and public spaces;
- e. avoid creating potential hiding spaces; and
- f. where appropriate, incorporate a mix of uses to create activity during different hours.

### **Preserving Mature Trees**

4.1.12 Wherever possible, mature trees shall be preserved and protected from potential damage during construction.

4.1.13 Buffer and Screen Commercial Uses from Residential

4.1.14 Where commercial land uses are adjacent to residential land uses, a suitable buffer will be provided to:

- a. prevent nuisances caused by vehicle headlights and sources of noise;
- b. prevent nuisances from outdoor uses, such as patios; and
- c. screen waste receptacles and outdoor storage areas from view.

### **Accessibility**

4.1.15 Commercial, institutional, and medium to high density residential development should strive to be accessible for all residents by considering the needs of different users including those with disabilities. Designers should consult the latest version of the Alberta Government’s Barrier-Free Design Guide. In some cases, it may be necessary to go beyond code and guidelines to create truly accessible spaces.

### **Institutional Development Policies**

- 4.1.16 The neighbourhood is home to the GPRC and associated facilities including a public health clinic and day care. Institutional development is the expansion of these facilities and similar uses that serve the community and broader region.
- 4.1.17 The expansion of these services as well as the addition of new ones can provide significant benefits to the community. However, new development can also cause negative impacts such as traffic and noise. New development should seek to reduce and mitigate any potentially negative impacts to preserve the resident's quiet enjoyment of the area.

### **Land Use**

4.1.18 Future expansions of the campus, including development of the southern lands should be supported by a Campus Master Plan. The Master Plan should be developed with community consultation and address the following:

- a. student housing;
- b. future facility expansions;
- c. any proposed commercial development;
- d. transportation network and parking;
- e. open space; and
- f. ways to mitigate any potential impacts on the surrounding community.

4.1.19 The upgrading, expansion, and/or replacement of part or all existing public/institutional uses shall be supported.

4.1.20 Future development of institutional lands may include a mix of commercial and residential uses to meet the College's needs.

4.1.21 The institutional lands include large areas of open space that are enjoyed by the community. Future institutional development in these areas should have consideration for the following:

- a. if sports fields are removed, the City will replace them somewhere nearby, if feasible. Such as on the former High School site in the Avondale area or on the unused municipal reserve in the Gateway area;
- b. new development should include areas of open and/or green space to enhance the character of the area; and
- c. new development should be considerate of accommodating multi-modal transportation options.

### **Design**

4.1.22 Institutional development shall provide sufficient parking to avoid negative impacts to on-street parking within the neighbourhood, to the Development Authority's satisfaction.

4.1.23 Vehicular access to new development and expansions should be designed in a manner that avoids increasing traffic on local residential roads.

### **Mixed-Use Development (100 Avenue)**

4.1.24 Along 100 Avenue, College Park forms part of Grande Prairie's main-street commercial corridor. The current commercial uses include local convenience, as well as dining and a distillery. There is also an apartment building on the east end.

4.1.25 In the long-term, development should maintain a similar mix of uses. This may include mixed-use apartment buildings with commercial on the ground floor and residential on the upper levels.

**Land Use**

4.1.26 In these areas, the city should support a mix of development including commercial uses, apartments, and mixed-use apartment buildings.

4.1.27 Mixed-use apartments should have commercial uses on the ground-level with apartments on the upper storeys.

**Design**

4.1.28 Massing and scale of new development should be considerate of adjacent properties and maintaining the character of the area.

4.1.29 The front yard setback along 100 Avenue may be reduced to 3m to match existing development along the corridor.

4.1.30 The design should include a strong connection to the pedestrian realm on 100 Ave with consideration for the following:

- a. connecting to sidewalks with walkways and plazas;
- b. creating outdoor activity with patios and balconies;
- c. incorporating large windows in commercial facades; and
- d. putting parking areas at the rear of buildings.

4.1.31 Parking areas and drive aisles shall be screened from adjacent low-density residential properties with solid fencing.

**Medium Density Residential Development Policies**

4.1.32 The areas designated for future medium density residential development include a range of existing medium density development such as multi-attached dwellings and apartment buildings.

4.1.33 Future development in the medium density residential areas should be in the form of multi-unit buildings ranging from townhomes to apartment buildings (up to four storeys).

**Land Use**

4.1.34 A variety of housing types such as row houses, townhouses and apartment buildings are permitted.

**Design**

4.1.35 Development in these areas shall not exceed four storeys in height.

4.1.36 Larger structures should be visually broken up by architectural features to blend in with the low-density character of the area. This can be achieved by some of the following features:

- a. stepping back upper storeys;
- b. setting back portions of the façade to visually differentiate units or segments of the structure to compliment the massing of surrounding buildings;
- c. varying materials in a way that differentiates building segments to visually break-up the structure into smaller components;
- d. varying roof lines;

- e. bay windows, 'eyebrow' roofs over windows, or other window trim; and
- f. incorporating amenity features, such as balconies and roof-top patios.

#### **Low/Medium Density Residential Development Policies**

- 4.1.37 The area designated for future low/medium density residential development currently includes a mix of housing from single-detached homes up to small apartment buildings.
- 4.1.38 Future development should follow a similar mix including single-detached homes, townhomes, and small apartment buildings.

#### **Land Use**

- 4.1.39 Low/Medium density residential shall be accommodated by the Residential Transition District in the LUB.
- 4.1.40 Encourage single-detached redevelopment to maintain neighbourhood character by:
- a. supporting resubdivision of lots to modern width to achieve small increases in density with single-detached development (Subdividing two (2) 15m lots into three (3) 10m lots); and
  - b. exploring incentives for infill development.
- 4.1.41 Explore ways to accommodate and regulate houses renting individual rooms as an affordable form of student housing and to promote single-detached style housing. Any measures should address potential impacts, such as parking demand.

#### **Design**

- 4.1.42 Low/Medium density residential development is accommodated by the Residential Transition District which contains architectural criteria for new development that increases density. These requirements help to ensure a higher quality of design and directs new development to blend with the character of the surrounding area.
- 4.1.43 Development should demonstrate sensitivity to the community context by considering:
- a. pedestrian oriented scale and massing, for example by dividing apartment buildings into smaller-scale components and stepping back upper storeys along public streets; and
  - b. quality and attention to detail, particularly at the ground level, for example by adding bay windows, recessed or projecting balconies, verandas, or other features.

#### **Low Density Residential Development Policies**

- 4.1.44 Low density residential development makes up most of the College Park area. The future land use concept in this plan designates a portion of the neighbourhood to remain low density for the foreseeable future.
- 4.1.45 Future development should maintain the low-density character of the area with a maximum of two dwellings per development. This will be achieved through a mix of single-detached dwellings, semi-detached dwellings, duplexes and secondary suites.

#### **Land Use**

- 4.1.46 Development with up to two (2) dwelling units is permitted subject to compliance with all the applicable provisions in the LUB.

4.1.47 Secondary suites and garage suites may be developed in association with single-detached dwellings in accordance with the applicable provisions in the LUB.

*Figure 26 Design Guidelines Encourage Features to Lessen Visual Impact of Massing Differences*



#### Design

4.1.48 Contemporary homes tend to be much larger than the older ones found throughout College Park. This can lead to jarring contrasts in building size. New structures should incorporate architectural features that will help create a visual transition, such as:

- a. multiple roof pitches;
- b. 'eyebrow' roofs;
- c. covered porches;
- d. dormer windows;
- e. setbacks in the building façade
- f. larger sideyard setbacks; and
- g. varying materials to accentuate different levels.

## 4.2 Neighbourhood Identity

4.2.1 College Park is a distinct neighbourhood in the heart of the City. Though the neighbourhood has a unique character, it does not have any features that identify it as College Park. Identity features such as neighbourhood entrance features and distinctive street signs can help foster a sense of place by celebrating its unique physical characteristics and history. Other projects to enhance the area can help to build on the area's character and the elements that form its current identity.

4.2.2 See **Map 7 - Neighbourhood Identity Projects** for the locations of proposed features.

### Neighbourhood Association

4.2.3 Neighbourhood Associations are societies organised to promote the interests of the community. This can be through providing input on municipal projects or by creating their own initiatives. This can help to create a voice for the neighbourhood and lead to projects specific to the area and its distinct needs. The City provides a range of resources and supports to assist with forming and managing neighbourhood associations. The City will work:

- a. with residents to support the creation of a College Park Neighbourhood Association; and
- b. to facilitate student representation in the neighbourhood association.

### Neighbourhood Logo

4.2.4 A neighbourhood logo provides a symbol to reflect the unique character of the neighbourhood. The neighbourhood logo can be used on identity features, such as street sign toppers and entrance signs. See **Figures 31 & 32**. The City will:

- a. engage with residents to design a neighbourhood logo; and
- b. the design process will explore integrating GPRC colors into the neighbourhood logo and identity features.

*Figure 27 Hillside Neighbourhood Logo*



*Figure 28 Hillside Street Sign Topper*



*Figure 29 Hillside Neighbourhood Entrance Feature*





### Entrance Feature

4.2.5 There are currently no features identifying College Park or an entrance into the area. An entrance feature helps to identify a distinct area and highlight the neighbourhood's unique character through its design. The main vehicular access to the neighbourhood is the gateway area near 100 Avenue and 106 Street. The City will:

- a. explore installing an entrance feature for the College Park neighbourhood; and
- b. if possible, the sign should be located in the gateway area near the intersection of 100 Avenue and 106 Street. See **Map 7 - Neighbourhood Identity Projects**.

### Street Sign Toppers

4.2.6 Street sign toppers are decorative signs that are installed above street name signs. They help to connect the themes from the entrance feature throughout the neighbourhood and distinguish the area. The City will:

- a. explore installing street sign toppers in the plan area to reflect the unique character of College Park.

### Public Art

4.2.7 Public art is featured prominently throughout the GPRC campus. The art contributes significantly to the character of the area and creates opportunities for discovery as you explore the campus. There is no public art in the rest of College Park, except for the statue at Borstad Point. Continuing the theme of public art throughout the entire neighbourhood will help add to the unique character of the area. The City will:

- a. explore opportunities to develop public art installations in the College Park area.

*Figure 30 Illustration of Seasonal Patio with Food Truck Stalls Concept*



## 4.3 Parks and Open Spaces

4.3.1 Parks and open space contribute significantly to the character of the neighbourhood. Large boulevards with street trees and the connection to Muskoseepi Park help to make it a walkable community with plenty of opportunities for recreation. This ARP aims to build on these amenities to provide for continued enjoyment of the area.

### Borstad Point

4.3.2 Borstad Point is part of Muskoseepi Park near the east end of 104 Avenue in the College Park area. It is the primary access to the park for College Park residents. It is also the area where people who don't live in College Park are most likely to see the neighbourhood. The location draws visitors year-round because it is part of a popular trail network. In the winter, people are drawn to the hill for sledding and in the summer, the large field is a popular spot for activities.

4.3.3 The potential of the site is highlighted during fireworks displays, as well as the Bear Creek Folk Festival. During these events the hill is a popular spot for spectators to sit. Further, during the folk festival, the parking lot on 104 Avenue is used for vendors and food trucks.

4.3.4 There are several potential improvements that could help to enhance the area for residents and visitors, as well as help to highlight the neighbourhood's unique identity.

### Wayfinding Sign Replacement

4.3.5 The current wayfinding sign at Borstad Point is a concrete monolith with a small map and no indication of a connection to the College Park neighbourhood (see **Figure 35**). The sign is located near the top of the hill along the trail leading to the south see **Map 7 - Neighbourhood Identity Projects**. The City will explore:

- a. installing a replacement sign with a design that more strongly highlights the identity of College Park;
- b. the possibility of installing the new sign at the crest of the hill where the three trail directions intersect to create a stronger visual impact see **Map 7 - Neighbourhood Identity Projects**; and
- c. new signs should incorporate finger-readable elements for wayfinding and be designed with consideration for people with visual impairments.

### Programming (Food Truck Stall and Seasonal Patio)

4.3.6 Activities like tobogganing and music performances draw people to the area and provide recreation opportunities for residents. Encouraging activities and adding features to enhance the area will help add vibrancy to the space. Creating opportunities to sit and enjoy activities and the view of Bear Creek can make the location more accessible. The City will:

- a. explore potential programming in the Borstad Point area to create vibrance and activity for residents and visitors to enjoy. A food truck and seasonal patio on the 104A Street stub is a potential concept;
- b. explore supports and incentives to attract more public activities at Borstad Point; and
- c. engage and communicate with residents so that programming does not interfere with the quiet enjoyment of the area.

Figure 31 Dumpster Near Borstad Point



Figure 32 Existing Wayfinding Sign



Figure 33 Trees on the Boulevard



Figure 34 Example of Accessible Outdoor Fitness Equipment (GF Outdoor Fitness)



### Dumpster Screening

4.3.7 There is a dumpster on the grass at the northwest corner of the parking lot by Borstad Point. The dumpster negatively impacts the appearance of the area. Screening the dumpster with fencing and/or landscaping would help to address this issue.

4.3.8 The City will work with GPRC to explore potential options for screening the dumpster.

### Improving Accessibility

4.3.9 Borstad Point connects residents to wonderful amenities and activities. To maximize enjoyment of the space, it is important that the area is accessible for people with varying levels of mobility.

- 4.3.10 The City will explore improving connections between public road and the trail networks with consideration for the following:
- a. many pedestrians access the trail on the west side of the parking lot by crossing over the grass from the end of 105 Street. A hard-surfaced trail and curb cut would help to improve accessibility, as well as the appearance of the area. This portion of 105 Street and some of the surrounding land is privately owned. The City will work with the landowner to explore creating a trail connection at this location; and
  - b. the City will look at making improvements to the trail connection at the end of 104 Ave. This may include addressing any lips between surfacing materials that may be difficult to pass and widening the trail connection to hard-surface parts of the adjacent grassed areas that are worn by foot-traffic.

4.3.11 Provide access to the Borstad Point viewing area. There is a bench at the top of the hill where people can enjoy the view of the Bear Creek valley with downtown in the distance. It is a few meters from the trail. A small trail extension to the bench would allow people with mobility aids to access the viewpoint.

#### **Boulevards and Street Trees**

4.3.12 The large treed boulevards help to create the unique character of this mature neighbourhood. Maintaining and replacing boulevard trees will help to preserve that character. The City will:

- continue to maintain and replace boulevard trees as needed; and
- look for opportunities to enhance boulevards, such as with public art, different types of planting, and public uses.

#### **Outdoor Exercise Equipment**

4.3.13 There are several pieces of outdoor exercise equipment along the trail in the north of the neighbourhood. These provide a way for residents to enjoy a range of different fitness activities for free. Adding accessible equipment would allow for more residents to enjoy the amenity. The City will:

- explore adding accessible equipment to the outdoor exercise options along the Muskoseepi Park trail. See **Figure 37** for an example of accessible equipment.

## **4.4 Infrastructure**

4.4.1 Infrastructure provided by the City and other operators plays an integral role in supporting critical functions of the community on a day-to-day basis. This section outlines policies to provide for the long-term sustainability of the area and to support future growth.

#### **Transportation Network**

- 4.4.2 This section provides objectives and policies regarding the overall transportation network within the ARP area. The transportation network, which includes sidewalks, cycling facilities, transit routes, roadways, and laneways, is an essential component of the neighbourhood and the City as a whole. Providing and supporting a range of transportation options will continue to promote walking, cycling, and transit, and make efficient use of the road network. This will make it easier, safer, and more comfortable to get around for people of all ages and abilities.
- 4.4.3 All new development and transportation infrastructure improvements made within this ARP area shall contribute to the vision, guiding principles and policies of this ARP and align with the Transportation Master Plan, and any subsequent plans such as the Walkability Master Plan and Transit Master Plan.
- 4.4.4 All transportation infrastructure and right-of-way improvements including upgrades during maintenance, repairs, reconstruction and rehabilitation shall meet current City Standards and demonstrate good transportation engineering judgement (e.g. it may be visually appealing to have public art on a bulb-out, but it may also block sight lines and increase the occurrence of collisions at an intersection). There are many context-sensitive elements that need to be considered to ensure the environment maintains its character while also being a safe place for people to walk, cycle, and drive.
- 4.4.5 A Traffic Impact Assessment may be required as part of the application for any development that results in densification or intensification of use.

#### **On-Street Parking**

4.4.6 Residents have expressed concerns with demand for on-street parking. Many people visiting GPRC park on residential streets rather than pay to use the College lots. This is especially evident on 106 Street and 104 Avenue. There are also significant parking challenges during events such as fireworks

and music festivals. New development, such as medium density residential and new commercial buildings will likely increase demand for on-street parking. Part of the implementation of this plan should include a strategy to address parking in the area.

- 4.4.7 The City should undertake a parking strategy that examines on-street parking in the area and identifies potential solutions to existing challenges and ways to prepare for future demand.

#### **Roads**

4.4.8 An intersection at 108 Street and 104 Avenue may be constructed to improve access to the college. See **Map 3 - Transportation**. The construction of this intersection would require a traffic impact assessment to the satisfaction of the City.

4.4.9 If redevelopment creates increased traffic, the intersection of 100 Avenue and 105 Street may require upgrades.

#### **Sidewalks and Trails**

4.4.10 The City shall consider the development of trails and sidewalks in College Park that will create a more connected network, as illustrated on **Map 7 - Trails and Sidewalks**. This includes a connection from 100 Avenue to the Muskoseepi Park trail in front of the Museum.

4.4.11 The City will continue on-going monitoring and maintenance of trails and sidewalks.

4.4.12 As sections of sidewalk are replaced the City will widen them to the current standard width (1.5m) minimum when feasible.

#### **Transit**

4.4.13 Increased population in College Park may lead to greater demand for transit services. As demand increases, more service should be provided in the area including additional bus routes, as well as heated and accessible bus shelters at busy locations.

#### **Utilities and Servicing**

4.4.14 This section provides policies regarding the provision of utilities and servicing in this ARP area. Utilities and servicing are vital for a neighbourhood and City to function. Utilities and services encompass the water, sanitary, stormwater, solid waste, electrical, and natural gas systems that sustain the neighbourhood. They are also key to supporting redevelopment and potential population growth over time.

- a. Despite alignment with the Land Use Concept, development may be restricted by infrastructure including servicing and utility access and capacities. Future infrastructure and utility servicing evaluations may be required to confirm water, storm, and sanitary sewer capacity, waste pickup, electrical capacity and proximity, fire access, etc. prior to the approval of plans of subdivision or larger scale developments. All development is at the discretion of the Development Authority, and if a development cannot be appropriately serviced it shall not be supported.
- b. All applicants/developers shall be proactive in working with the individual municipal services and franchise utilities early in the process to ensure the site is properly serviced. No certainty is given that a site can accommodate what this ARP envisions for it.
- c. All redevelopment shall require full municipal services including water, sanitary, stormwater management, electricity, and franchise utilities (e.g. natural gas, cable, and telephone).
- d. All landowners, developers, or development proponents shall be responsible for the costs of providing adequate water and sewage services, stormwater management facilities, roadways, curbs and sidewalks, electricity, and franchise utilities (e.g. natural gas, cable, and telephone).
- e. All municipal services, when replaced, shall be replaced in accordance with the policies of the ARP and shall meet or exceed the City's existing bylaws and standards at the time of

development. Appropriate sizing to anticipate future growth in College Park should be considered.

- f. Aquatera regularly monitors sanitary flows and will require a servicing study to be completed when the capacity reaches seventy percent (70%). Subject to senior management approval, this servicing study could be a collaboration project between the City and Aquatera.
- g. City policy currently requires 95 l/s fire flow for low density and 130 l/s fire flow for medium density development. Development's changing from low to medium density may result in lower than required fire flow's being available. The proponent may be required to upgrade services to meet these standards. Aquatera would advise the City if a new development does not achieve City fire flow requirements whereby the City may choose to review their fire flow policies.

## 5. Implementation

### 5.1 Responsibility

- 5.1.1 College Park is an amazing place for people to live and enjoy a range of amenities. There are numerous opportunities to enhance existing amenities and provide new ones. The neighbourhood also has a lot of potential demand for redevelopment.
- 5.1.2 The implementation of this ARP will help to ensure that the City takes advantage of these opportunities to make improvements and that it guides new development in a way that builds on what already makes College Park a great place to live, work and play.
- 5.1.3 Responsibility for implementation of this ARP rests with City Council, City administration, private landowners, builders, and developers. The success of this ARP will also require the active involvement of residents and businesses.

### 5.2 Land Use Bylaw Amendments

- 5.2.1 The LUB will be amended concurrently with the adoption of this ARP to rezone specific areas as part of the implementation. In addition, an overlay district will be created which will include the Design Standards and Character Controls.
- 5.2.2 Any future applications to rezone parcels shall conform to **Map 5 - Future Land Use Concept**.

### 5.3 Review of Development Applications

- 5.3.1 This ARP is a statutory document approved by City Council. It is therefore a material planning consideration in the review of land use and development permit applications. This ARP provides a planning and design framework for the integration of new infill developments into existing mature neighbourhoods. However, it is also important to understand that each site will have its own challenges, where there may be several design solutions on offer. As a result, this ARP allows for flexibility to review each application on its own merits and directs a certain amount of discretion to City administration in the review of applications. In these discretionary cases, the City will review applications taking into consideration the overall intent of the Future Land Use Concept set forward in this ARP, provided that specific rules and guidelines are met.

### 5.4 Monitoring and Updating the Plan

- 5.4.1 Implementation of this ARP is an on-going, long-term activity. It will be impacted by changes in housing and job markets, as well as technology and service delivery. To ensure that implementation is proceeding in a feasible and sustainable manner, and that potential problems are adequately addressed, it is crucial that monitoring and evaluation is ongoing to provide feedback and information on the performance of policies within this ARP. Monitoring will help the City assess

whether this ARP remains valid or whether adjustments need to be made to meet this ARP’s Vision and Guiding Principles.

## 5.5 Implementation Overview

5.5.1 The implementation of this ARP calls for a range of projects. The following table summarizes the projects that will be part of the implementation and approximate timelines. The timelines are delineated in the four (4) categories as follows:

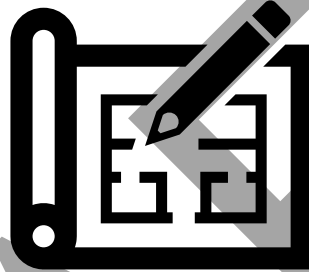
- a. on-going means a process that is initiated immediately and is undertaken as needed;
- b. short-term means within one (1) to five (5) years;
- c. medium-term means within six (6) to fifteen (15) years; and
- d. long-term means sixteen (16) years or more in the future.

*Table 1 Overview of Implementation Plan*

Project	Components	Timeframe
<b>Statutory Items</b>		
LUB Amendments	<ul style="list-style-type: none"> <li>CPARP Overlay</li> <li>Rezoning</li> <li>Regulations for shared student accommodations in single dwelling</li> </ul>	Short-Term
Review of Development Applications	<ul style="list-style-type: none"> <li>Review applications</li> <li>Enforce design standards</li> </ul>	On-Going
Plan Monitoring	<ul style="list-style-type: none"> <li>Monitor applications</li> <li>Monitor impact of programs and policies</li> </ul>	On-Going
Plan Review	<ul style="list-style-type: none"> <li>Review of CPARP</li> </ul>	Medium-term
<b>Neighbourhood Identity, Parks &amp; Open Space</b>		
Identity Features	<ul style="list-style-type: none"> <li>Logo</li> <li>Entrance feature</li> <li>Street sign toppers</li> </ul>	Short-Term
Bortsad Point Enhancements	<ul style="list-style-type: none"> <li>Wayfinding sign</li> <li>Temporary patio/Food truck stall</li> <li>Programming supports</li> <li>Dumpster screening</li> <li>Trail connection improvements</li> </ul>	Short-Term
Trees and Boulevards	<ul style="list-style-type: none"> <li>Boulevard tree maintenance and replacement</li> <li>Boulevard programs</li> </ul>	On-Going
<b>Infrastructure</b>		
Parking Strategy	<ul style="list-style-type: none"> <li>Parking strategy</li> </ul>	Short-Term
Trails and Sidewalks	<ul style="list-style-type: none"> <li>Sidewalk maintenance and improvements</li> <li>Trail connection from 100 Ave</li> </ul>	On-Going Short-term
Servicing Study	<ul style="list-style-type: none"> <li>Water and wastewater servicing study</li> </ul>	Medium-Term
<b>Other</b>		
Infill Incentives	<ul style="list-style-type: none"> <li>Explore incentives for infill development</li> </ul>	Short-Term

## 6. Amending the College Park ARP

- 6.1.1 This ARP is adopted as a Bylaw of the City. Amendments are required to follow the procedure established under the relevant sections of the MGA and the MDP through application to the Planning and Development Department. Supporting information to evaluate and justify the amendment will be required. The Future Land Use Concept to this ARP cannot be adjusted without an amendment.



DRAFT





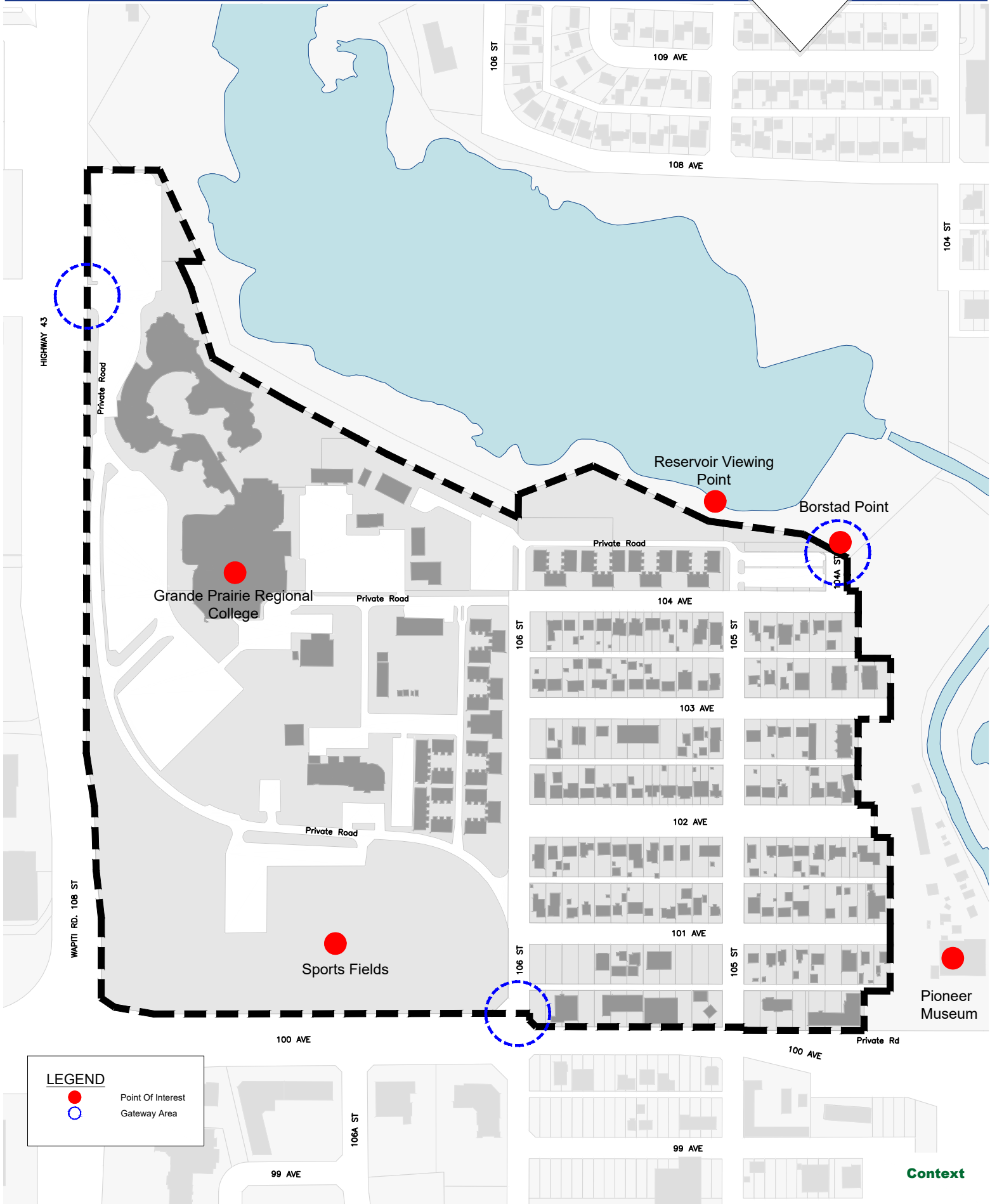
# College Park Area Redevelopment Plan



**Plan Area Boundary**



# College Park Area Redevelopment Plan

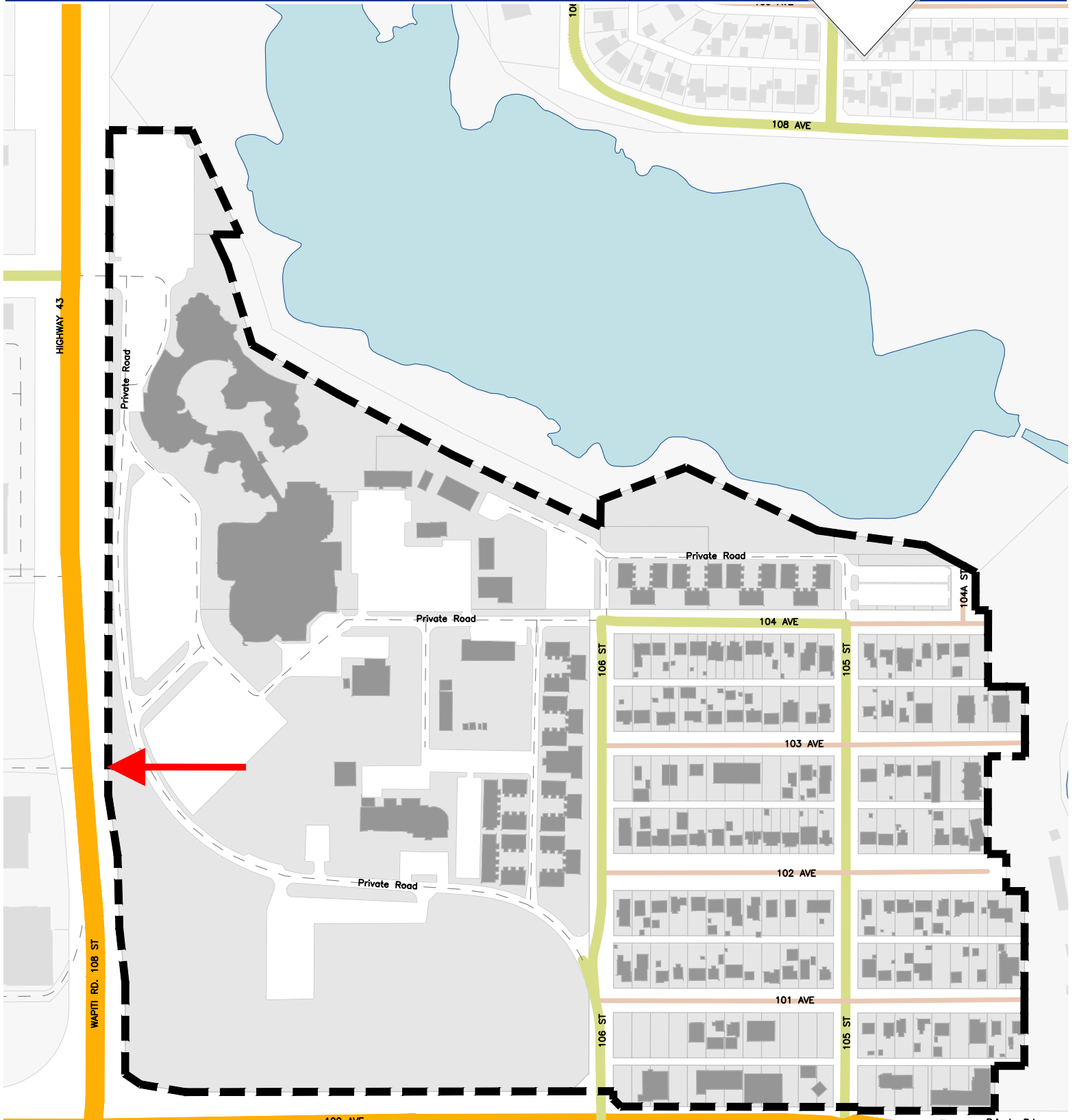


**LEGEND**



- Point Of Interest
- Gateway Area



# College Park Area Redevelopment Plan

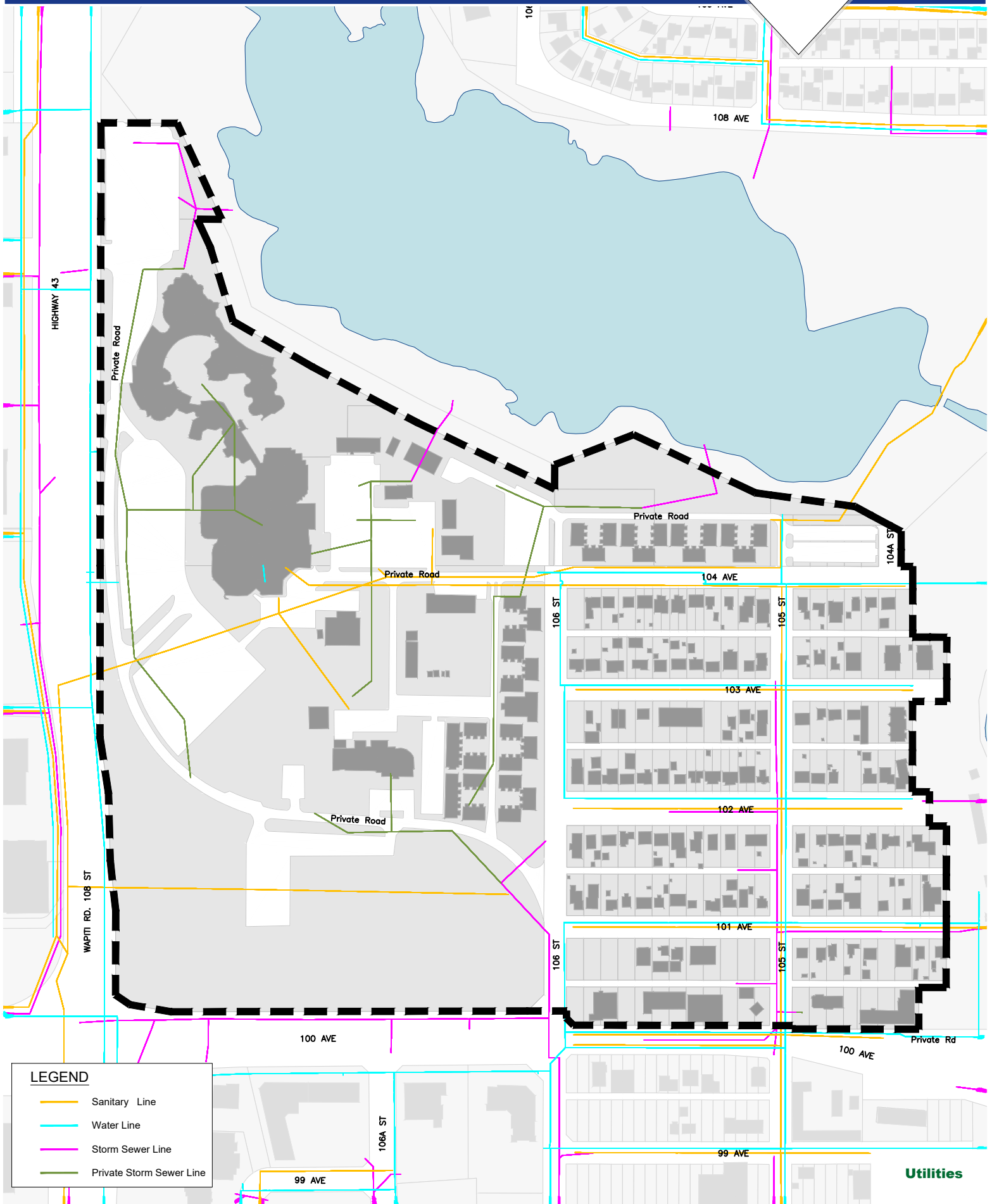


## LEGEND

-  Arterial Street
-  Collector Street
-  Local Street
-  Private Street
-  Potential Access



# College Park Area Redevelopment Plan

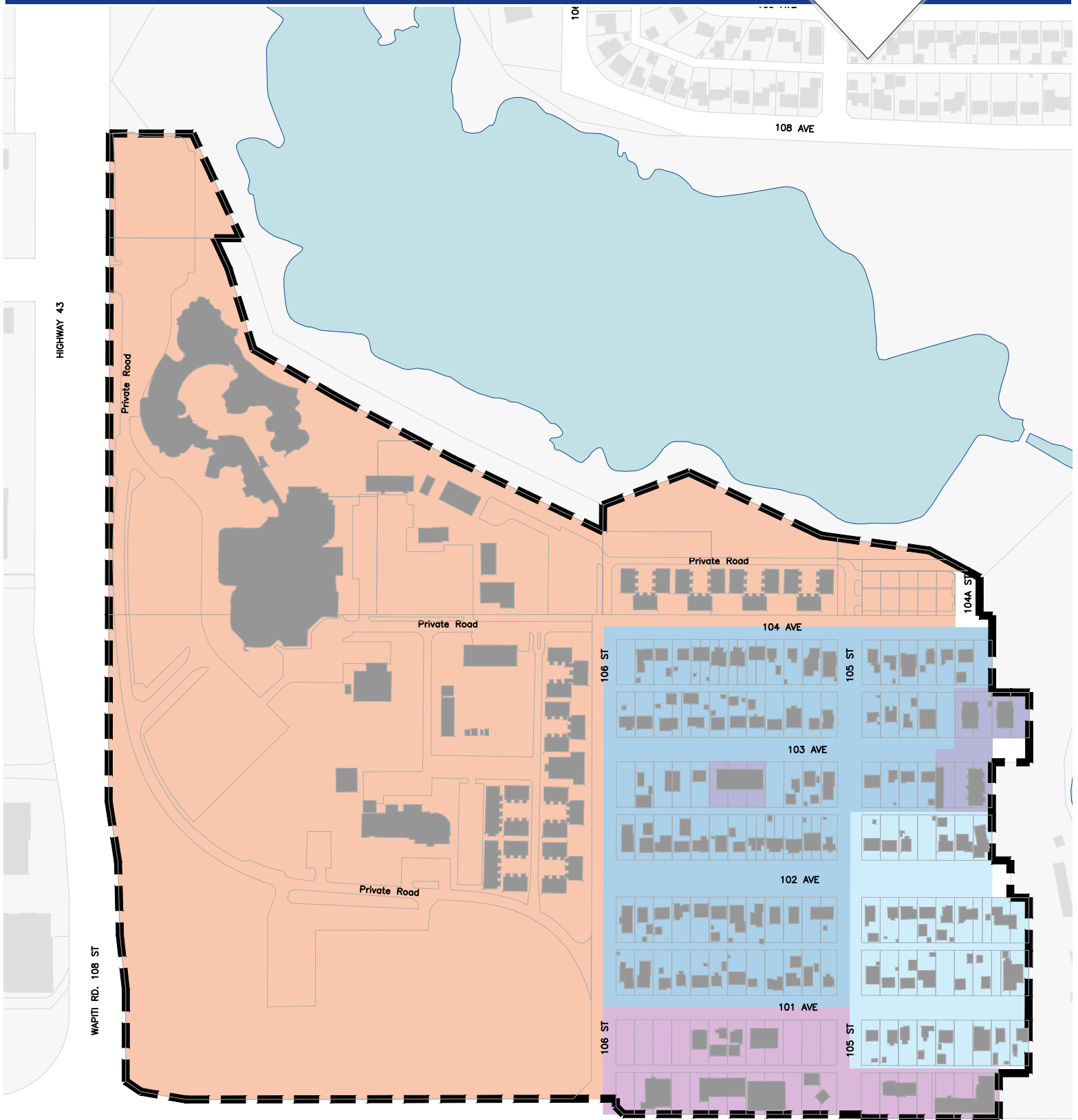


**LEGEND**

- Sanitary Line
- Water Line
- Storm Sewer Line
- Private Storm Sewer Line

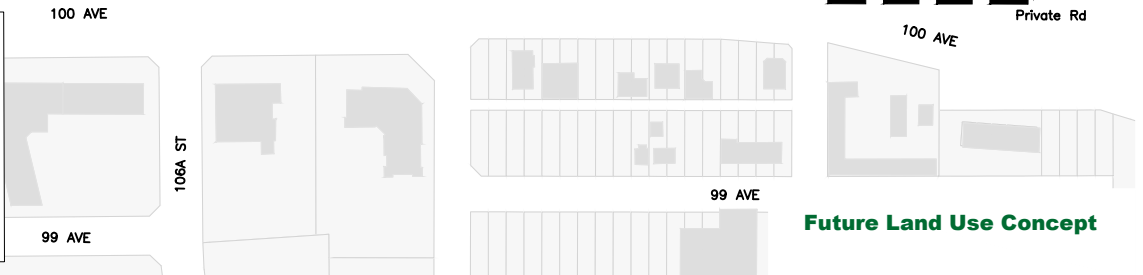


# College Park Area Redevelopment Plan



**LEGEND**

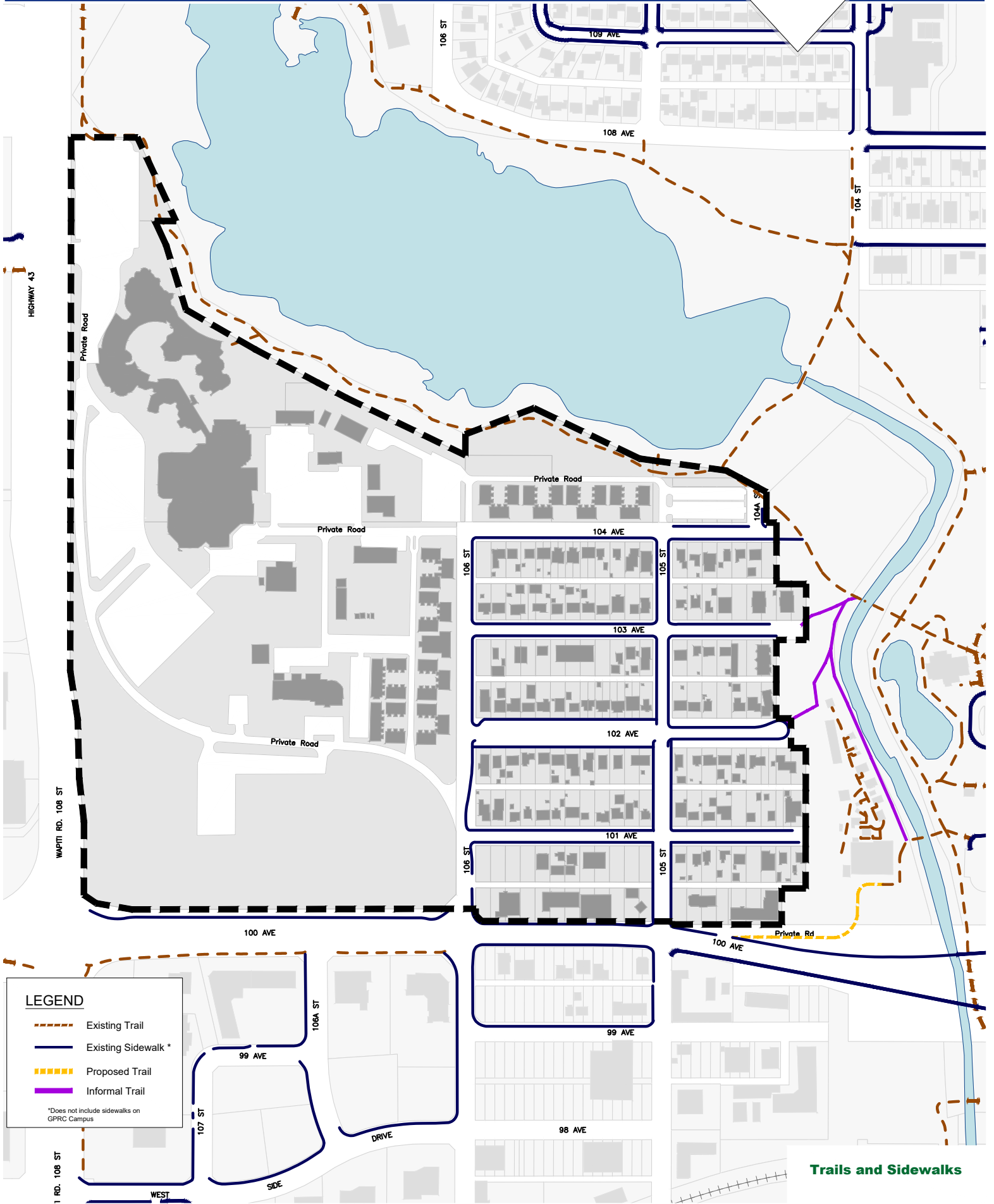
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- Mixed Use
- Institutional



**Future Land Use Concept**



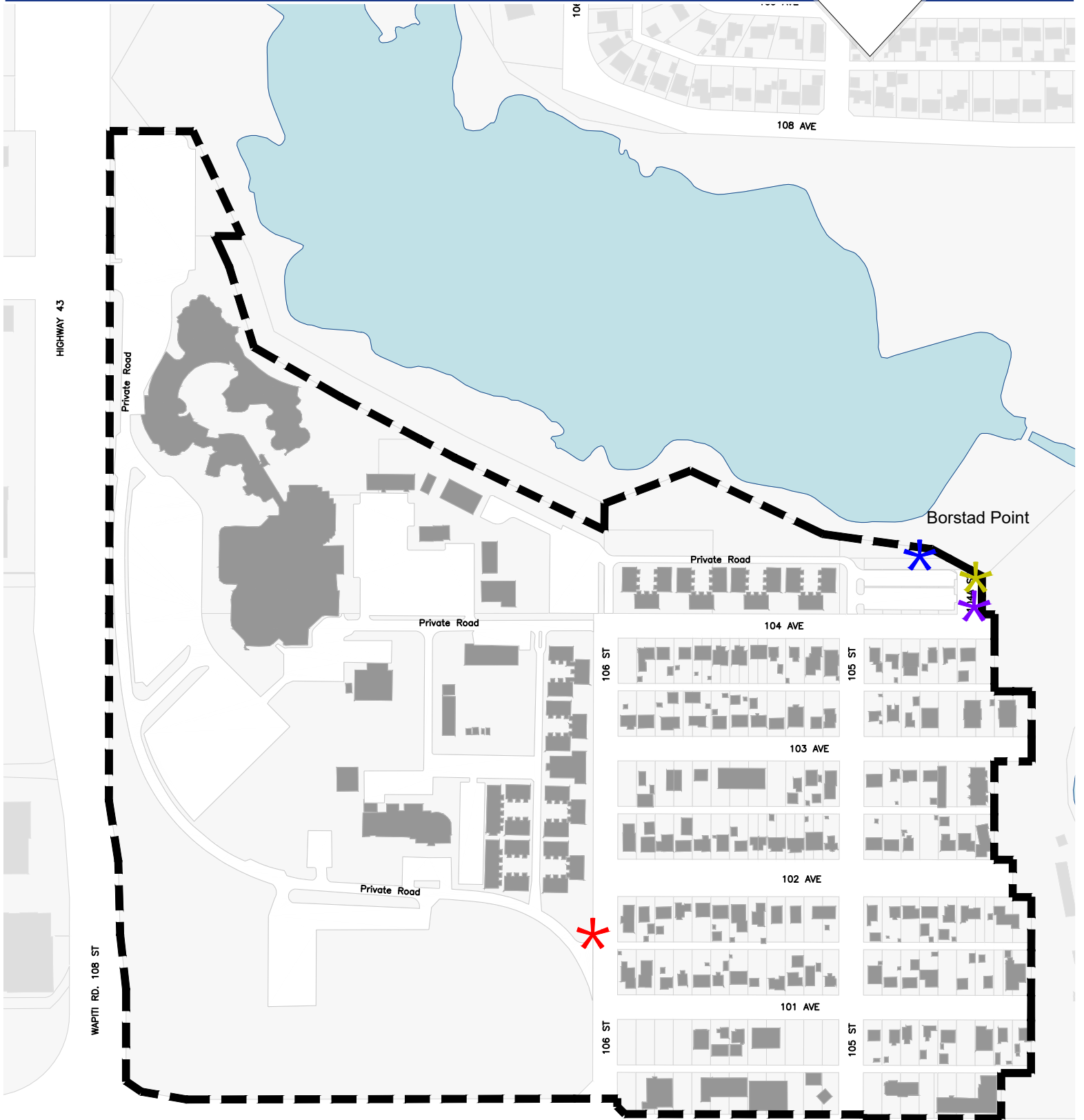
# College Park Area Redevelopment Plan







### LEGEND

-  Existing Trail
-  Existing Sidewalk \*
-  Proposed Trail
-  Informal Trail

\*Does not include sidewalks on GPRC Campus



**LEGEND**

-  Proposed Entrance Feature
-  Proposed Wayfinding Sign
-  Existing Wayfinding Sign
-  Proposed Patio/ Food Truck Area