

Our Montrose

SOUTH MONTROSE SITE MASTER PLAN

JUNE 2016

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EXECUTIVE SUMMARY

1 INTRODUCTION

The Master Plan identifies public and private programming opportunities in order to develop the South Montrose Site into an arts and cultural district in a phased approach.

The goal of this Master Plan is to provide a vision that responds to the policies and guidelines highlighted in the 2004 *Downtown Enhancement Area Redevelopment Plan* (DEP). The vision transforms the South Montrose Site into a sustainable and dynamic cultural destination that serves as a downtown focal point, and encourages year-round activity.

The South Montrose Site Master Plan is a process that began in September 2015. The Master Plan process was organized in four phases:

- Pre-Engagement

- Phase 1 - Administration and Stakeholder Workshop #1
- Phase 2 - Administration and Stakeholder Workshop #2
- Phase 3 - Final Master Plan Documentation

2 POLICY & ENGAGEMENT

In 2004, City Council adopted the DEP which functions as a policy guide for land use and development activity within the Downtown core. The DEP outlines policies and guidelines for the future development of the South Montrose Site.

Under the City of Grande Prairie *Bylaw C-1260*, the South Montrose Site is designated as Central Commercial District. This designation permits the development of commercial, residential, institutional, cultural and other related uses in this area in accordance with the DEP.

The Cultural Master Plan identifies the South Montrose Site as a potential cultural district focal point. It also identifies a new Performing Arts Centre (PAC) as a potential city facility, stating “the majority of the discussion to date has centred around locating the PAC on the Montrose Site and creating a centralized cultural district.

In 2015, City Council approved the *Downtown Infrastructure Assessment, Streetscape Enhancement & Rehabilitation Project* report that sought to implement a portion of the DEP.

The report provides recommendations for the phased enhancement of the Downtown area, which includes areas surrounding the South Montrose Site.

From November 2015 to January 2016, the Grande Prairie community was encouraged to provide feedback on the future of the South Montrose Site. The participating citizens answered a series of questions related to the future vision of the South Montrose Site and what they felt would be most appropriate for the area. A series of workshops was held on December 15th, 2015 with City Administration and key stakeholders to give specific feedback on what they felt should be incorporated into the South Montrose Site.

The second round of engagement, between February 23rd and March 14th, 2016, offered the citizens of Grande Prairie an opportunity to give feedback on three preliminary layout options for the site. The public provided input through an online survey, or a paper complement at a kiosk station in the Montrose Cultural Centre. Another series of workshops was held on February 25th, 2015 with City Administration and key stakeholders. They provide detailed feedback on the three preliminary layout options in a more intimate group setting.

3 SOUTH MONTROSE SITE

The currently vacant South Montrose Site predominantly consists of grass and a temporary gravel surface parking lot on the western edge.

The site is bordered by 98th Street to the east, the Montrose Cultural Centre and 103rd Avenue to the north, 99th Street to west and 101st Avenue to the south.

Several major civic, provincial and cultural facilities surround the South Montrose Site. This includes the Centre for Creative Arts, the RCMP building, the courthouse, the provincial building, the public school board, the Montrose Cultural Centre (the Art Gallery, the Grande Prairie Public Library and Teresa Sargent Hall) and City Hall.

Approved by City Council in 2012, the concourse consists of linear paved spaces with integrated soft landscaping. Located south of the Montrose Cultural Centre, construction of the concourse is scheduled to begin summer 2016.

4 MASTER PLAN

The South Montrose Site Master Plan aims to build on Grande Prairie's heritage and cultural background by creating an epicenter for arts and culture for the region. Based on community input and City policies, the Master Plan will fulfill the site's potential as a cultural hub with year-round activity.

The Master Plan incorporates three key features which reflect policies in the DEP and feedback from the two phases of engagement. These include: (1) a mixed-use building; (2) a Performing and Media Arts Centre (PMAC); and (3) a plaza.

The mixed-use building on the southwest corner of the site can serve as a prominent gateway feature from downtown, into what is being considered as Grande Prairie's Cultural District. Grande Prairie City Council expressed the desire to explore the mixed-use building in various heights and forms:

- 4-Storey Mixed-use Mid-Rise;
- 6-Storey Mixed-use Mid-Rise;
- 12-Storey Mixed-use High-Rise; and
- 12-Storey Mixed-use 'Cultural Hub'

The PMAC, on the south-east corner of the site, serves as a destination for arts and cultural activities. Residents felt that the introduction of a PMAC is a significant need and could serve as a possible extension of existing space for more cultural activities. Furthermore, the addition of the PMAC enhances the South Montrose Site as a key arts and cultural district within the downtown.

The plaza, framed between the mixed-use building and PMAC, serves as an outdoor "Living Room" space for residents and visitors of Grande Prairie to meet, socialize, relax and experience related art and cultural activities. The configuration of the plaza can take on two forms: (1) a recessed plaza; and (2) a plaza flush with 101st Avenue. Each scenario addresses specific desires mentioned throughout the public engagement process.

Overall, the layout of the South Montrose Site Master Plan allows flexibility for the mixed-use building, PMAC and plaza to take on various

heights, massing's and forms; without negatively affecting the integrity of the Master Plan vision and design.

5 NEXT STEPS

In order to maintain the integrity of the Master Plan vision during future detailed design exercises, a set of design principles were developed:

- Strong Arts & Cultural Identity;
- Community Gathering Place;
- Flexible Programming & Ample Amenities;
- Site Access, Connectivity & Views;
- Environmental Consideration & Seasonal Comfort; and
- Integrated Design

Moving forward, the City of Grande Prairie needs to determine which site element - the mixed-use building, PMAC or plaza - is a priority to develop first. Also, the City should consider conducting either a feasibility or market analysis study for the mixed-use building in order to determine it's viability and potential utilization. The plaza will need to undergo further detailed design in order to determine the exact kit of parts and programming that will be incorporated into the design. Finally, the City will need to determine an appropriate funding strategy in order to have the necessary revenue to develop and phase each of the key South Montrose Site Master Plan features.

SECTION





INTRODUCTION

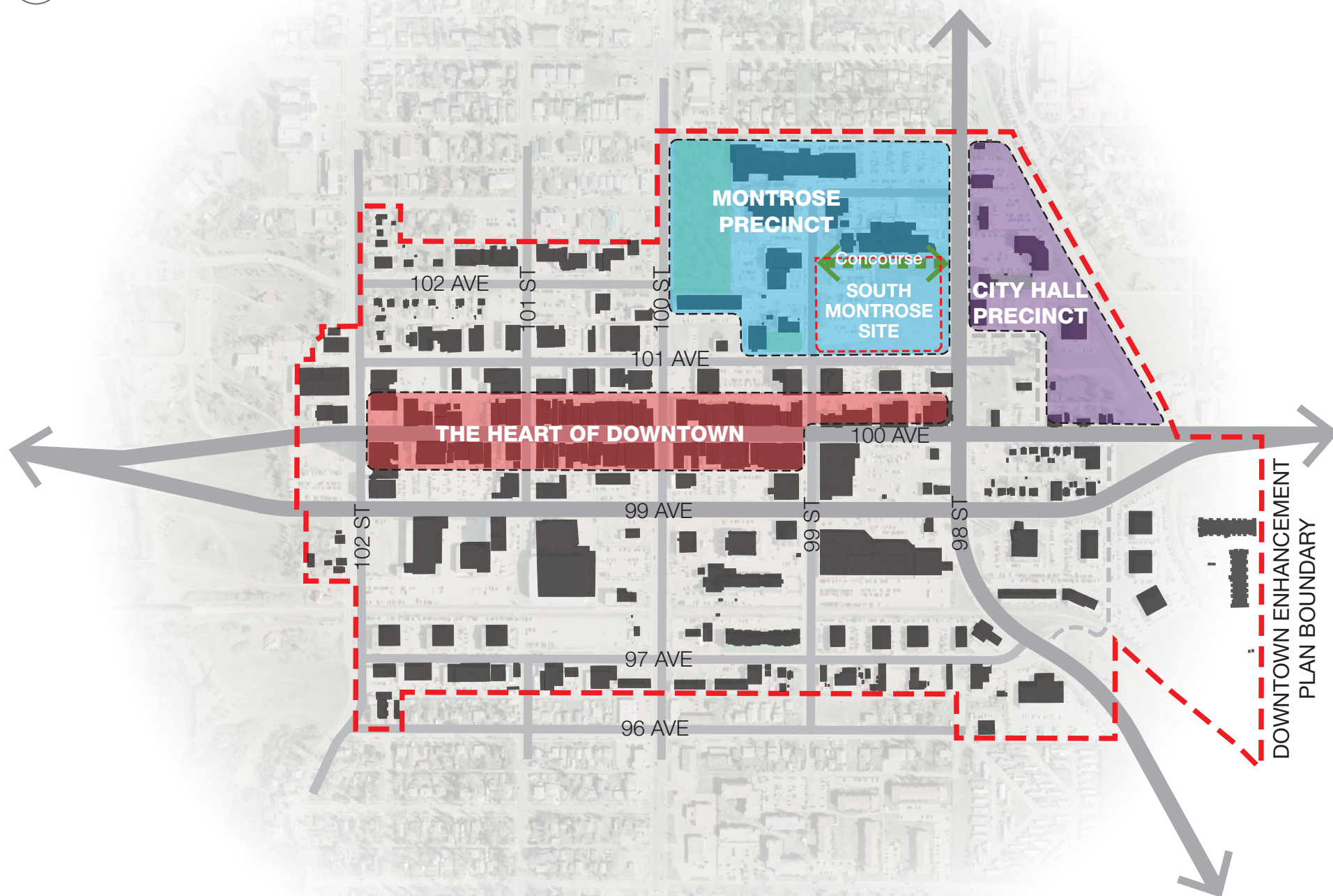


Figure 1.1 Grande Prairie Downtown Context (Downtown Enhancement Project Report, 2015 - Updated for South Montrose Site Master Plan) [NTS]

1.1 BACKGROUND

The City of Grande Prairie issued a Request for Proposals (RFP) for urban design, engineering and landscape architecture services for the preparation of a Master Plan for the South Montrose Site. The Master Plan will identify public and private programming opportunities in order to develop the site into an arts and cultural district in a phased approach.

In 2004, City Council adopted the *Downtown Enhancement Area Redevelopment Plan* (DEP) which functions as a policy guide for land use and development activity within the Downtown core. The DEP addressed the Montrose precinct, which the South Montrose Site is located in. The DEP outlines policies and guidelines for the future development of the site. Further details on the DEP are provided in

Section 2 - Policy & Engagement of this Master Plan document.

In 2012, City Council approved drawings for a concourse design for the northern portion of the South Montrose Site. As part of the RFP issued by the City of Grande Prairie, urban design, engineering and landscape architecture services were also requested for the detailed engineering and construction supervision of the approved concourse design. Construction of the concourse is set to begin in the summer of 2016.

On August 22nd, 2014, City Council was involved in a workshop to shape the vision for the redevelopment of the South Montrose Site, south of the planned concourse. The workshop resulted in the identification of specific site programming and district planning opportunities, as well as a preliminary vision for the site. City Council identified particular uses for the site including: a major regional cultural facility (performing arts centre); a civic square; opportunity for private development (a mixed use building with the potential to accommodate ground floor commercial, with residential and/or office development on upper floors); and landscape amenities. Underground parking was envisioned for this site as a possible extension of the existing structure beneath the Montrose Cultural Centre. Details regarding the visioning workshop are provided in *Section 2 - Policy & Engagement*.

In 2015, City Council approved the *Downtown Infrastructure Assessment, Streetscape*

Enhancement & Rehabilitation Project report that sought to implement a portion of the DEP. The report provides recommendations for the phased enhancement of the Downtown area, which includes areas surrounding the South Montrose Site. Further details are provided in *Section 2 - Policy & Engagement*.

1.2 STUDY AREA

The South Montrose Site is a City-owned 2.2 hectare vacant property within the Montrose Precinct defined in the DEP. Along with the South Montrose Site, the Montrose Precinct currently consists of major civic and provincial facilities, such as a courthouse, provincial building, art gallery, public school board, RCMP building and Centre for Creative Arts. Located adjacent to the Montrose Precinct is the City Hall Precinct to the east, and the 'Heart of Downtown' (100th Avenue) to the south.

1.3 MASTER PLAN GOALS & OBJECTIVES

A Master Plan is a long-term comprehensive strategy intended to provide direction for the future development of a site. The goal of this Master Plan is to provide a vision that responds to the policies and guidelines highlighted in the 2004 *Downtown Enhancement Area Redevelopment Plan*. The vision transforms the South Montrose Site into a sustainable and dynamic cultural destination that serves as a downtown focal point, and encourages year-round activity.

The objectives of the South Montrose Site Master Plan are to:

- Create a unique vision that responds to the distinct downtown context, dynamic northern climate and greater community needs;
- Demonstrate the interrelationship between the envisioned mixed-use building, Performing and Media Arts Centre and plaza, and how they integrate with the proposed concourse plan and surrounding context;
- Study scenarios for the potential mixed-use building that illustrate various massings, articulations and uses;
- Provide preliminary architectural design and programming recommendations for the Performing and Media Arts Centre;
- Visualize a conceptual plaza design highlighting potential amenities and programming opportunities;
- Assess various parking scenarios such as underground parking on the site, or a surface parking structure within walking distance of the vicinity;
- Provide a set of principles to guide the future development of the site so that it follows the master plan vision; and

- Develop a phased approach which allows for flexibility in the construction each of the desired site features.

1.4 MASTER PLAN PROCESS

The South Montrose Site Master Plan is a process that began in September 2015. The Master Plan process was organized in four phases:

- Pre-Engagement
- Phase 1 - Administration and Stakeholder Workshop #1
- Phase 2 - Administration and Stakeholder Workshop #2
- Phase 3 - Final Master Plan Documentation

Pre-Engagement

Due to a low level of awareness of the redevelopment of the South Montrose Site, the initial process incorporated the use of pre-engagement tactics to increase general interest and attention for the site. Forms of pre-engagement tactics included a newsletter featurette, as well as the use of social media. This ensured that citizens had the necessary context and information to contribute thoughtful feedback during the engagement process. Pre-engagement launched several weeks prior to the first administration and stakeholder workshops that were held in December 2015.

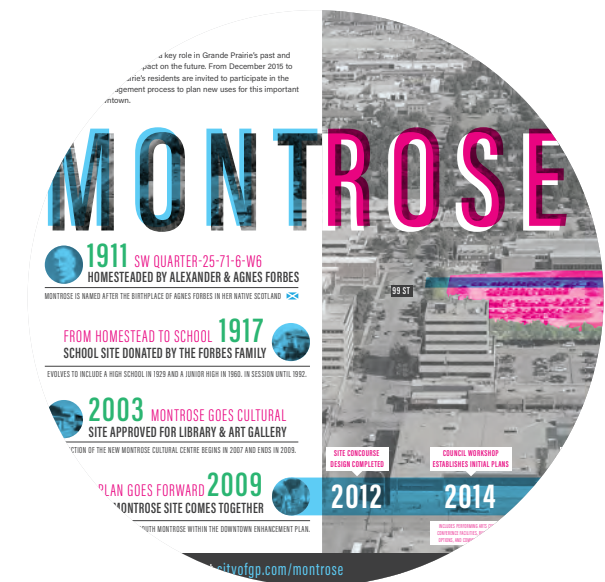


Figure 1.2 Pre-Engagement

Phase 1 - Administration and Stakeholder Workshop #1

From November 2015 to January 2016, the Grande Prairie community was encouraged to provide feedback on the future of the South Montrose Site. The first phase of engagement focused on participation through online and paper surveys. The participating citizens answered a series of questions related to the future vision of the South Montrose Site and what they felt would be most appropriate for the area. A series of workshops was held on December 15th, 2015 with City Administration. Key stakeholders were invited to give specific feedback on what they felt should be



Figure 1.3 Phase 1 - Administration & Stakeholder Workshop #1



Figure 1.4 Phase 2 - Administration & Stakeholder Workshop #2



Figure 1.5 Phase 3 - Final Master Plan Documentation

incorporated into the South Montrose Site. Further details highlighting the engagement and workshop process are outlined in *Section 2 - Policy & Engagement* of this Master Plan document.

Phase 2 - Administration and Stakeholder Workshop #2

The second round of engagement, between February 23rd and March 14th, 2016, offered the citizens of Grande Prairie an opportunity to give feedback on three preliminary layout options for the site. The public provided input through an online survey, or a paper complement at a kiosk station in the Montrose Cultural Centre. Another

series of workshops was held on February 25th, 2015 with City Administration. Key stakeholders were invited to provide detailed feedback on the three preliminary layout options in a more intimate group setting. The Phase 2 engagement and workshop process is outlined in *Section 2 - Policy & Engagement* of this Master Plan document.

Phase 3 - Final Master Plan Documentation

The culmination of the master plan process resulted in the completion of this document, which provides a vision for the South Montrose Site as a 'sustainable and dynamic cultural destination that serves as a downtown focal

point and encourages all-season activity'. The Master Plan document reflects the feedback, issues and concerns raised in both rounds of engagement, and provides a set of principles to guide the future development of the site in a phased approach.





POLICY & ENGAGEMENT



Figure 2.1 Rendering of South Montrose Site Plan within the Context of the Surrounding Area
(Downtown Enhancement Plan, 2004) [NTS]

2.1 PLANNING CONTEXT

2.1.1 LAND USE BYLAW C-1260

Under the City of Grande Prairie *Bylaw C-1260*, the South Montrose Site is located within the Downtown Enhancement Plan Boundary and designated as Central Commercial District. This designation permits the development of commercial, residential, institutional, cultural and other related uses in this area in accordance with the 2004 *Downtown Enhancement Area Redevelopment Plan* (DEP).

Other notable standards that would pertain to the visioning process for the South Montrose Site Master Plan include:

- Minimum 24 residential units and three (3) storeys in height (*Section 91.2*)
- Maximum 6 storey building height – “except for 12 Storeys for apartment Buildings and Mixed Use Apartment Building” (*Section 91.4*)
- No required parking stalls for any development within the Central Commercial District (*Section 75.2*)

2.1.2 DOWNTOWN ENHANCEMENT AREA REDEVELOPMENT PLAN

Adopted in 2004 by Grande Prairie City Council, the *Downtown Enhancement Area Redevelopment Plan* (DEP) functions as a policy guide for land use and development activity within the downtown core. For the South Montrose Site in particular, the document envisions the area becoming “the cultural district in the heart of Grande Prairie that will highlight the artistic soul of the city” (p. 33).

The DEP addresses four objectives that will guide the vision for the site:

- “Cultural Relevance: To foster a living space tailored to the needs and desires of the community and contribute to Grande Prairie’s unique identity.
- Accessibility and Safety: Ensure citizens and visitors can comfortably access the site in security.
- Climate Appropriate: To mitigate the climate to allow for outdoor use throughout the day, week and year.
- Environmentally Sustainable: To create an efficient and environmentally respectful design to meet the needs of future generations while meeting the needs today.” (DEP, p. 33)

According to the DEP, “uses that fall under the term ‘cultural facility’ include a performing arts centre, an independent film theatre, a farmers/ public market, a museum or similar uses”. Previous community and Council consultations have recommended having a performing arts centre as the principle facility on the South Montrose Site.

The concept for the site - as seen in Figure 2.1 - calls for it to be a cultural and event centre, integrating outdoor and indoor space with an approach that is interesting. It includes three primary elements:

- *The Town Square* - Serves as an informal gathering area, and premier event and festival space;
- *The Greenway* - Promenade that bisects the site and serves as a connection between City Hall and Muskoseepi Park; and
- *Additional cultural facilities* - Space for one or two cultural facilities to help realize the site as an arts and cultural precinct.



Figure 2.2 Conceptual Rendering of the Shared Avenue at 101st Avenue and 101st Street (Downtown Infrastructure Assessment, Streetscape Enhancement & Rehabilitation Project, 2015)

2.1.3 CULTURAL MASTER PLAN

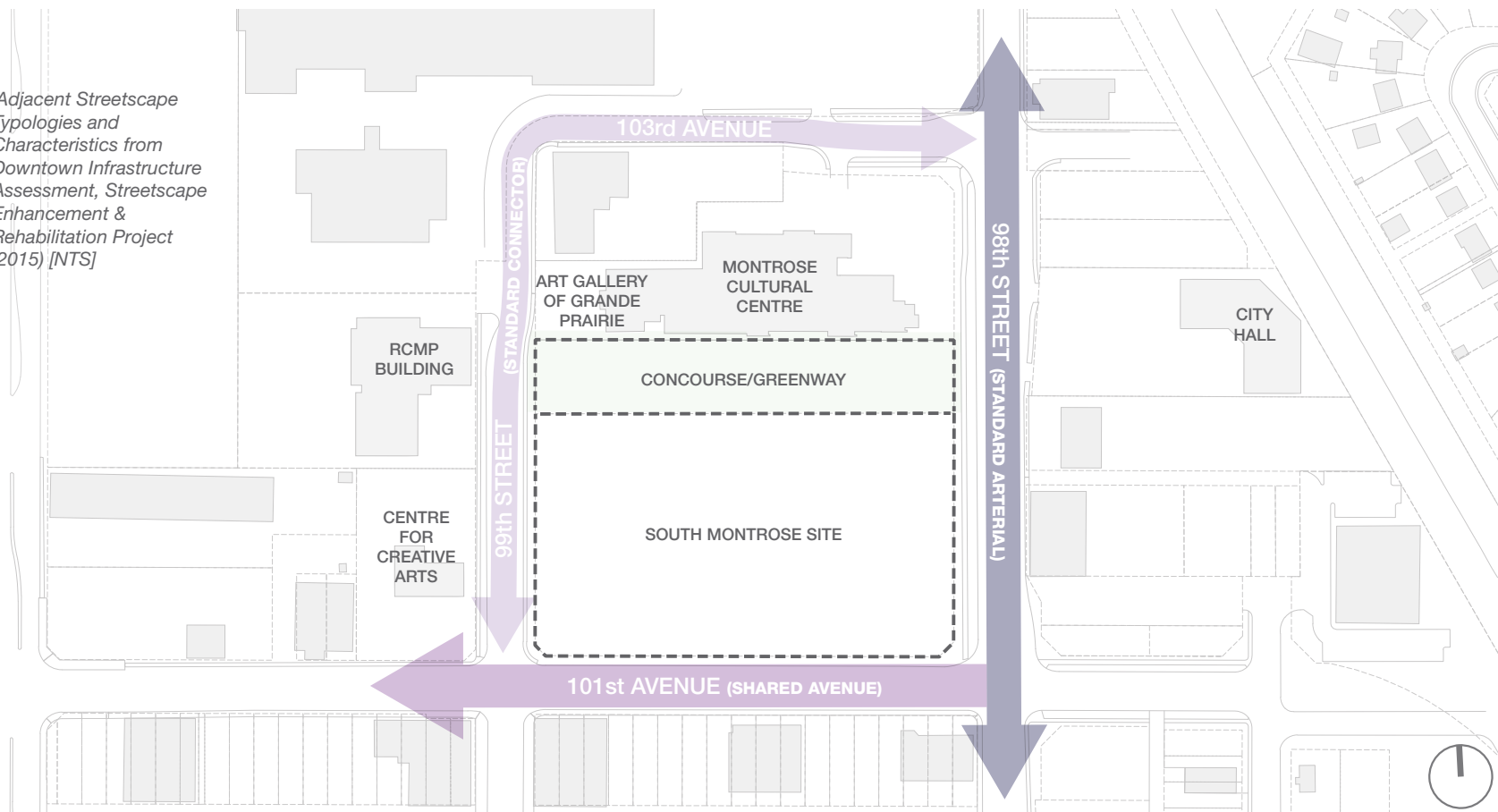
The Cultural Master Plan identifies the South Montrose Site as a potential cultural district focal point. It also identifies a new Performing Arts Centre (PAC) as a potential city facility, stating “the majority of the discussion to date has centred around locating the PAC on the Montrose Site and creating a centralized cultural district. Although other sites were suggested, Council needs to confirm whether the PAC will be located on the Montrose site” (Cultural Master Plan, p. 15).

2.1.4 DOWNTOWN INFRASTRUCTURE ASSESSMENT, STREETScape ENHANCEMENT & REHABILITATION PROJECT

In 2015, Grande Prairie City Council adopted the *Downtown Infrastructure Assessment, Streetscape Enhancement and Rehabilitation Project* report, which was developed to guide the implementation of a portion of the DEP. The purpose of the report was to provide Council and City Administration recommendations based on project findings related to utility/ infrastructure assessment, public engagement and streetscape enhancement.

The identified street typologies in the *Downtown Enhancement Project*, adjacent to the South Montrose Site, will need to be cohesively integrated into the South Montrose Site Master Plan vision - in particular 101st Avenue to the south as a Shared Avenue. This specific classification - as seen in Figure 2.3 - defines 101st Avenue as being a “festival street”; shifting priority over to the urban pedestrian experience. Having the Shared Avenue adjacent to the South Montrose Site potentially provides for a unique opportunity for future programming to extend onto the street.

Figure 2.3 Adjacent Streetscape Typologies and Characteristics from Downtown Infrastructure Assessment, Streetscape Enhancement & Rehabilitation Project (2015) [NTS]



Standard Connector (98th Street / 103rd Avenue)	Standard Arterial (98th Street)	Shared Avenue (101st Avenue)
<ul style="list-style-type: none"> • ±21.0m to 24.0m Right-of-way • One northbound and one southbound vehicular lane • Two lanes of standard on-street parking • Drive lanes reduced in size from 3.70m to 3.50m 	<ul style="list-style-type: none"> • ±25.0m Right-of-way • Two northbound and two southbound vehicular lanes • No on-street parking • Drive lanes reduced in size from 3.70m to 3.50m 	<ul style="list-style-type: none"> • ±20.0m Right-of-way • Maintain two-way vehicular lanes and two parking lanes on either side • Drive lanes can be reduced in size from 3.70m to 3.50m • On-street parking separated by flush curb with paving treatment from building facade to building facade • Continuous concrete swale and bollards delineate pedestrian and vehicular zones

2.2 COMMUNITY ENGAGEMENT

2.2.1 2014 VISIONING WORKSHOP

In August 2014, a workshop with City Council was facilitated in order to shape a vision for the redevelopment of the South Montrose Site. The workshop sought to test the option of a performing arts centre as the principle use on the site. For the workshop, Council was tasked with brainstorming and generating a list of desired indoor and outdoor activities for the South Montrose Site.

The most common indoor programming suggestions were as follows:

- Performing arts centre;

OUTDOOR PROGRAMMING	INDOOR PROGRAMMING	SITE PLANNING	PLANNING PROCESS
Water Feature*	Performing Arts Centre*	Connections*	Defined Land Use Parcels*
Skating rink*	Theatre(s) (1000 seats)*	Tunnels / breezeways / covered square*	Greenway (immediate City development)
Stormwater management	Conference / convention facilities*	Temporary paths to gauge use	Public Square (short term City development)
Outdoor Performance*	Performing arts school	Pedestrian linkages to 99th, 100th Avenue & City Hall*	Performing Arts Centre (future development / PPP)
Outdoor stage / amphitheater*	Media arts facilities		Mixed Use (future private development / revenue)
Lookout terrace*	Museum	Two Buildings*	
Project onto back of PAC	Mixed Use*	Performing Arts Centre*	
Active Program*	Retail / restaurants / pubs / cafes at grade*	Mixed use building*	
Skateboard features*	Residential upper storeys*	Transit	
Interactive features	College	Bus stop / laybys	
Paintball range	New City Hall	Downtown shuttle	
Zip lining		Parking*	
Passive Program*		Shared underground parking*	
Outdoor exhibits		Structure with at grade retail	
Farmer's market		Aesthetic surface parking	
Seating / relaxation area*		Off-site parking	
Tourist Features			

*common response

Figure 2.4 2014 Council Workshop Conceptual Programming Plan (South Montrose Site Report Brief, 2014)

- Building with performing arts, conference and convention facilities for rent;
- Mixed-use building with retail at grade and residential above; and
- Coffee shops and cafés.

The most common outdoor programming suggestions were as follows:

- Water feature; on-site stormwater management system that can turn into skating rink;
- Skateboard features; and

- Outdoor performance space for weekly concerts, street performers, etc. (outdoor stage, amphitheater).

Following the brainstorming session, City Council was then encouraged to sketch preliminary site configurations; using scaled footprints of a performing arts centre and public open space precedents. A second building location was also tested due to the site's large size and potential. A conceptual programming plan was generated using the list of suggestions generated during the workshop.

The conceptual plan divides the site into five zones, as described below:

- *The Montrose Greenway* - Builds upon the existing “Concourse” plan that creates a linear connection south of the Montrose Cultural Centre, from City Hall to the east towards Jubilee and Muskoseepi Parks to the west. It provides opportunities for a dynamic Greenway and to create a connection south towards a potential Civic Square.
- *The Pedestrian Hub* - Provides a passive plaza at the front entrance of the Montrose Cultural Centre; serving as the centre of a “pinwheel” formation of the Greenway connections.
- *The Civic Square* - Offers a prominent civic space at the corner of 101st Avenue and 99th Street; framed between a Mixed Use Building to the north, and a Performing Arts and Conference Centre to the east.
- *The Mixed Use Building* - Provides density to the site and a dynamic streetscape experience along 99th Street and the Civic Square.
- *The Performing Arts & Conference Centre* - Celebrates the building at the corner of 101st Avenue and 98th Street, bordered by open space to the north and west.

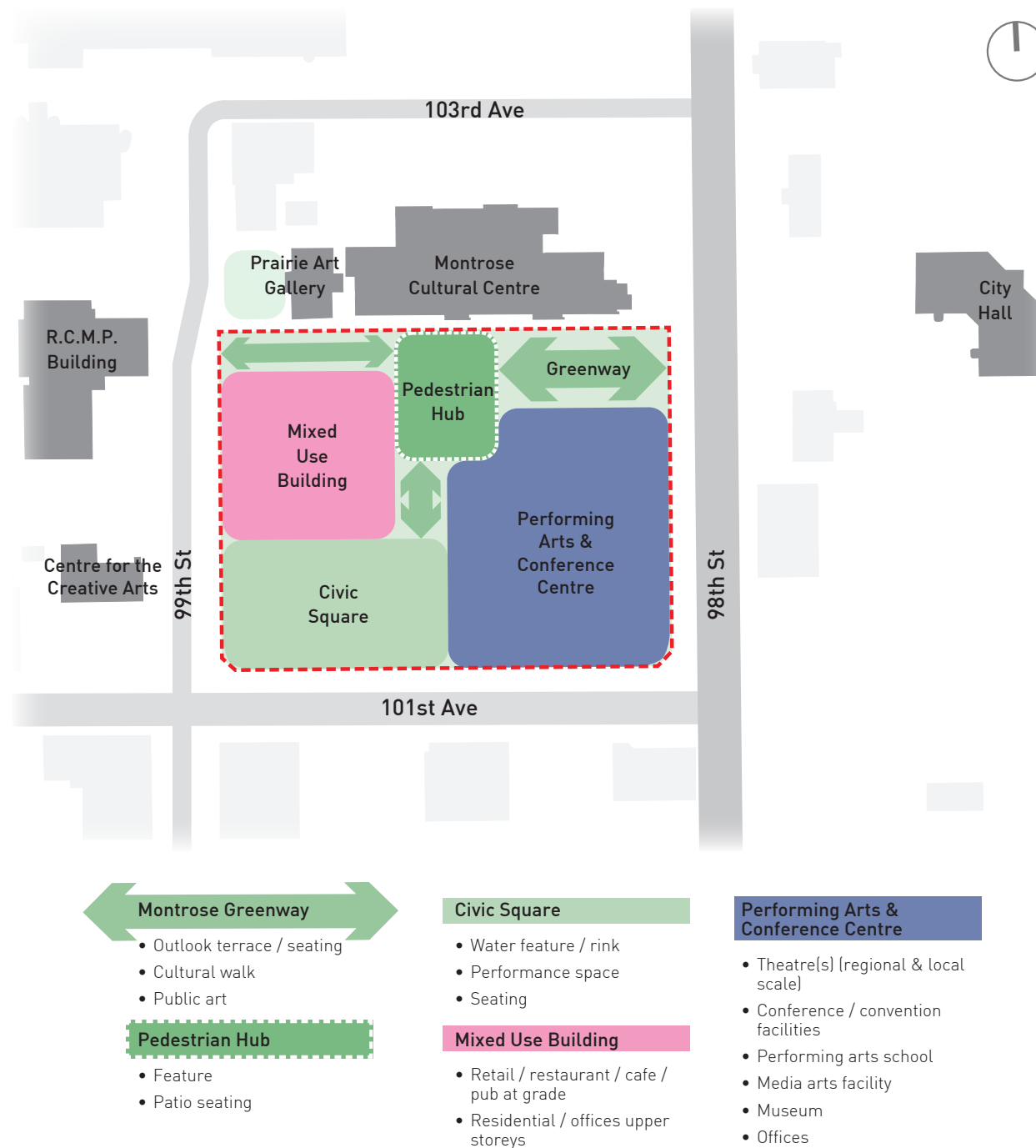


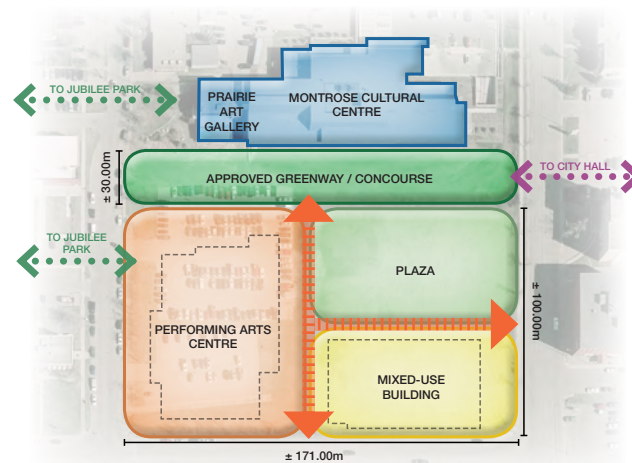
Figure 2.5 2014 Council Workshop Conceptual Programming Plan (South Montrose Site Report Brief, 2014)

2.2.2 PHASE 1 PUBLIC ENGAGEMENT AND WORKSHOP

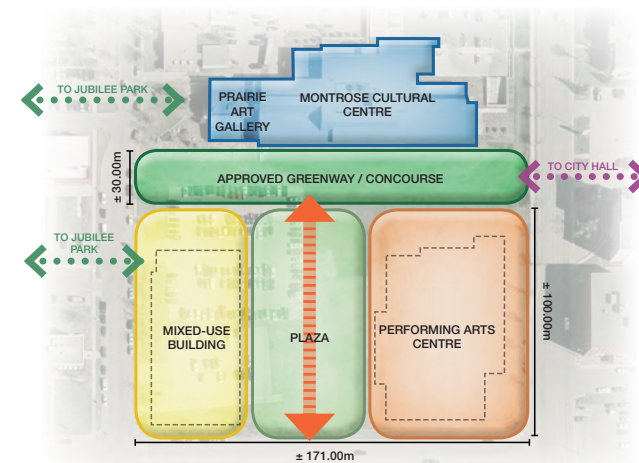
Public Engagement

From November 2015 to January 2016, citizens of Grande Prairie were encouraged to provide feedback on the programming and preliminary design of South Montrose Site. The public engagement launch focused on participation through online and paper surveys. This process allowed for a broader form of citizen engagement. The public was asked to complete a series of questions related to the future vision for the South Montrose Site and what they feel would be most appropriate for the site. The survey covered the following areas:

- The type of uses they wanted to see for the South Montrose Site;



Civic Focused Option



Cultural Focused Option

- Other programming options they feel would work on the site;
- Their preferred public space forms and outdoor amenities;
- Arts/cultural or public spaces/plazas from elsewhere that they would like to see as an inspiration for the site's master plan; and
- Existing arts and cultural facilities they currently use within the city.

In total, the survey generated 1,051 responses between December 10th, 2015 and January 5th, 2016.

Workshops

On December 15th, 2015, a series of workshops (an internal City Administration workshop and an external invited stakeholder workshop) was held at the Montrose Cultural Centre. The purpose

of the workshops was to obtain feedback from key stakeholders - City Administration, the Downtown Association, the local arts and culture community, and City Councillors - on what they felt should be incorporated into the South Montrose Site.

Unlike the online engagement, these workshops held a more focused discussion with the attendees. Workshop attendees participated in a series of exercises that encouraged them to choose their preference of various precedents and concepts for the South Montrose Site.

Each workshop began with a discussion about participants' favourite public spaces and cultural hubs. Attendees then discussed potential uses, design options and outdoor activities appropriate to the site, based on national and international examples. The workshop concluded with a discussion about potential

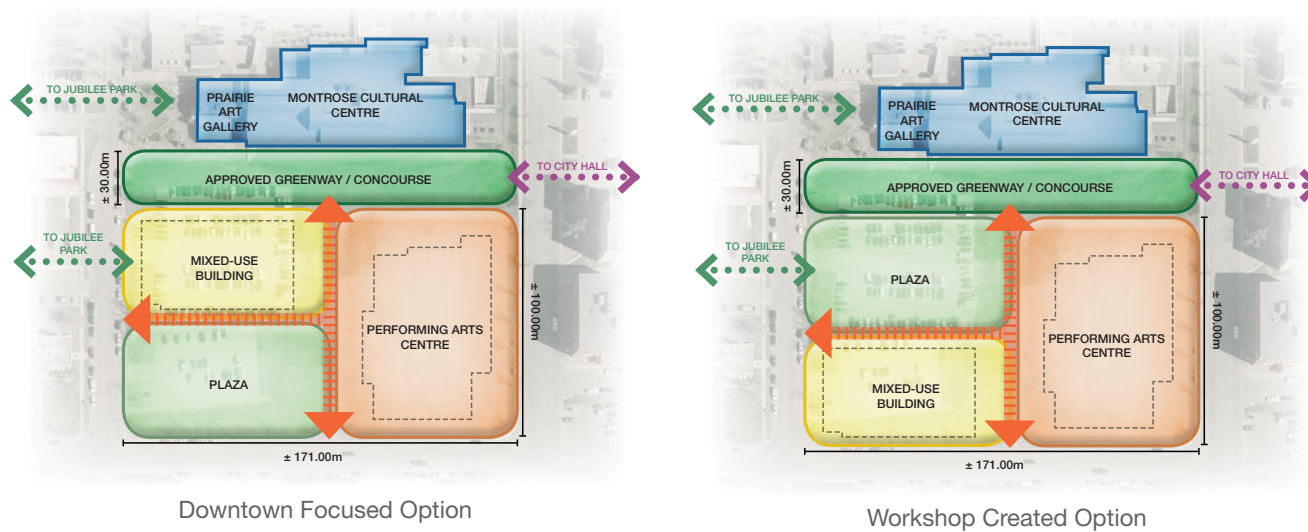


Figure 2.6 Preliminary Layout Options Presented at the Phase 1 Stakeholder Workshop on December 15th, 2015

layout options and allowed participants to offer insight into important local factors and uses for the designers to consider.

Overall Results

Survey respondents indicated that art/cultural facilities and park space were the best uses for the South Montrose Site. Based on those uses, respondents elaborated on the inclusion of a performing arts centre, a conference centre, space for food trucks, a venue for short films and a space for community gardens – to name a few. Furthermore, the notion of a performing arts centre was continually respondent's top choice among Council's recommended programs. The addition of a mixed-use building appeared frequently throughout the ranking.

In terms of landscape programming, respondents chose 'Flexible Plaza Space' as

the most favoured public space amenity, with 'Outdoor Performance Space' being the second favoured. The issue of parking was continually brought up throughout the engagement process.

For both internal and external workshops, the top three preferred site uses were the performing arts centre; tie between the convention centre and commercial uses; and other arts and cultural uses. The top three preferred landscape programming options for the site included 'interactive features and art'; tie between 'outdoor winter activities' and 'flexible plaza space'; and 'flexible seating'. With respect to the layout preference results, both groups suggested a fourth layout option locating the plaza across from the RCMP building and the mixed-use development at the corner of 101st Avenue and 99th Street. This was the most popular option for the external stakeholder

session because the plaza would be protected from the incoming southwest winds and solar exposure.

For the internal session, the top choice was the Civic Focused Layout. The Cultural, Downtown and 'workshop created' fourth option each received between five and seven votes of the total voter counts. In contrast, the external stakeholder group spent more time drawing their own options and experimenting with building combinations to achieve a larger plaza space. A full report of the Phase 1 results can be found in *Appendix A*.

2.2.3 PHASE 2 PUBLIC ENGAGEMENT AND WORKSHOP

Public Engagement

The second round of engagement offered citizens of Grande Prairie another opportunity to provide feedback with respect to three preliminary layout options determined by the 'Functional Principles Test' (see *Appendix C*). Citizens were able to provide input through an online survey, or through a paper complement at a kiosk station at the Montrose Cultural Centre. In total, the survey generated 450 responses between February 23rd and March 14th, 2016.

The survey covered the following areas:

- Review of the initial layout options generated from the 'Functional Principles Test';
- Feedback on a preferred layout option;
- Selection of top three businesses or services that they would like to see in the mixed-use building;
- Indication of preferred style/format for each of the top six priorities from the Phase 1 Engagement: Flexible Plaza Space, Outdoor Performance Space, Children's Playground, Interactive Features/Art, Skating Rink and Water Feature; and
- Additional comments.

Workshops

On February 25th 2016, another series of workshops was held for invited key stakeholders - i.e. City Administration, Downtown Association, local arts and culture community, City Councillors and surrounding community. Similar to Phase 1, attendees were asked to provide feedback to the same material and questions covered in the survey.

Both of the workshops followed the same format. Each began with a presentation providing an overview of the previous work done to date for the South Montrose Site. Attendees were provided a brief summary of the Phase 1 Engagement process and the corresponding results, as well as a streamlined explanation of the 'Functional Principles Test' which helped determine the most appropriate layout options to move forward with into the Phase 2 Engagement. A quick review of each of the initial master plan options and their features was presented.

The exercise portion of the workshops consisted of the attendees splitting into three groups in order to have a more intimate discussion about the three layout options with a design team member. The three groups were then split into smaller groups where they had the opportunity to provide feedback on each option, and rank their choices for uses in the mixed-use building and preferred style for plaza programming.

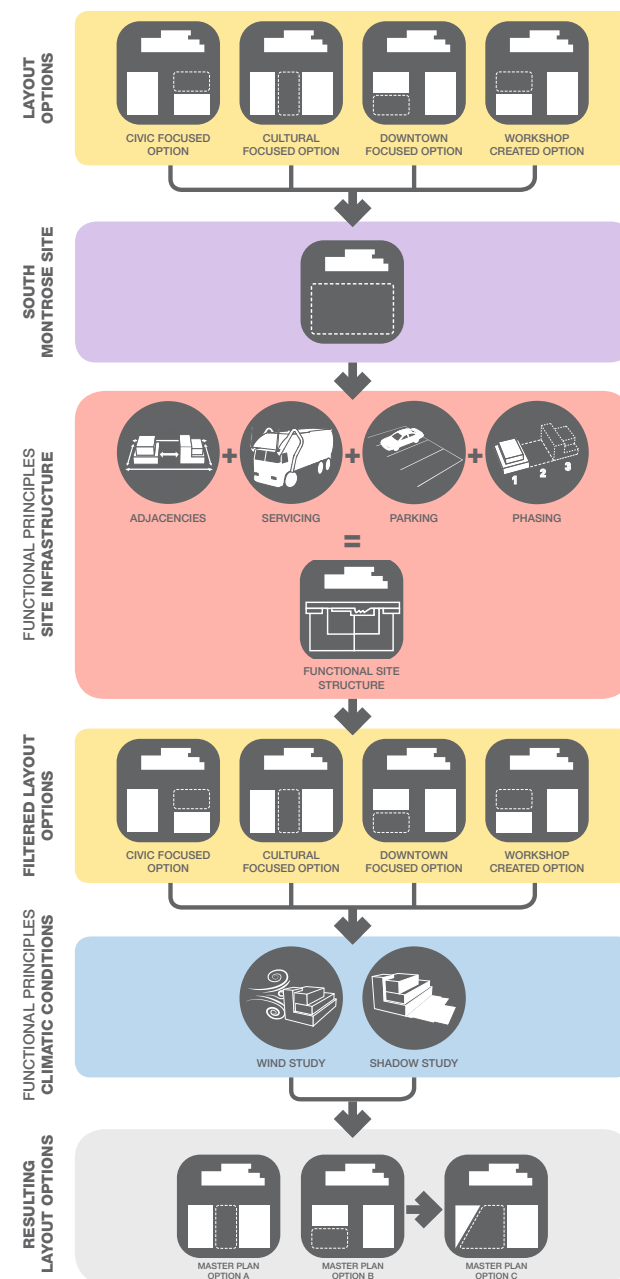


Figure 2.7 2014 Council Workshop Conceptual Programming Plan (South Montrose Site Report Brief, 2014)



Master Plan Option A



Master Plan Option B



Master Plan Option C

Figure 2.8 2014 Council Workshop Conceptual Programming Plan (South Montrose Site Report Brief, 2014)

Overall Results

With respect to the presented initial layout options, the most popular of the three options was Option C. Option A was the least preferred option. Option C rated the highest in all categories of the evaluation:

- Site access;
- Views and connections to the Montrose Cultural Centre;
- Opportunities for flexible plaza programming;
- Comfort in all seasons; and
- An interesting mixed-use building.

Furthermore, Option C was preferred for its larger plaza space and for providing more sunlight.

Participants were also given the opportunity to select their top three businesses or services that they would like to see in the mixed-use building. Overall, the top five responses were 'Restaurant', 'Event Space', 'Conference Facilities', 'Learning Facilities' and 'Sports and Recreation'.

Participants provided their preferred styles/formats for the top six landscape programming options that were identified by the Phase 1 survey. Uses reviewed included: 'Flexible Space', 'Outdoor Performance Space', 'Children's Playground', 'Interactive Feature/Art', 'Skating Rink' and 'Water Feature'. Overall, the 'Water Feature' was the least preferred as it was noted that smaller local water features are

currently underutilized and that it may not be functional during the winter months.

Under additional comments, the most frequently raised issues were related to parking. The feedback ranged from asking for the site to remain as parking, to questioning the cost of underground parking and feeling unheard in the last phase when they mentioned parking.

Subsequent themes that resulted from the parking comments included the following: 'General Positive Comments', 'Questions/Concerns' and 'General Negative Comments'. Some of the 'General Positive Comments' consisted of support for the project, with many looking forward to it. Comments from the 'Questions/Concerns' theme ranged from asking if food trucks would be allowed on the plaza, to concerns about people living in the Rotary House Shelter nearby. 'General Negative Comments' included wanting to keep the cost of the project down, keeping green space and making it welcoming. A full report of the Phase 2 results can be found in *Appendix B*.



SECTION

3



SOUTH MONTROSE SITE

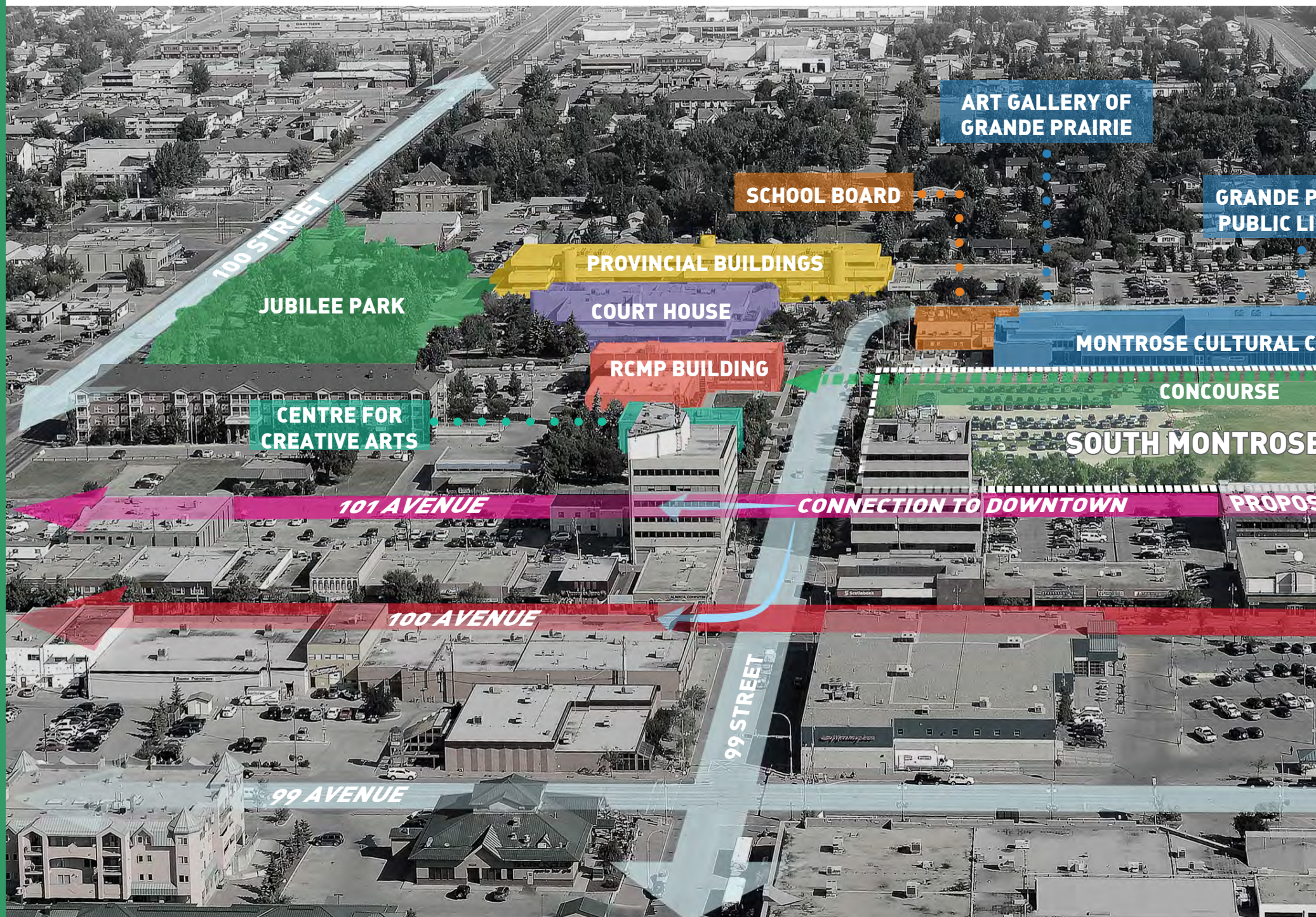


Figure 3.1 South Montrose Site Context



3.1 SITE CONTEXT

The 2.2 hectares South Montrose Site is bordered by 98th Street to the east, the Montrose Cultural Centre and 103rd Avenue to the north, 99th Street to the west and 101st Avenue to the south. Surrounding the South Montrose Site are several major civic, provincial and cultural facilities. This includes: the Centre for Creative Arts, the RCMP building, the courthouse, the provincial building, the public school board, the Montrose Cultural Centre (the Art Gallery, the Grande Prairie Public Library and Teresa Sargent Hall) and City Hall.

The northern edge of the South Montrose Site, adjacent to the rear of the Montrose Cultural Centre, will incorporate a 30m wide concourse. This concourse serves as a linear open green space and an east-west route from City Hall to Jubilee Park. The intersection of 101st Avenue and 99th Street serves as a key junction toward 100th Avenue, or the proposed urban avenue as classified in the *Downtown Infrastructure Assessment, Streetscape Enhancement, and Rehabilitation Project* report, and the heart of downtown Grande Prairie.



Figure 3.2 Aerial View of South Montrose Site

3.2 EXISTING CONDITIONS

The South Montrose Site currently remains vacant, consisting predominantly of grass and a temporary gravel surface parking lot on the western edge. Existing vegetation, which primarily borders the southern and western edge of the site, includes *Fraxinus pennsylvanica* (green ash) and *Caragana* sp. (common caragana).

Geotechnical studies completed for the concourse - see *Appendix E* - revealed certain aspects that could also pertain to the South Montrose Site. Overall, the topography of

the site gently slopes towards the south, with a less than 5:1 slope ratio away from the Montrose Cultural Centre for 10m until it becomes relatively flat. Investigation into the subsurface revealed a soil profile consisting of surficial topsoil, clay fill, buried organics, clay and clay till – in descending order. Furthermore, observations into the groundwater conditions suggests a relatively deep water table and a low permeable subgrade, as groundwater was present at a depth of 6.14m below grade near the northern portion of the temporary parking lot. Overall, further assessment of the subsurface will need to be completed in order to determine the exact conditions.

Investigation into the subsurface infrastructure in and around the South Montrose Site - described in the *Downtown Enhancement Project* report - revealed that the sanitary sewer is past its serviceable life, and the storm sewer is near its functional lifespan. The water distribution is considered adequate in most locations. It is recommended that areas that require any utility upgrades should be “designed and constructed to maximize long term capital and operation cost effectiveness” (*Downtown Enhancement Project*, p. 7) – especially with the potential introduction of site structures such as a mixed-use building and a performing arts centre on the South Montrose Site.



Montrose Cultural Centre (Rear Side of Building)



Open Lawn Fronting Rear of Montrose Cultural Centre



Temporary Gravel Parking Lot Entrance on 99th Street

Figure 3.3 Existing South Montrose Site Conditions



Figure 3.4 Concourse Rendering

3.3 CONCOURSE

Located south of the Montrose Cultural Centre are design plans for an approximate 30m by 180m South Montrose concourse. The design consists of linear paved spaces with integrated soft landscaping. Approved by City Council in 2012, the concourse has undergone the necessary public consultation process and design review to ensure that it integrates with the rest of the South Montrose Site plan.

The features of the design incorporate a central plaza fronting Teresa Sargent Hall with spaces designated for pedestrian seating and planting

zones. The site furnishings included within the concourse reflect the themes and styles suggested in the *Downtown Infrastructure Assessment, Streetscape Enhancement, and Rehabilitation Project* report. Planting proposed for the area consists of species that are native to Central and Northern Alberta. Construction of the concourse is scheduled to begin summer 2016.

SECTION

4





MASTER PLAN

4.1 VISION

The South Montrose Site Master Plan aims to build on Grande Prairie's heritage and cultural background by creating an epicenter for arts and culture for the region. Based on community input and City policies, the Master Plan will fulfill the site's potential as a cultural hub with year-round activity.





Figure 4.1 South Montrose Site within Downtown Grande Prairie Context



Jubilee Park

103rd Street

99th Street

98th Street

101st Avenue (Shared Festival Street)

Figure 4.2 South Montrose Site Master Plan [NTS]



4.2 THE MASTER PLAN

The South Montrose Site Master Plan incorporates three key features which reflect policies in the *Downtown Enhancement Redevelopment Plan*, and feedback from the public and key stakeholders from the two phases of engagement. These features include: (1) a mixed-use building; (2) a Performing and Media Arts Centre (PMAC); and (3) a plaza.

The overall layout addresses the design of the concourse and existing Montrose Cultural Centre in order to develop one holistic and cohesive plan. The plaza space, which is centrally located on the site, is framed between the mixed-use building on the west and PMAC to the east. This framing condition provides direct views of the Montrose Cultural Centre and the concourse from 101st Avenue – the proposed ‘Shared Festival Street’. The recommended angular, or ‘wedge’, condition on the east facing portion of the mixed-use building provides a visually strong diagonal connection between the Montrose Cultural Centre and the south-west corner

Legend

- 1** Montrose Cultural Centre
- 2** Concourse
- 3** Mixed-use Building
- 4** Performing and Media Arts Centre
- 5** Plaza
- 6** Service Area
- ↔** Underground Parking Access (Full In-Out Turn)
- ↔** Underground Parking Access (Right In-Right Out Turn Only)

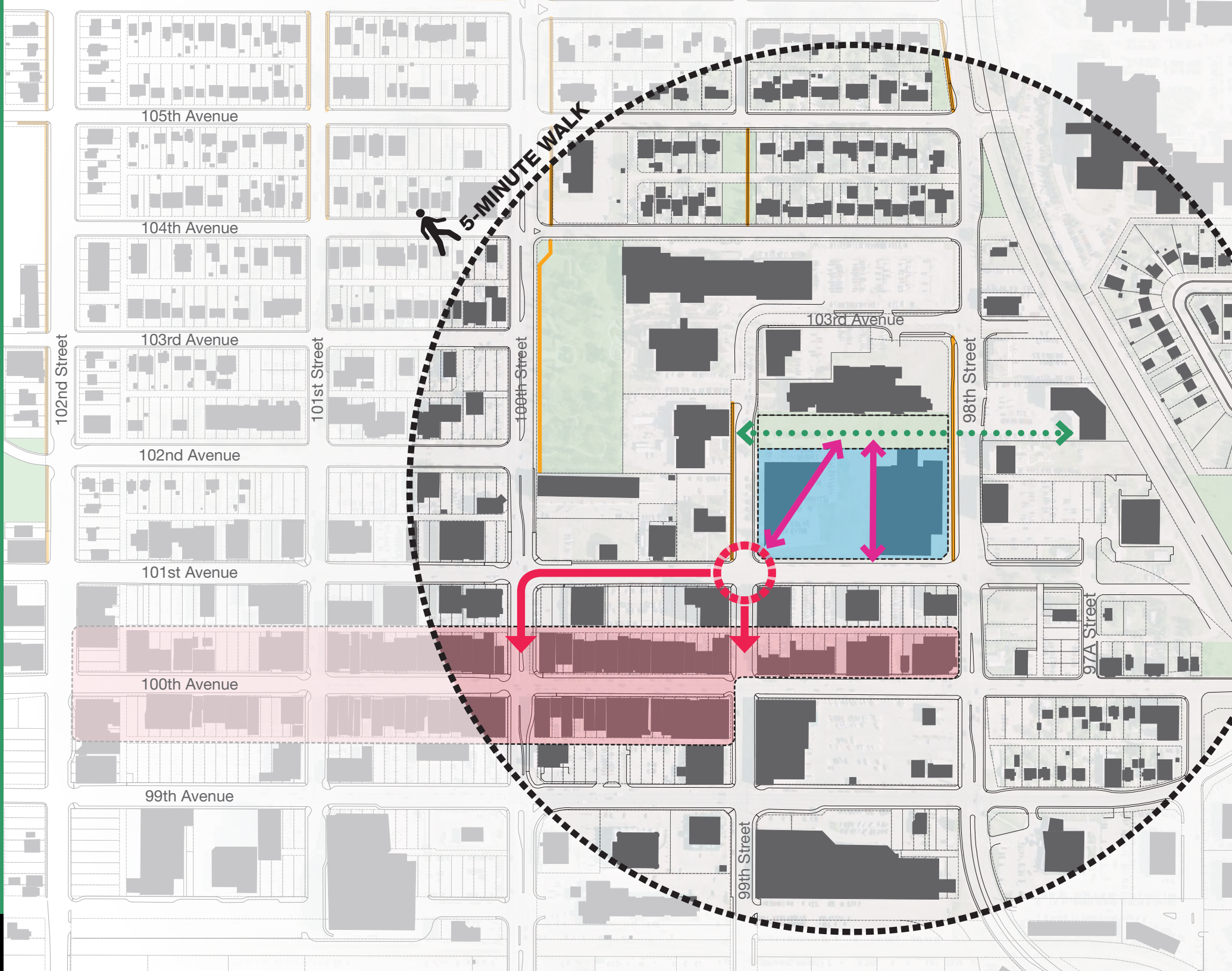
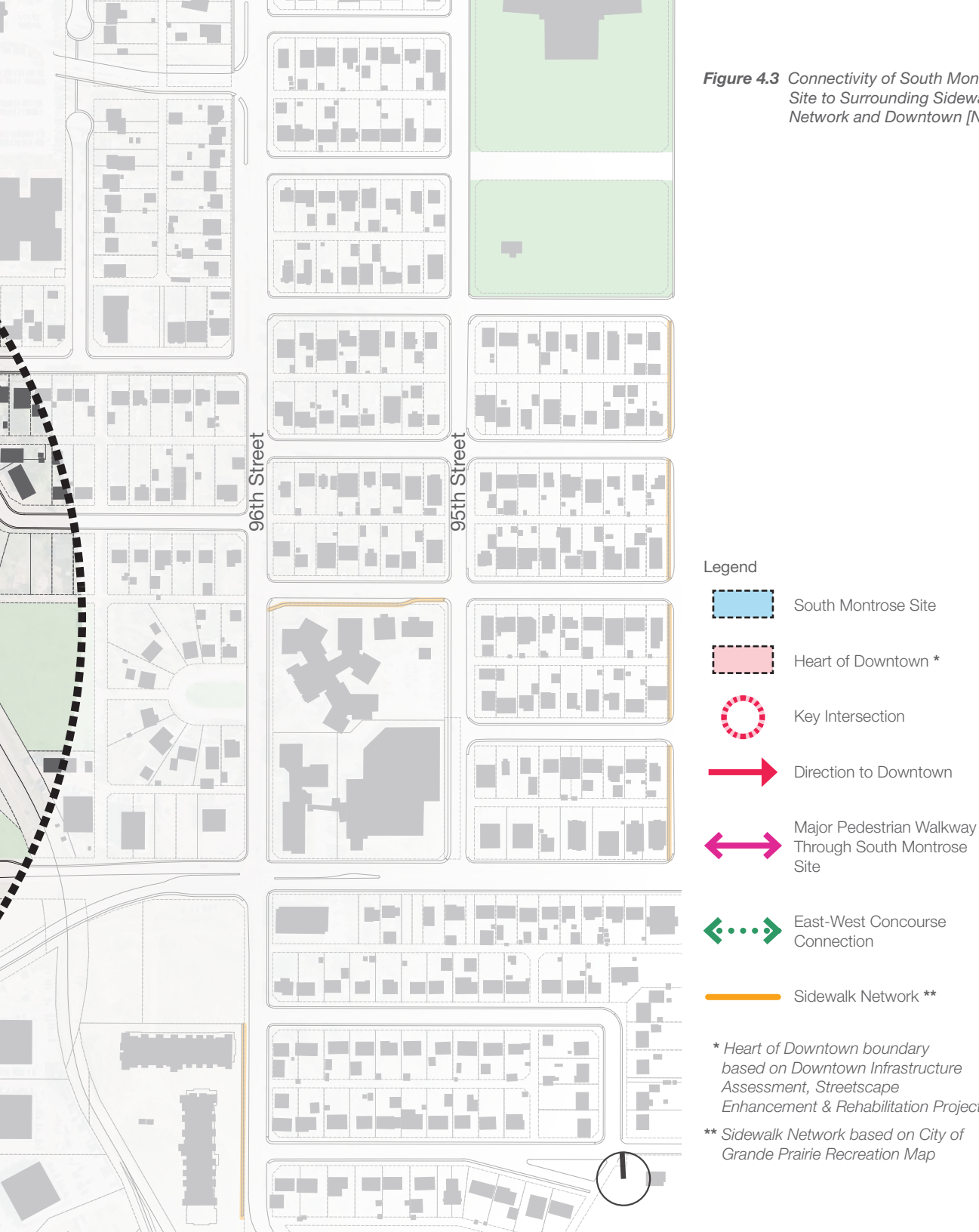


Figure 4.3 Connectivity of South Montrose Site to Surrounding Sidewalk Network and Downtown [NTS]



towards the direction of downtown. Maintaining this visual connection remains a priority within the Grande Prairie community.

The Master Plan layout allows for full west and south sun exposure onto the plaza. The location of the mixed-use building on the south-west corner reasonably blocks unfavourable winds coming from that general direction. Servicing for both the mixed-use building and PMAC would occur on the northern side of each building. At a combined approximate surface area of ~10,120 sq.ft., the service area is large enough to accommodate a typical large truck or vehicle (i.e. catering truck, delivery van, box truck, garbage truck). Larger trucks, such as a semi-trailer, delivering equipment for potential performances in the PMAC would have to park along 98th Street.

At a larger context, the South Montrose Site Master Plan connects with the downtown commercial areas, and surrounding sidewalk and trail network as defined in the Grande Prairie Recreation Map. This could result in the South Montrose Site possibly serving as a destination point for some of these networks.

Overall, the layout of the South Montrose Site Master Plan allows flexibility for the mixed-use building, PMAC and plaza to take on various heights, massing's and forms; without negatively affecting the integrity of the Master Plan vision and design. These options are described in more depth in the following sections.



Figure 4.4 Aerial Perspective of South Montrose Site with Flush Plaza Condition

4.3 BUILT FORM

The inclusion of both the mixed-use building and PMAC, along with the existing Montrose Cultural Centre to the north, within the South Montrose Site forms a strong triangulated connection; framing the plaza and concourse which results in a unified plan. Primary architectural features that the mixed-use building and PMAC encompass in order to enhance the visual aesthetic and pedestrian experience of the South Montrose Site include:

- Each building face appears to serve as a primary façade;
- Building façades fronting the plaza and 101st Avenue (Shared Festival Street) are transparent in order for indoor and outdoor activity to be seen; and
- Main entry points into each building are present on the plaza and adjacent streets.

As previously mentioned, the South Montrose Site Master Plan allows for the mixed-use building and PMAC to take on various forms without negatively affecting the integrity of its vision and design.

The subsequent sections provide specific details regarding the mixed-use building and PMAC that City Administration and Council can take into consideration when determining the most appropriate built form for the South Montrose Site.

4.3.1 MIXED-USE BUILDING

The mixed-use building on the southwest corner of the South Montrose Site can serve as a prominent gateway feature from the direction of downtown, into what is being considered as Grande Prairie's Cultural District. Based on the existing policies and public feedback, the primary uses that should be incorporated into the building are commercial/retail at the surface with residential above – in addition to potential office amenities incorporated between the commercial/retail and residential.

Servicing for the mixed-use building will occur on the northern face – south of the concourse boundary – with access at grade on 99th Street. Since the servicing area is on the surface, architectural screening will need to be incorporated to screen the space, while still contributing to the overall aesthetic of the South Montrose Master Plan vision.

Access to potential underground parking, exclusively for the mixed-use building, is incorporated into the building design with access on 99th Street. Although parking for new development is not required within this district under *Section 75.2 of Bylaw C-1260*, it is recommended that an underground parking structure be incorporated.

In addition, the shape of the underground parking structure is dependent on the preferred plaza design (see *Section 4.4*). If the plaza is recessed, then the first level will need to take on a triangular footprint so it does not impede

with the adjacent recessed plaza space. Any subsequent levels of underground parking can then be more rectangular. Should the plaza be flush with 101st Avenue, then the first – and subsequent – levels of the underground parking structure can be rectangular in nature.

An important design feature for the mixed-use building is a diagonal 'wedge' condition for the eastern face of the building. Incorporating the 'wedge' condition into the articulation of the mixed-use building maintains the visual exposure towards the Montrose Cultural Centre from the direction of downtown. This was deemed a priority amongst the residents and key stakeholders during the public engagement process. The height and overall massing of the building can take on multiple forms.

Grande Prairie City Council expressed the desire to explore the following model height options with various forms: 4-Storey, 6-Storey and 12-Storey. The subsequent pages present a study for each of the three mixed-use building height options, with an additional 12-Storey 'cultural hub' option. The building massing for each scenario is conceptual in nature and is subject to future change. Preliminary cost estimates for each scenario were based on Edmonton standards from the *Canadian Cost Guide 2016*. Parking stall estimates were calculated using *Section 72 of Bylaw C-1260*. Furthermore, market and feasibility studies should be completed in the future in order to determine the viability of the building uses in relation to the Grande Prairie context.

4-Storey Mixed-use Mid-rise

The 4-Storey Mixed-use building scenario encompasses an approximate gross floor area of ~63,300 sq.ft (excluding underground parking); with a preliminary construction cost estimate of \$17,582,000 (including underground parking). The shape of the building is conventional in nature, but partially retains the angular building face condition for visual exposure towards the Montrose Cultural Centre from downtown. The articulation and height of the building allows the plaza to experience full sun exposure during the winter and summer months.

Along the western facade of the mixed-use building is a recessed inlet which serves as the primary access into the residential units above. In total, this scenario generates approximately 45 residential units throughout – with units

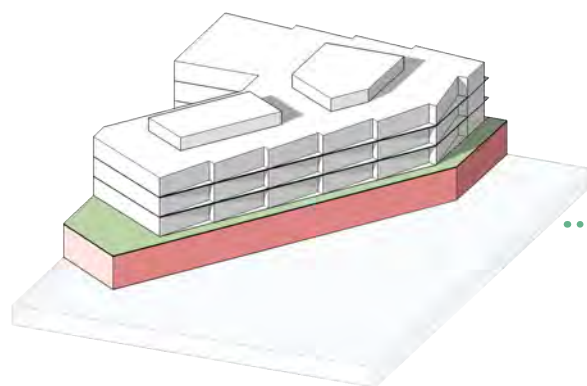
ranging between 600 sq.ft. and 1000 sq.ft. in size.

The retail/commercial component is located on the ground floor of the building, with primary views fronting the plaza. Overall, the retail/commercial component encompasses an approximate gross floor area of ~15,800 sq.ft. Other potential features incorporated into the 4-Storey scenario include the opportunity for roof-top terraces on the southern and north-eastern portion of the building; on the second storey with views onto the plaza and towards the direction of downtown.

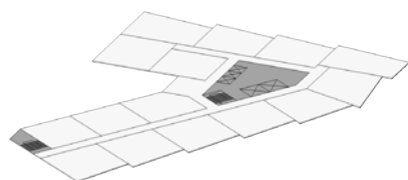
The approximate number of parking stalls required for the residential component would be 74, with the commercial/retail component requiring 22 stalls. With a gross floor area of ~44,400 sq.ft. for underground parking, the total

parking count would equal to 105. Therefore, the 4-Storey building would require approximately 1 level of underground parking in order to achieve such a yield. It should be noted that the number of levels also depends on the final plaza design. *Figure 4.5* illustrates underground parking adjacent to the recessed plaza scenario.

Figure 4.5 4-Storey Building Analysis



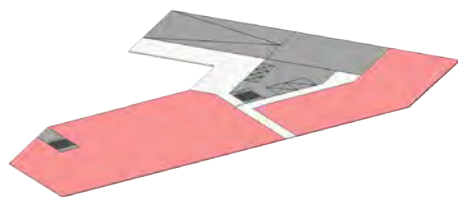
Approximate Cost of Building
\$17,582,000



RESIDENTIAL

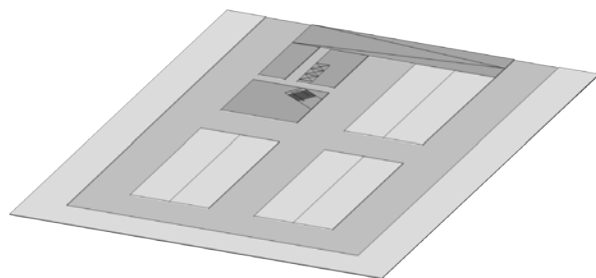
Total Gross Floor Area (3 Storeys)
~47,500 sq.ft.

Total Number of Units
45



COMMERCIAL/RETAIL

Total Gross Floor Area (1 Storey)
~15,800 sq.ft.



UNDERGROUND PARKING

Total Gross Floor Area (1 Level)
~44,400 sq.ft.

Total Number of Stalls
105

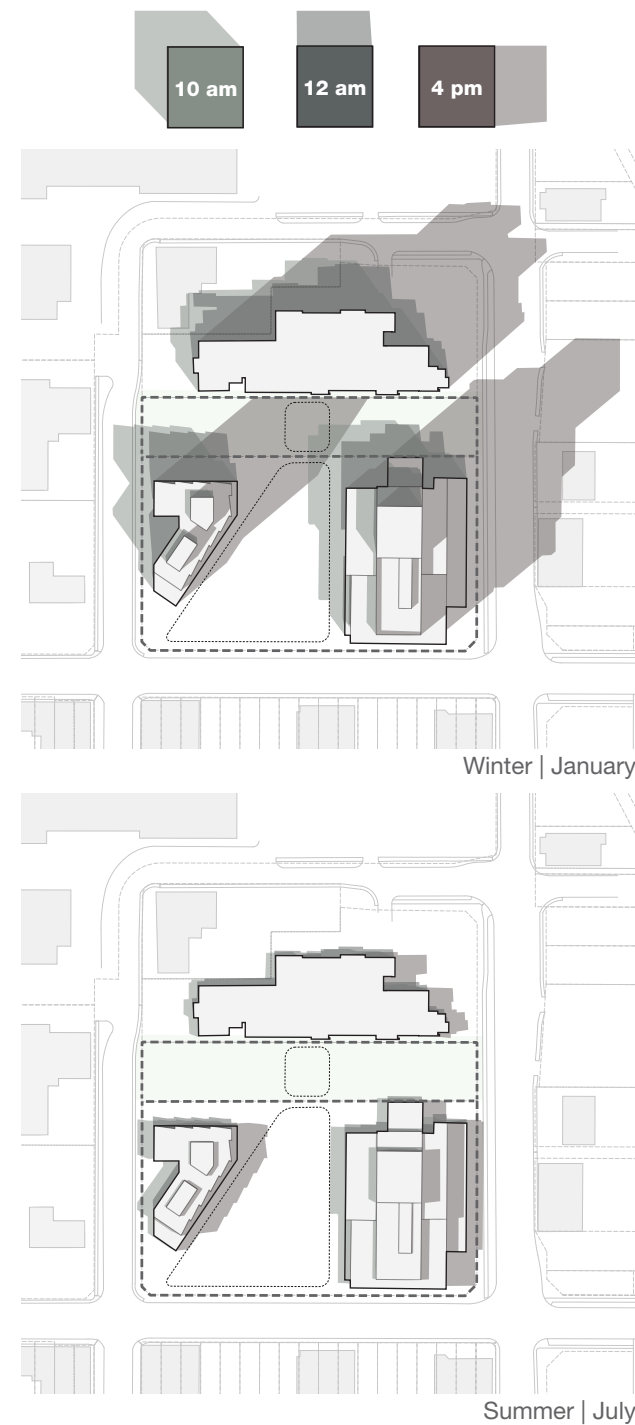


Figure 4.6 4-Storey Shadow Study

6-Storey Mixed-use Mid-rise

The 6-Storey Mixed-use building scenario encompasses an approximate gross floor area of ~102,720 sq.ft (excluding underground parking); with a preliminary construction cost estimate of \$26,514,000 (including underground parking). The unique shape of the building, which fully utilizes the 'wedge' condition, allows for maximum visual exposure towards the Montrose Cultural Centre from the direction of downtown. The ground floor, which contains the retail/commercial amenities has a smaller floor plate compared to the upper storeys. This allows for a cantilever condition on all sides of the building; creating microclimatic spaces along the ground floor perimeter of the building. Furthermore, the articulation of the building allows the plaza to experience favourable sun exposure year-round.

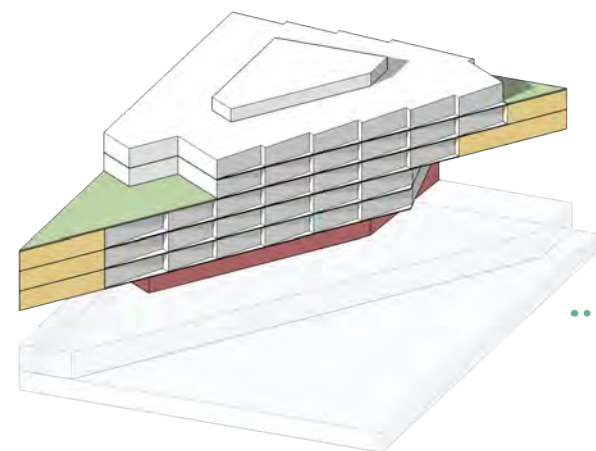
Overall, this scenario generates approximately 69 residential units throughout – with units ranging in size between 600 sq.ft. and 1000 sq.ft. With respect to access, entry into the residential component on the upper storeys are primarily from the plaza. In total, the retail/commercial component encompasses an approximate gross floor area of ~13,220 sq.ft.

Similar to the 4-Storey scenario, the massing allows for potential roof-top terraces to be incorporated. These components can be included on the 5th floor facing south-east, and on the 6th floor facing north-east. Furthermore, areas incorporating the hard angular edges from floor 2 to 4 can be utilized as flexible spaces; which can serve as potential office amenities or space for cultural activities.

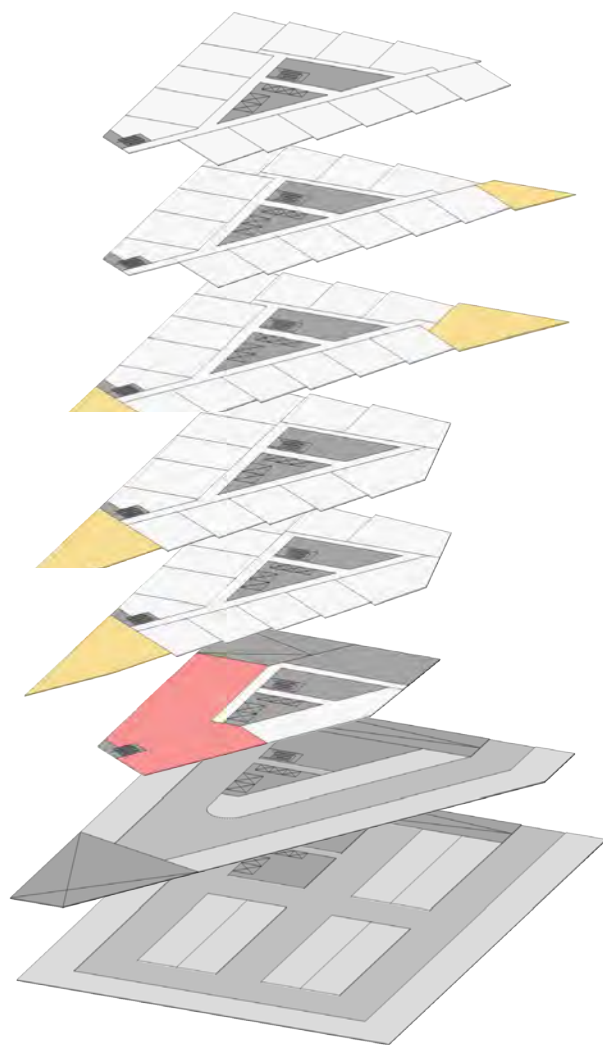
The approximate number of parking stalls

required for the residential component would be 114, with the commercial/retail component requiring 15 stalls. With a gross floor area of ~70,800 sq.ft. for underground parking, the total parking count would equal to 150. Therefore, the 6-Storey building would require approximately 2 levels of underground parking in order to achieve such a yield. As with the previous scenario, the number of levels also depends on the final plaza design. *Figure 4.7* illustrates underground parking adjacent to the recessed plaza scenario.

Figure 4.7 6-Storey Building Analysis



..... \$ Approximate Cost of Building
26,514,000



..... **RESIDENTIAL**

Total Gross Floor Area (5 Storeys)

~86,400 sq.ft.

Total Number of Units

69

..... **FLEX SPACE**

Total Gross Floor Area

~3,100 sq.ft.

..... **COMMERCIAL/RETAIL**

Total Gross Floor Area (1 Storey)

~13,220 sq.ft.

..... **UNDERGROUND PARKING**

Total Gross Floor Area (2 Levels)

~70,800 sq.ft.

Total Number of Stalls

150

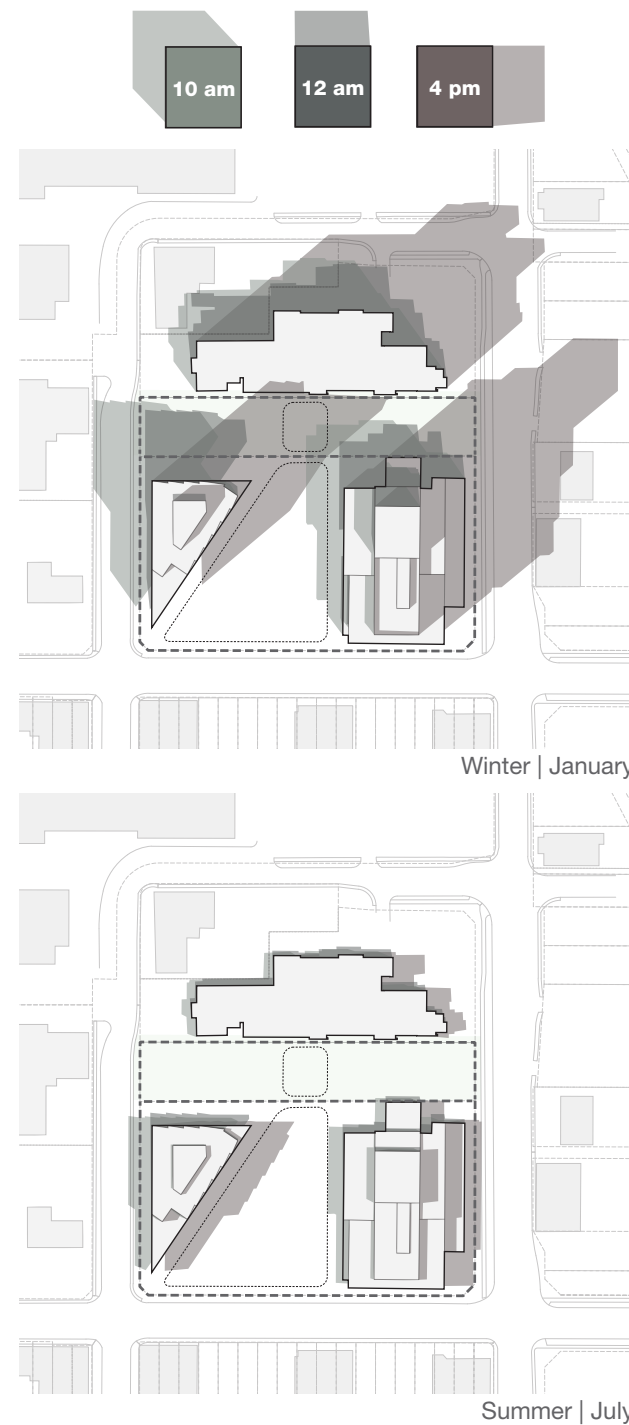


Figure 4.8 6-Storey Shadow Study

12-Storey Mixed-use High-rise

The 12-Storey Mixed-use building scenario encompasses an approximate gross floor area of ~148,750 sq.ft (excluding underground parking); with a preliminary construction cost estimate of \$46,100,000 (including underground parking). The configuration of the building consists of a ground floor podium with tower above. The entire building will partially incorporate the angular building facade condition to maintain visual exposure towards the Montrose Cultural Centre from the direction of downtown. The stepped-back tower above the ground floor increases visual permeability towards the Montrose Cultural Centre. Furthermore, the articulation of the building allows the plaza to experience favourable sun exposure during the winter months, but some shadowing during the summer months in the evening.

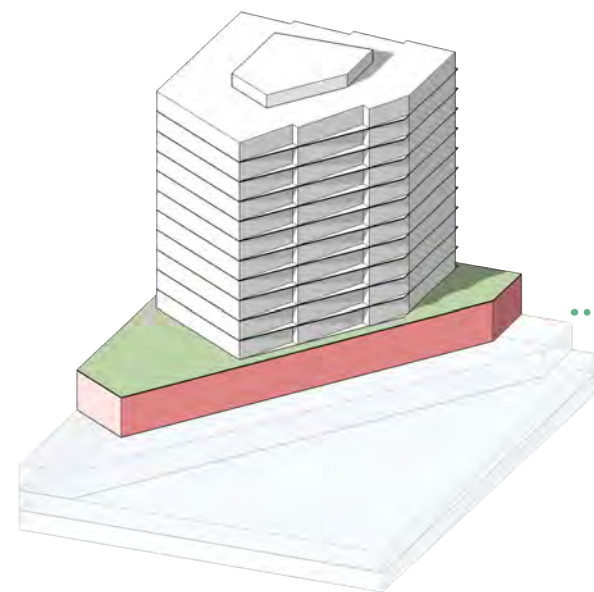
As with the 4-Storey and 6-Storey scenario, the ground floor consists of retail/commercial amenities, and the upper storeys contain residential. In total, the scenario produces approximately 110 residential units throughout – with units ranging between 600 sq.ft. and 1000 sq.ft. in size. Primary access into the residential units above would be on 99th Street. Retail/commercial amenities on the ground floor occur along the entire eastern face of the building, with some units fronting onto 99th Street. In total, the retail/commercial component would encompass an approximate gross floor area of ~19,650 sq.ft.

Similar to the 4-Storey and 6-Storey scenarios, the articulation of the building allows for potential roof-top terraces to be incorporated on the second floor of the building – above the podium. Potential roof-top terraces would be located on

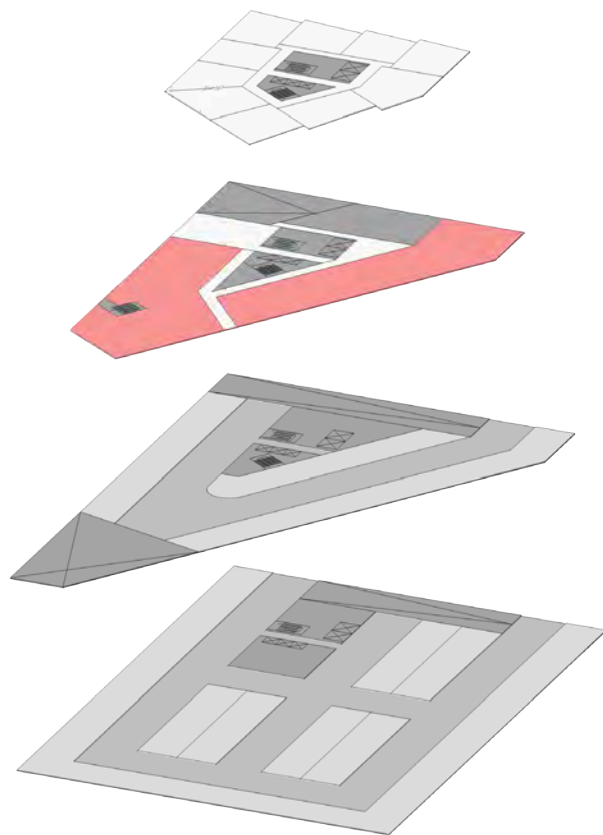
the southern and north-eastern portion of the building, with views onto the plaza and towards the direction of downtown.

The approximate number of parking stalls required for the residential component would be 182, with the commercial/retail component requiring 28 stalls. With a gross floor area of ~115,100 sq.ft. for underground parking, the total parking count would be 255. Therefore, the 12-Storey building would require approximately 3 levels of underground parking in order to achieve such a yield. As with the prior scenarios, the number of levels also depends on the final plaza design. *Figure 4.9* illustrates underground parking adjacent to the recessed plaza scenario.

Figure 4.9 12-Storey Building Analysis



\$ Approximate Cost of Building
46,100,000



..... RESIDENTIAL

Total Gross Floor Area (11 Storeys)

~129,100 sq.ft.

Total Number of Units

110

..... COMMERCIAL/RETAIL

Total Gross Floor Area (1 Storey)

~19,650 sq.ft.

..... UNDERGROUND PARKING

Total Gross Floor Area (3 Levels)

~115,100 sq.ft.

Total Number of Stalls

255

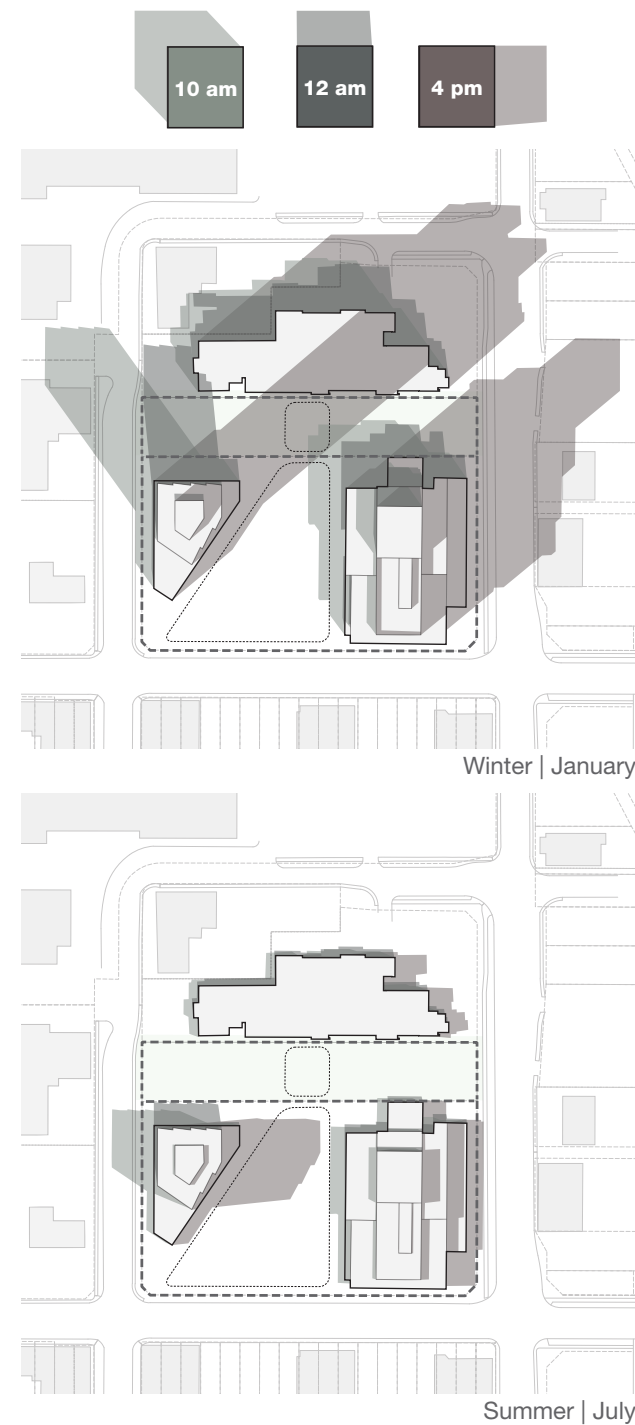


Figure 4.10 12-Storey Shadow Study

12-Storey Mixed-use 'Cultural Hub'

The 12-Storey Mixed-use 'Cultural Hub' building provides an alternate option to the 12-Storey Mixed-use High-rise scenario. This building incorporates several other amenities, including the desired commercial/retail and residential. These other amenities help in transforming the building into a cultural hub for the downtown. The articulation and massing of this building combines that of the 6-Storey and prior 12-Storey scenarios. Shadows casted from the building allows the plaza to experience favourable sun exposure during the winter months, but some shadowing during the summer months in the evening.

The ground floor containing the retail/commercial amenities has a smaller floor plate compared to the upper storeys - allowing for a cantilever affect on all sides. This helps in creating microclimatic spaces along the ground floor perimeter of the building.

The second and third floors provide flexible spaces for possible office, studio, gallery, incubator and performance spaces for artists and other disciplines. The shape of these two floors would utilize the 'wedge' condition; allowing for full visual exposure towards the Montrose Cultural Centre from the direction of downtown. The upper floors would consist of residential units; possibly consisting of single and family size units, live/work and affordable units.

With a gross floor area of ~113,000 sq.ft., the residential floors would approximately generate 90 units. The two floors of flexible space would encompass a gross floor area of 39,300 sq.ft. The commercial/retail would yield an approximate area of ~19,050 sq.ft.

The approximate number of parking stalls required for the residential component would be 149, with the commercial/retail component requiring 28 stalls. The flex space would require 73 stalls. With a gross floor area of ~115,100 sq.ft. for underground parking, the total parking count would equal to 255. Therefore, this scenario would require approximately 3 levels of underground parking in order to achieve such a yield. As with the other scenarios, the number of levels also depends on the final plaza design. *Figure 4.12* illustrates underground parking adjacent to the recessed plaza scenario. Overall, the estimated total cost for the 12-Storey Multi Mixed-use scenario would be \$54,213,300.

A prime example for this scenario, which can serve as a precedent for the City of Grande Prairie, is the Artists Quarters in Edmonton, Alberta. The development – a partnership between Arts Habitat Edmonton, Artists Urban Village and the City of Edmonton – is a response to Edmonton's arts and cultural community need for "affordable, appropriate and sustainable work space and the proven need for affordable housing options for low-income professional arts" ([http://www.](http://www.artistsurbanvillageedmontonab.com/the-artists-quarters.html)



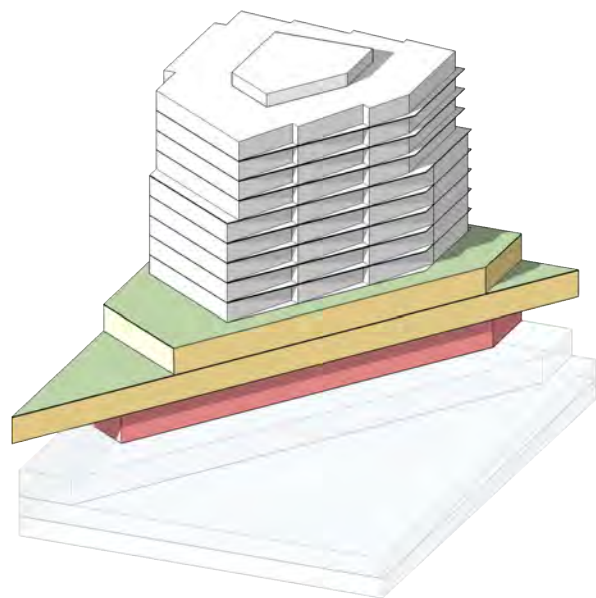
Figure 4.11 Artists Quarters Rendering - Edmonton, Alberta
(Photo Source. <http://artshab.com/spaces/artists-quarters/t.jpg>)

artistsurbanvillageedmontonab.com/the-artists-quarters.html).

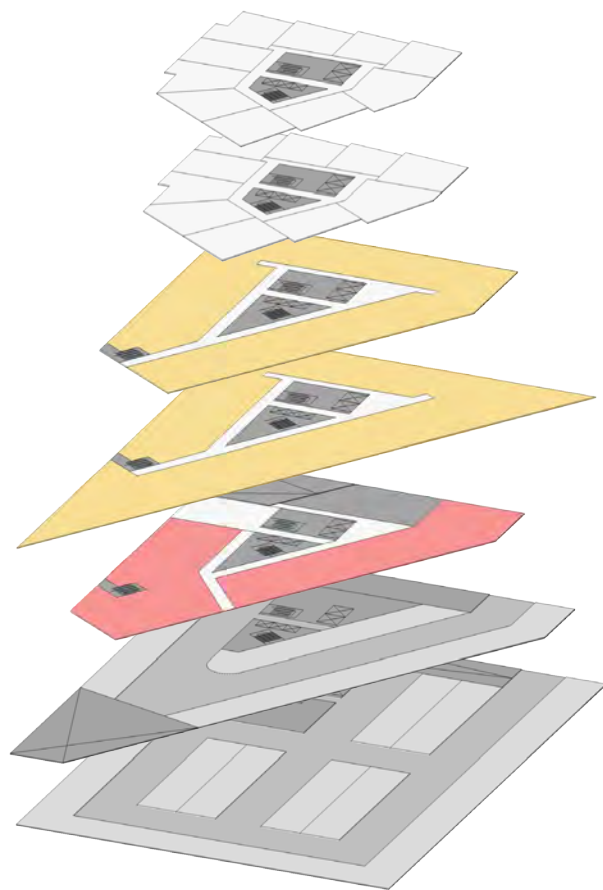
Features of the Artists Quarters example include:

- *Residential Component* – 60 units of single/family size units, live/work, separate art studios and affordable housing; and
- *Multi-use Component* – 40,000 sq.ft. of small to mid-size studios, office space, gallery, studio, workshop, performance, rehearsal and retail

Figure 4.12 12-Storey Mixed-use 'Cultural Hub' Analysis



..... \$ Approximate Cost of Building
54,213,300



..... **RESIDENTIAL**

Total Gross Floor Area (9 Storeys)

~113,000 sq.ft.

Total Number of Units

90

..... **FLEX SPACE**

Total Gross Floor Area (2 Storeys)

~39,300 sq.ft.

..... **COMMERCIAL/RETAIL**

Total Gross Floor Area (1 Storey)

~19,050 sq.ft.

..... **UNDERGROUND PARKING**

Total Gross Floor Area (3 Levels)

~115,100 sq.ft.

Total Number of Stalls

255

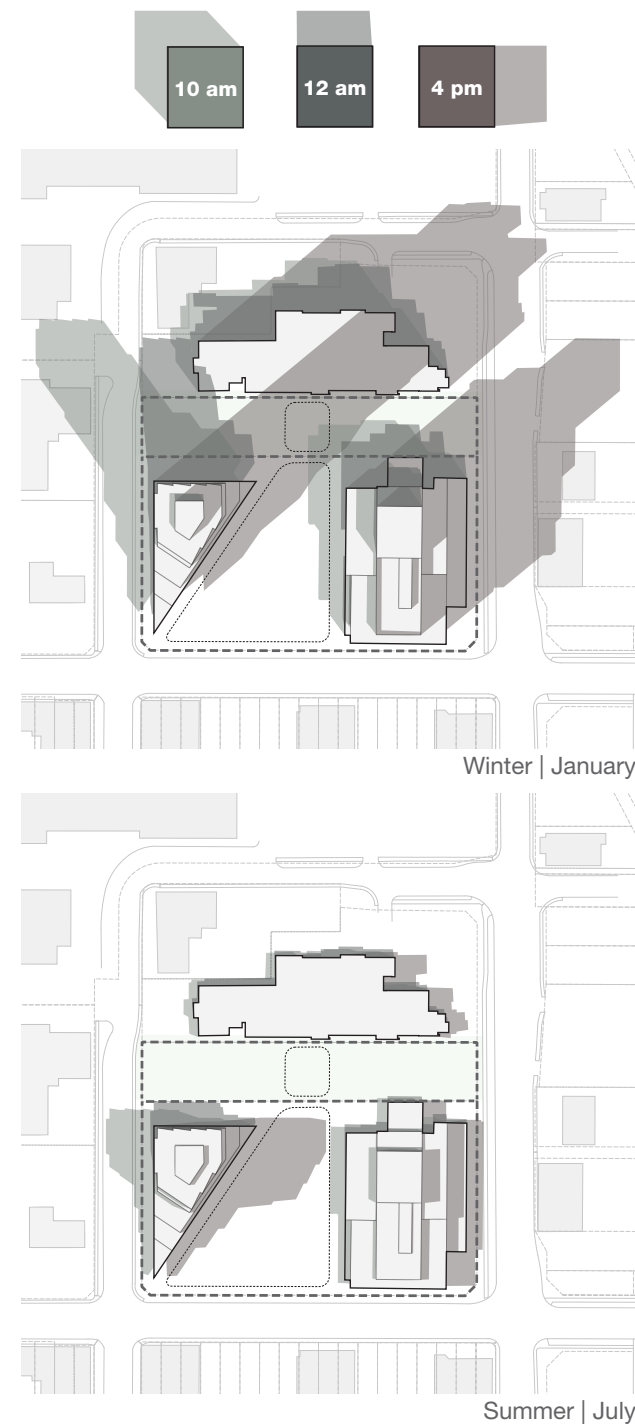


Figure 4.13 12-Storey Mixed-use 'Cultural Hub' Shadow Study

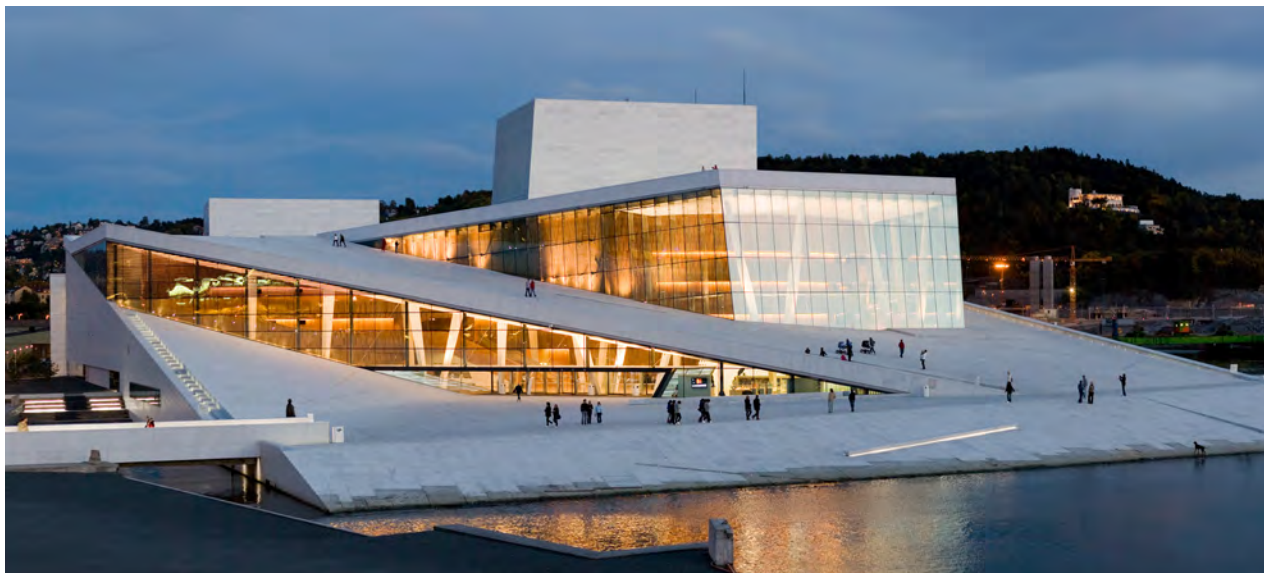


Figure 4.14 Oslo Opera House (Oslo, Norway)

(Photo Source. https://upload.wikimedia.org/wikipedia/commons/1/10/Full_Opera_by_night.jpg)

4.3.2 PERFORMING AND MEDIA ARTS CENTRE

Having been deemed a priority amongst Grande Prairie residents during the public engagement process, the Performing and Media Arts Centre (PMAC), on the south-east corner of the South Montrose Site, serves as a destination for arts and cultural activities. Residents felt that the introduction of a PMAC on the site is a significant need and could serve as a possible extension of existing space for more cultural activities. Furthermore, the addition of the PMAC further enhances the South Montrose Site as a key arts and cultural district within the downtown.

For the size of the PMAC, it is recommended that an approximate gross floor area of

~150,000 to ~200,000 sq.ft. would be the most appropriate scale for the South Montrose Site. This recommended size equates to approximately 800 to 1000 seats for the main performing arts theatre. The recommended size allows for other uses to be incorporated into the building such as community studios, multi-purpose rooms and conference related facility spaces.

The massing of the PMAC facility should respect the surrounding context, with the western and southern building face serving as primary access points. Moreover, the main entrance hall and mezzanines should be located along the western edge of the building – which is to fully glazed and translucent - to allow for indoor activity to be visually exposed towards the plaza. The Phase

1 public engagement workshop revealed that stakeholders preferred the architectural design of the Oslo Opera House - see *Figure 4.14* - as it served as an invitation to enjoy and interact with the building. Therefore, it is recommended that the surrounding public space be integrated with the PMAC building in some form. For example, an outdoor mezzanine space - accessible from the plaza - built with the western face of the building allowing for more views onto the plaza and additional amenity space.

Currently, a feasibility study is underway to determine and clarify the specifics of the PMAC. The feasibility process will assist determining the scope of the project, its capital and operating costs, and governance and funding models.



Figure 4.15 Performing and Media Arts Centre Concept



Figure 4.16 Performance on the Plaza (Flush Plaza Condition)



4.4 PLAZA

The plaza, framed between the mixed-use building and Performing and Media Arts Centre (PMAC), serves as an outdoor “Living Room” space for residents and visitors of Grande Prairie to meet, socialize, relax and experience related art and cultural activities. It incorporates designs for the proposed concourse and ‘Shared Festival Street’ scheme for 101st Avenue by integrating specific features to develop a uniform public space for the entire site and surrounding context. The integration of the plaza with 101st Avenue allows for activity to spill out onto the street, extending the plaza space beyond its limits when needed.

Overall, the plaza encompasses an approximate area of ~81,800 sq.ft. The design consists

of an upper and lower tier area in order to accommodate the subtle grade change. The upper tier functions as a transitional zone, integrating the concourse plaza with the proposed plaza space to the south. This area can incorporate more passive recreational programming and civic initiatives; as well as a viewing platform towards the lower tier. The lower tier can be utilized for more active recreational programming. This space can incorporate much larger programming such as band/theatrical performances, markets and festivals.

The configuration of the plaza can take on two forms: (1) a recessed plaza; and (2) a plaza flush with 101st Avenue. Each scenario addresses specific desires mentioned throughout the public engagement process. The following sections provide details regarding each plaza scenario.

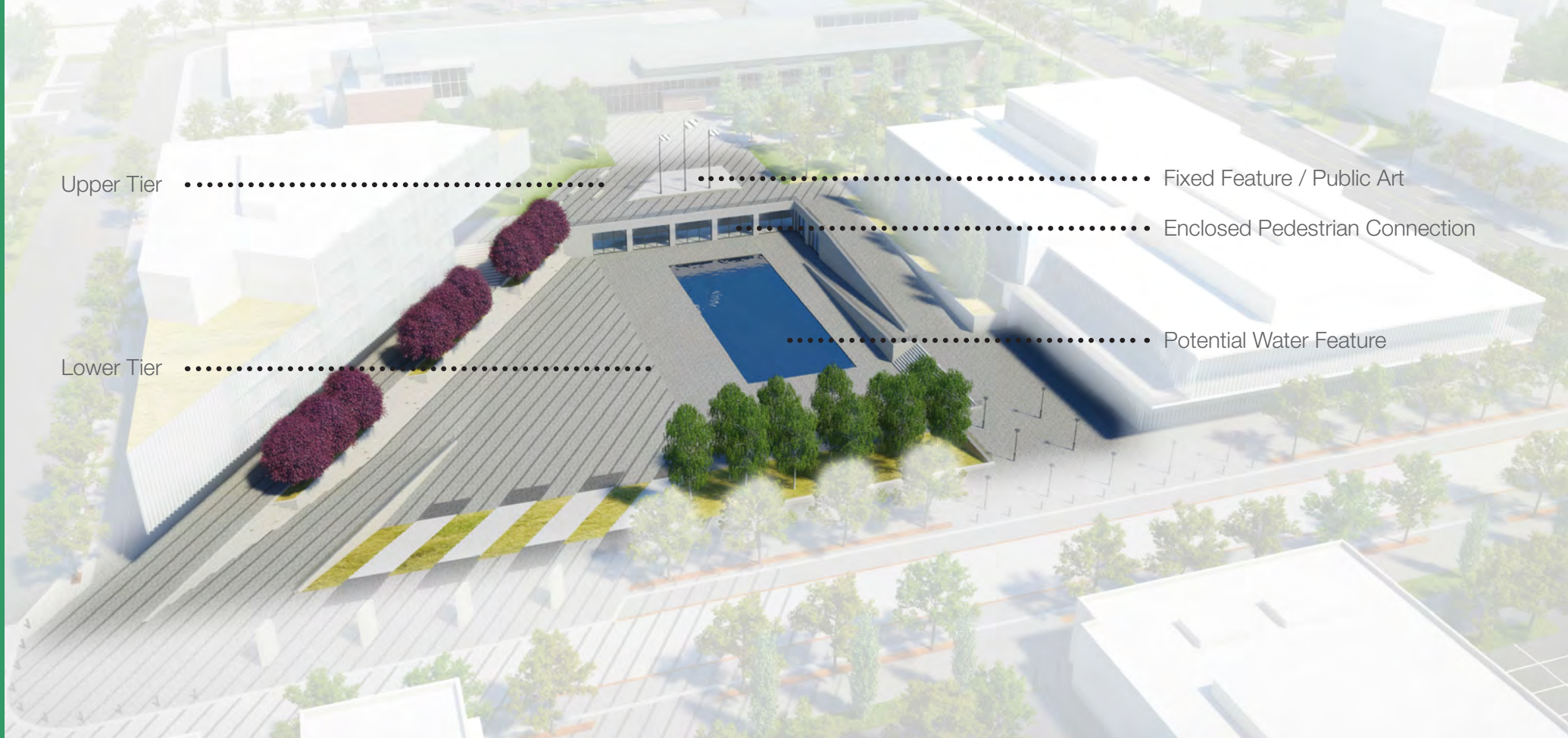


Figure 4.17 Recessed Plaza Condition

4.4.1 RECESSED PLAZA

The design of a recessed plaza addresses the unfavorable climatic conditions – i.e. strong south-westerly winds – cited by residents, City Administration and stakeholders during the public engagement process. The recessed plaza space allows for reasonable protection from such unfavourable climatic conditions, without the need for incorporating tall or dense features

and vegetation that could potentially obstruct views towards the Montrose Cultural Centre.

In addition, the recessed plaza allows for an enclosed pedestrian connection between the mixed-use building and Performing and Media Arts Centre (PMAC). This was a favourable feature amongst public engagement participants, as during the winter months it: (1) provides a protected passageway between the two buildings; (2) allows for temporary kiosks/

vendors and a place of refuge for residents during programmable winter activities on the plaza; and (3) serves as potential storage for events in the plaza, site furnishing and a potential zamboni for a skating rink. The recessed plaza also creates an ‘amphitheatre-style’ setting which is more suitable for viewing potential performances on the space.

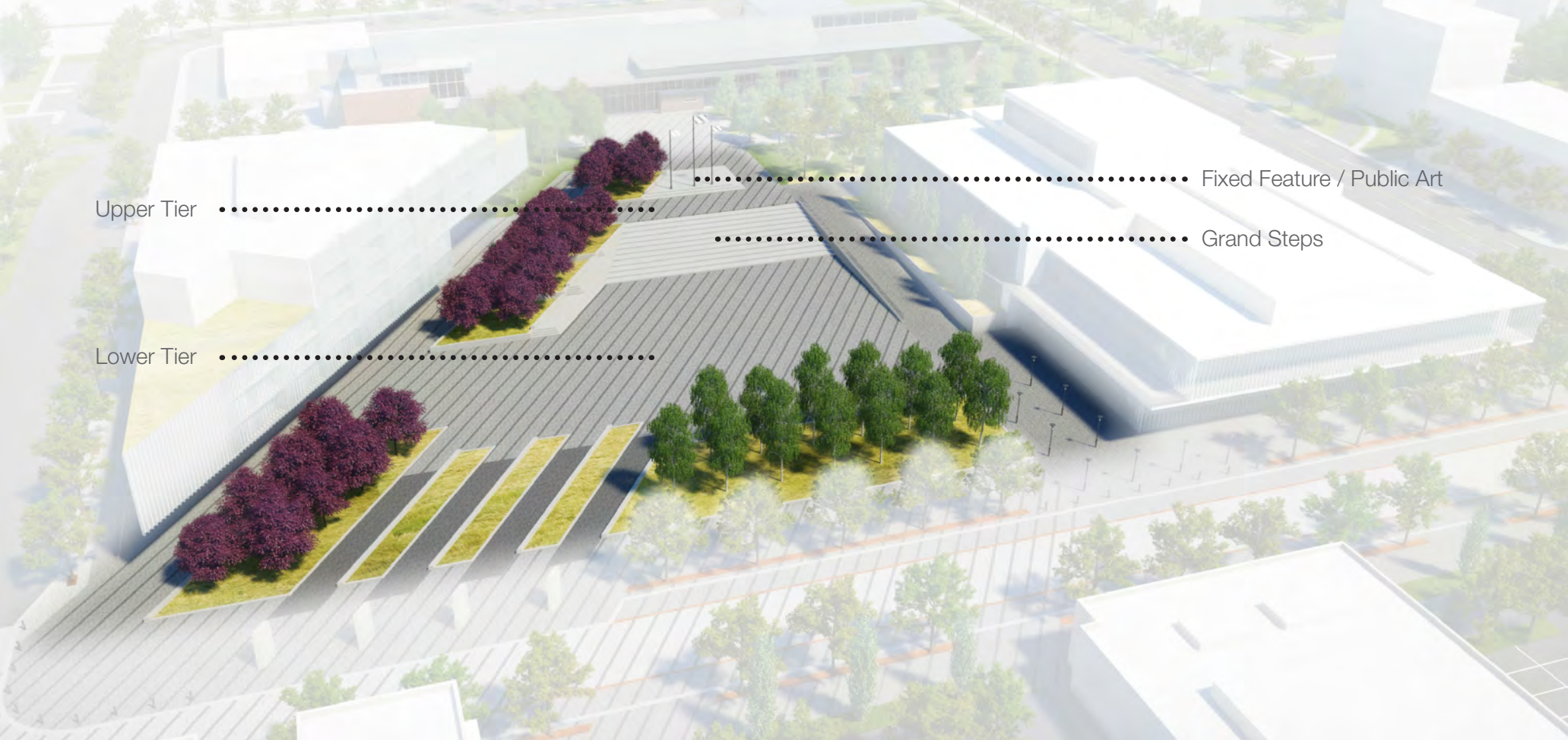


Figure 4.18 Flush Plaza Condition

4.4.2 FLUSH PLAZA

The flush plaza removes the enclosed pedestrian connection between the mixed-use building and the PMAC; which is then replaced with grand steps and terracing to accommodate the grade change from the concourse. These grand steps and terracing serve as a major focal point for the space, functioning as informal seating as well as potential performance seating.

As the plaza is now flush with 101st Avenue and exposed on street level, some form of buffering tactic will need to be incorporated in order to block the unfavourable strong south-westerly winds that could potentially be experienced within the space. Incorporating dense planting and vegetation is one strategy that could help mitigate the unfavorable climatic conditions within the plaza. Another option would be to introduce fixed public art installations, which could serve as a mitigation strategy to block

out unfavorable climatic conditions, and also as visual interest highlighting the main arrival to the South Montrose Site plaza. Introducing such mitigation strategies could potentially inhibit views into the plaza and towards the Montrose Cultural Centre.

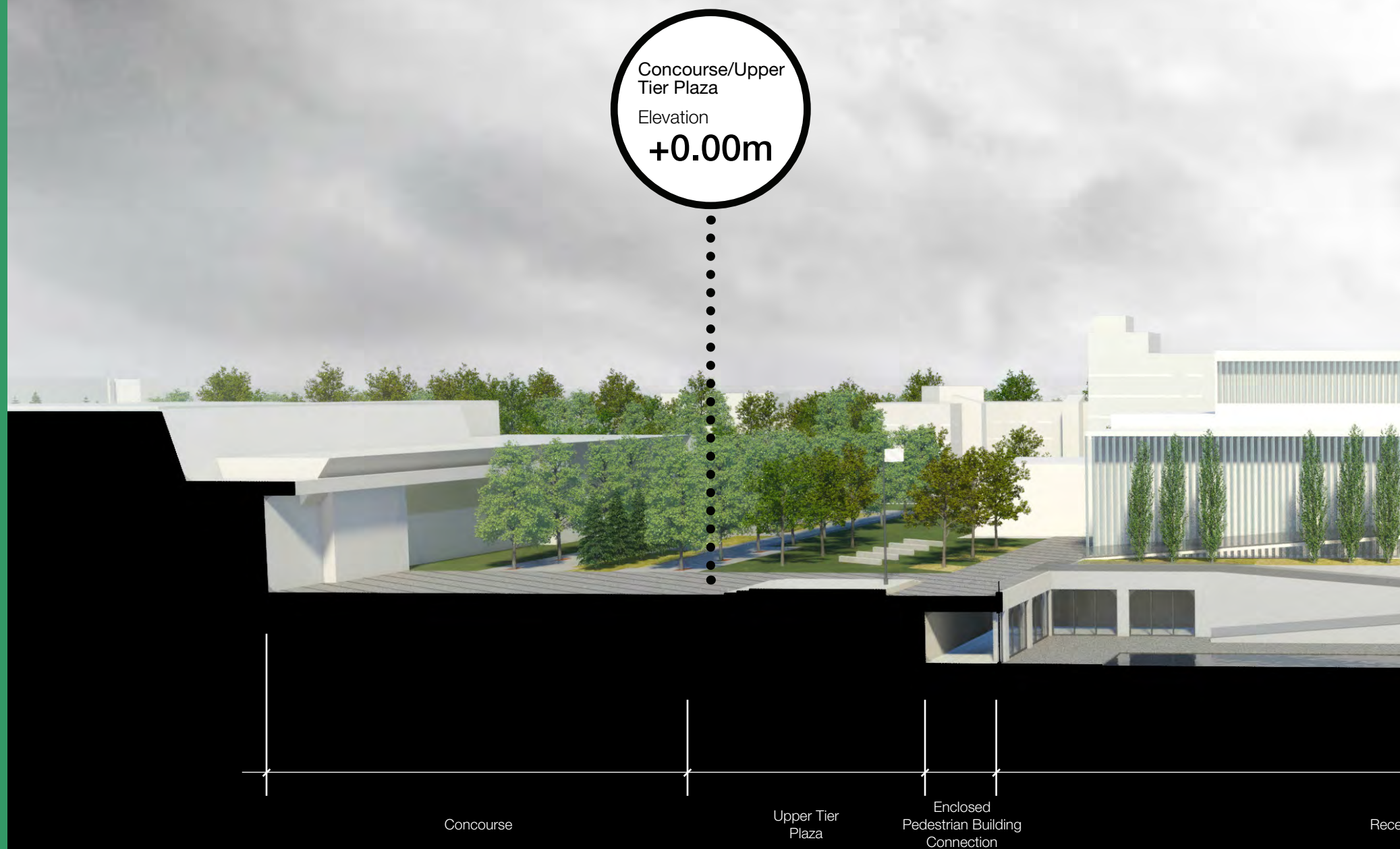
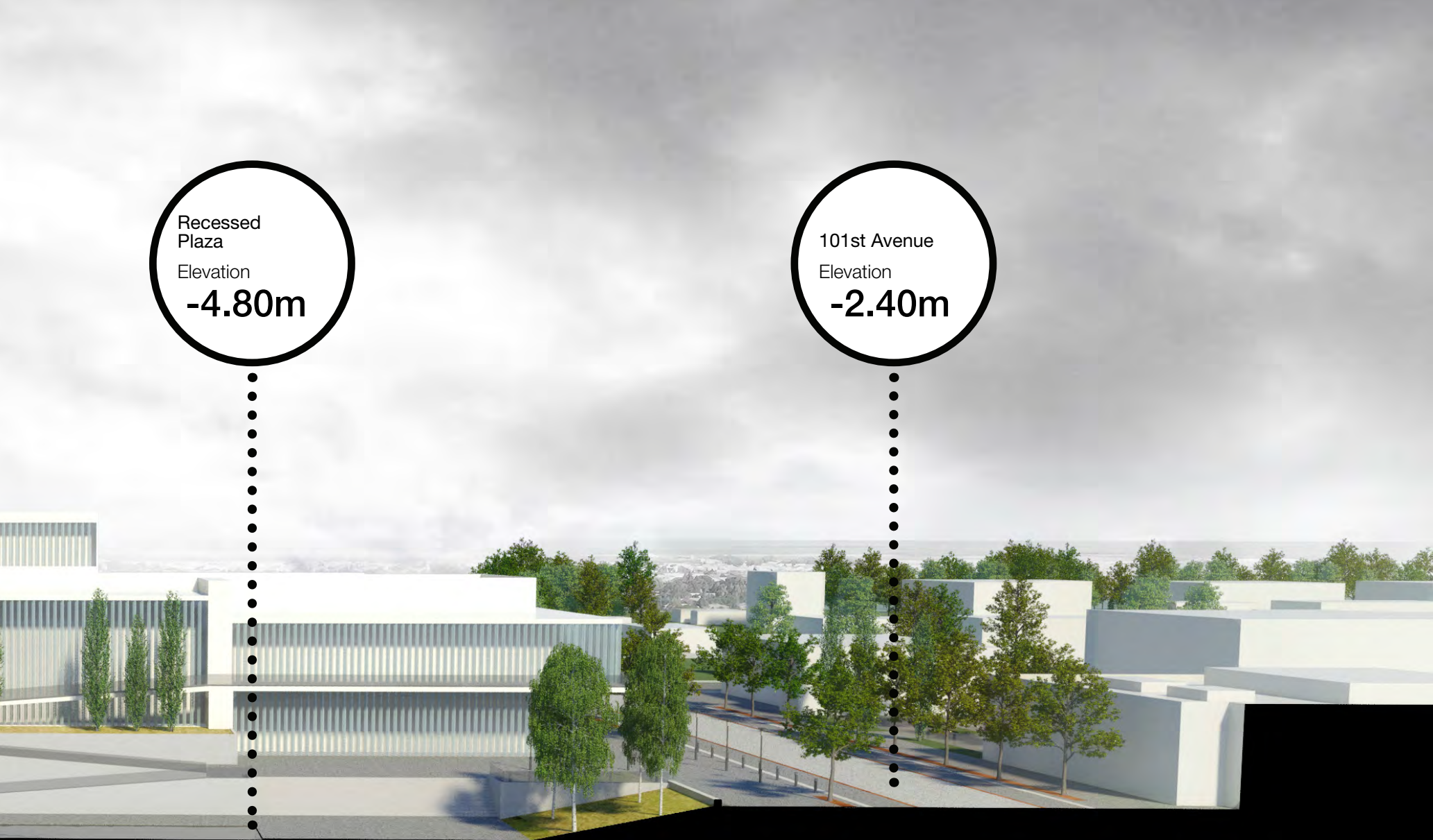


Figure 4.19 Recessed Plaza Section



Recessed
Plaza

Elevation

-4.80m

101st Avenue

Elevation

-2.40m

Recessed Plaza (Lower Tier)

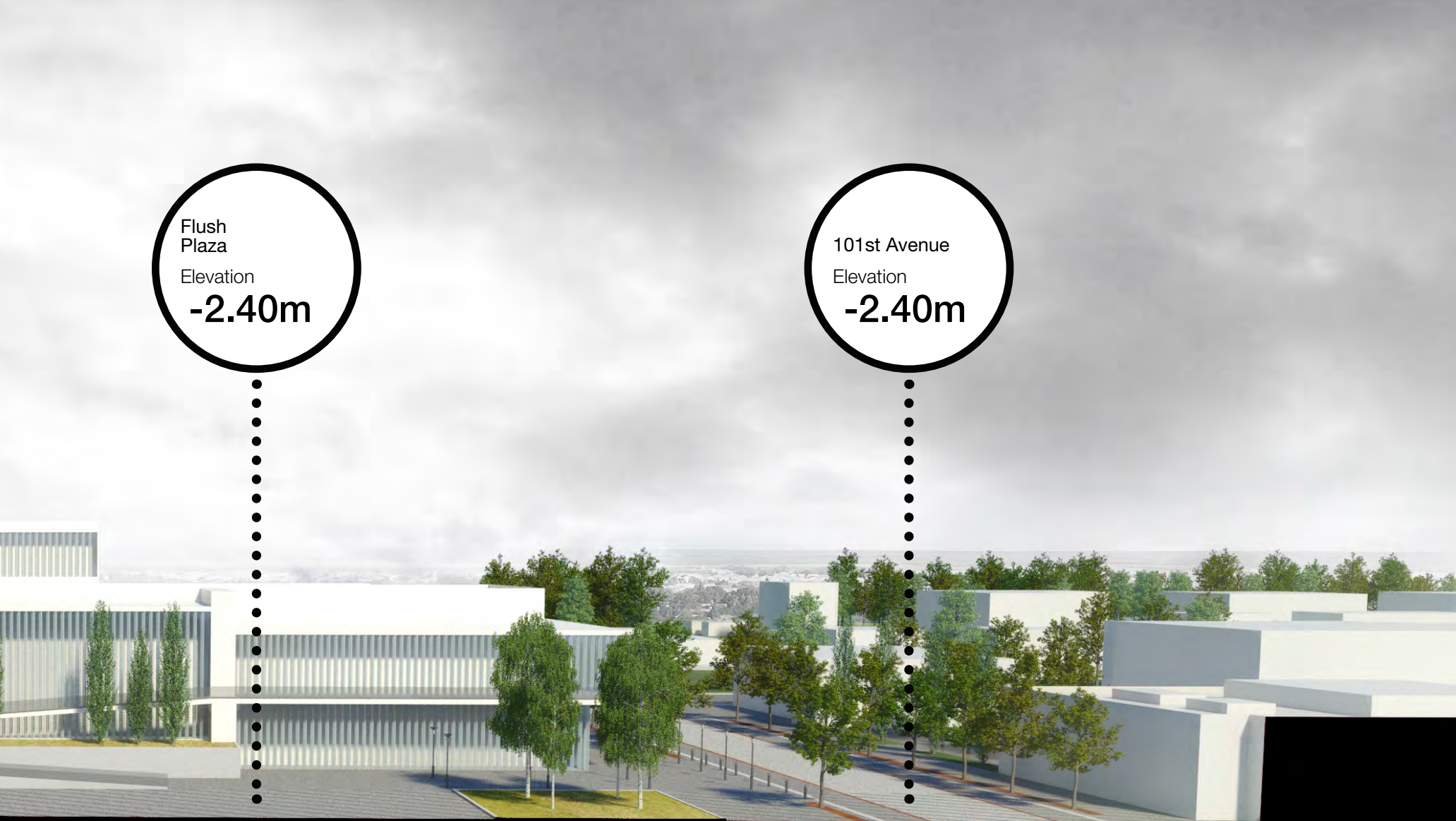
Planting to
Accommodate
Grade Change

Transition Space
Between Plaza and
'Shared Festival Street'

101st Avenue
'Shared Festival Street'



Figure 4.20 Flush Plaza Section



Flush Plaza with 101st Avenue (Lower Tier)

Planting Buffer

Transition Space
Between Plaza and
'Shared Festival Street'

101st Avenue
'Shared Festival Street'

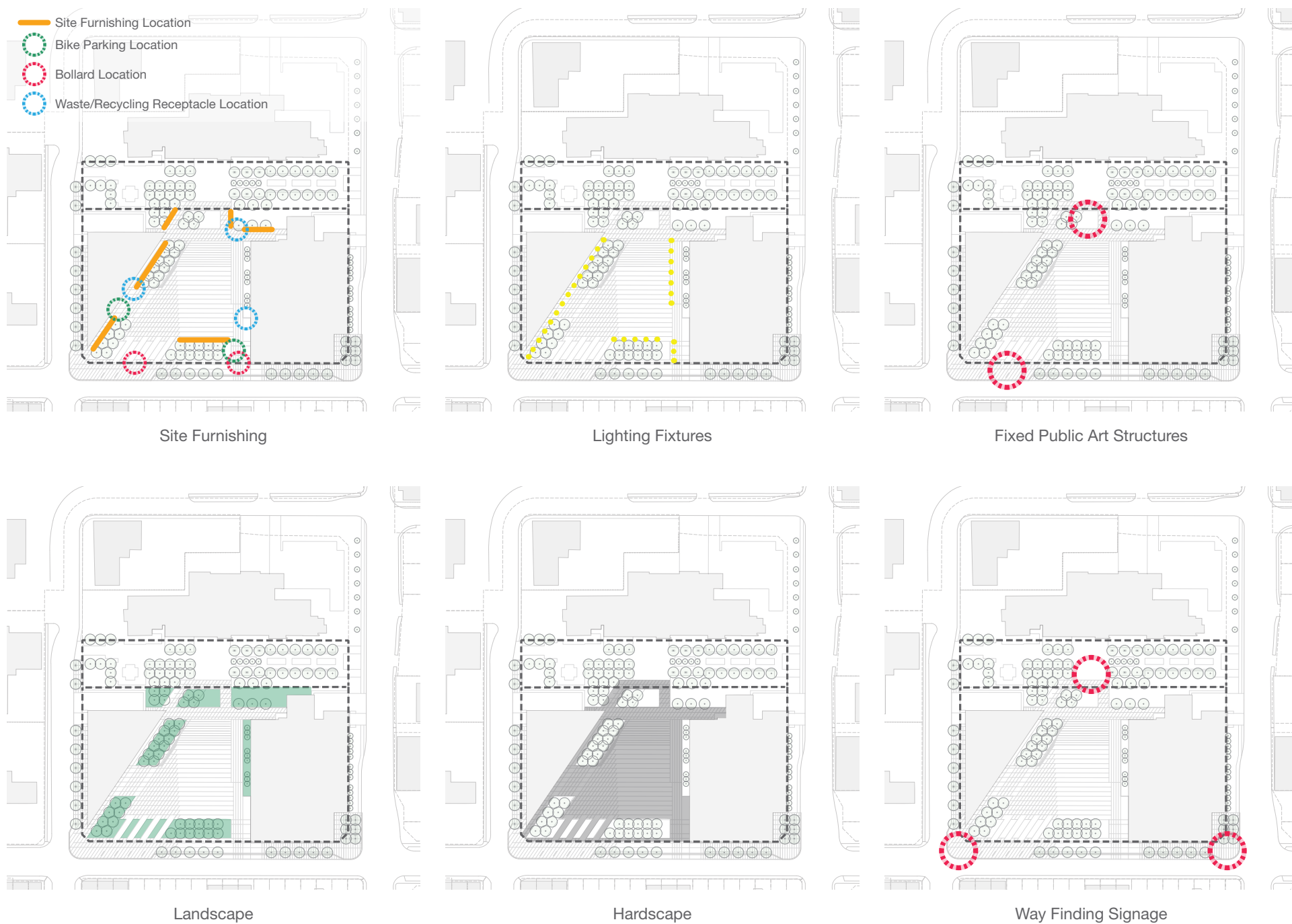


Figure 4.21 Kit of Part Locations

4.5 PUBLIC SPACE KIT OF PARTS & PROGRAMMING

Incorporating the appropriate public space kit of parts and programming is fundamental to realizing the Master Plan vision for the South Montrose Site. This will help in creating an environment that is attractive, comfortable and usable year-round for the residents and visitors of Grande Prairie. The following subsections provide recommendations for the public space kit of parts, and how to integrate the desired programming from the public engagement into the site.

4.5.1 KIT OF PARTS

Site Furnishing

Site furnishings include fixed benches, moveable seating, retractable bollards, bike racks and waste and recycling containers. The style for

each of these features should match those incorporated in the proposed concourse design, and those highlighted for the 'Shared Festival Street' in the *Downtown Infrastructure Assessment, Streetscape Enhancement and Rehabilitation Project* report (*Downtown Enhancement Project*). Having a consistent site furnishing theme with the concourse and 'Shared Festival Street' will assist in developing a uniform design palette for the South Montrose Site and adjacent context.

Each of these features should be located in the following areas (as seen in *Figure 4.21*):

- Fixed benches and movable seating should be located along the edges of the plaza to allow for viewing spots towards potential events and performances, and passive activity. Furthermore, these features should also be located along pedestrian routes such as the those adjacent to the mixed-use building and

Performing and Media Arts Centre (PMAC).

- Bollards should be placed between the South Montrose Site property line and 101st Avenue right-of-way in order to prevent vehicles from entering the plaza at certain times.
- Bike racks should be situated near entrances into the mixed-use building and PMAC, as well as close to major access points into the plaza, in order to encourage the use of alternative modes of transit to the site.
- Waste and recycling containers should be located near entrances into the mixed-use building and PMAC, and along the edges of the plaza in order to encourage a clean city.



Bench with No Back Rest



Bench with Back Rest



Waste/Recycling Receptacle



Bike Rack



Bollard

Figure 4.22 Site Furnishing Precedents (Bench and Waste/Recycling Receptacle by Equiparc / Bike Rack by Forms + Surfaces / Bollard by Maglin)



Figure 4.23 Pedestrian Scaled Lighting Precedent (K581 Cobra Strut by King Luminaire)



Figure 4.24 Fixed Public Art Sculpture Precedent (Wonderland Sculpture - Calgary, Alberta)
(Photo Source, <https://s-media-cache-ak0.pinimg.com/564x/a9/7b/1b/a97b1b2136a7c9f666e4c46a9f33ab01.jpg>)



Figure 4.25 Native Tree Species Precedents
(Top Image. *Tilia cordata* - Littleleaf Linden)
(Bottom Image. *Populus tremuloides* - Trembling Aspen)

Lighting Fixtures

As the plaza is framed by the mixed-use building and PMAC, the space should receive a reasonable amount of indirect light from each of the buildings. This should help illuminate the plaza space during events and performances occurring in the evening. Additional pedestrian scaled lighting should be added to help define key walkways, seating areas and spaces that receive minimal lighting. The style for the pedestrian scaled lighting features should reflect those being incorporated in the concourse design in order to create a consistent theme.

Fixed Public Art Structures

Incorporating public art into the plaza can enhance the character and identity of the South Montrose Site as being the arts and cultural district of downtown Grande Prairie. Public art should be incorporated along the southern edge of the site; acting as a gateway feature to invite residents and visitors to experience the plaza, surrounding spaces and buildings. Furthermore, a structure at this location – depending on its design – could serve as a measure to reasonably block the unfavorable south-westerly winds. Another public art piece should be located

on the upper tier plaza in order to encourage pedestrian movement up to the concourse and Montrose Cultural Centre from 101st Avenue.

Landscape

Introducing planting areas contributes to the overall aesthetics of the South Montrose Site. In order to maintain consistency with the design of the concourse, the South Montrose Site should incorporate similar planting schemes within the plaza and adjacent walkways. Plant material incorporated into the landscape should be native to Central and Northern Alberta.



Figure 4.26 Native Shrub Species Precedents
(Top Image. *Sporobolus heterolepis* - Prairie Dropseed)
(Bottom Image. *Calamagrostis x acutiflora* 'Karl Foerster' - Feather Reed Grass)

Depending on City Council's decision over a preferred plaza configuration, a plaza flush with 101st Avenue would require more vegetation in order to reasonably buffer the unfavorable south-westerly winds, as per feedback from the public engagement. On the other hand, a recessed plaza would require minimal planting, and serve more as an aesthetic feature.

Hardscape

Hardscape throughout the South Montrose Site should consist of paving similar to the concourse, and those suggested for the 'Shared

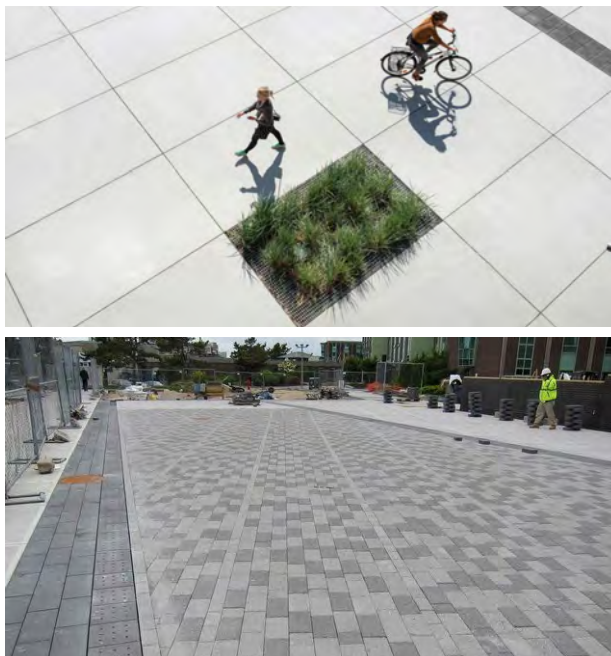


Figure 4.27 Plaza Paving Precedents
(Top Image. Concrete Paving with Regular Interval Control Joints)
(Bottom Image. Unit Paving Bands)

Festival Street' in the *Downtown Enhancement Project* in order to achieve a uniform design. To provide some variation, the poured concrete condition – used in the concourse – should be supplemented with unit pavers as an accent to enhance specific areas of importance within the South Montrose Site. This includes potential active areas within the plaza, key pedestrian walkways and primary access points into the overall site.

Way Finding Signage

Including way finding signage provides direction



Figure 4.28 Way Finding Signage Style (*Downtown Infrastructure Assessment, Streetscape Enhancement & Rehabilitation Project, 2015*)

for residents and visitors to explore all the potential amenities being introduced within the South Montrose Site. Signage should be located on the upper tier plaza so that residents and visitors exiting the Montrose Cultural Centre can receive proper direction to amenities to the south. Furthermore, signage should also be situated at the corners of 98th Street and 101st Avenue and 99th Street and 101st Avenue to provide residents and visitors direction towards amenities to the north – i.e. the concourse and facilities within the Montrose Cultural Centre.

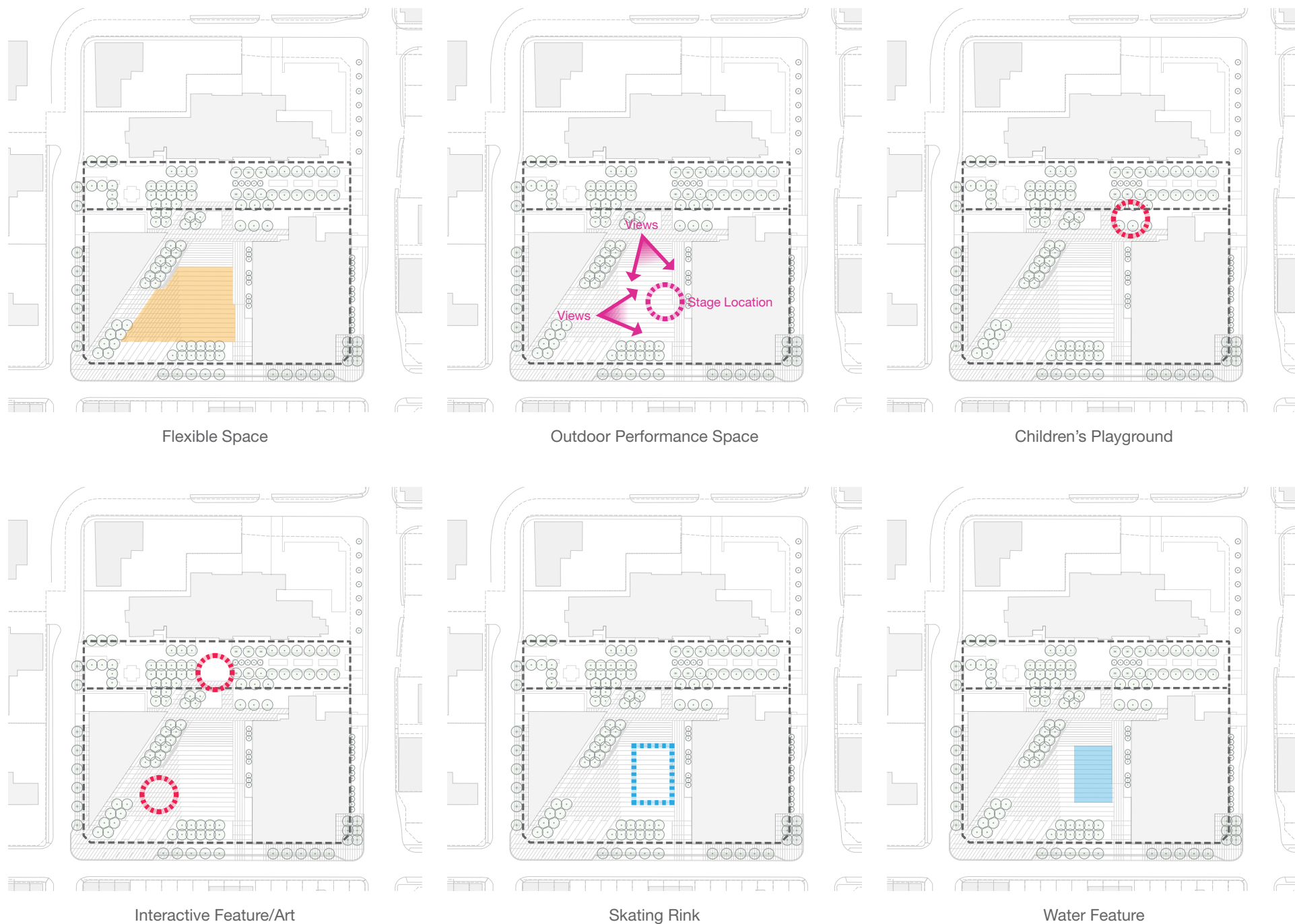


Figure 4.29 Programming Locations



Figure 4.30 *Movie in the Square (Market Square - Guelph, Ontario)*

(Photo Source. <http://kristinandanita.ca/wp-content/uploads/2014/07/guelph-market-square-kristin-and-anita-1.jpg>)



Figure 4.31 *Interactive Art Installations (Place des Festivals - Montreal, Quebec)*

(Photo Source. <http://www.dailydooh.com/wp-content/uploads/2014/12/quartier-5-prismatica.jpg>)

4.5.2 PROGRAMMING

Flexible Space

At an approximate area of ~81,800 sq.ft., the plaza provides a large surface to hold various passive and active recreational activities and events. The lower tier plaza space could be used for much larger programming such as band/theatrical performances, markets and festivals. As the space is adjacent to the proposed 'Shared Festival Street' 101st Avenue, it allows potential events to spill onto the street for expanded active space.

Outdoor Performance Space

Outdoor band/theatrical performances should occur on the lower tier plaza as it provides a sufficient amount of space to hold such potential programming. It is recommended that a temporary stage be situated on either the eastern or southern side of the plaza in order to utilize fixed seating in the landscape as viewing spots.

Interactive Feature/Art

Interactive features and art, whether temporary or fixed into the landscape, should be

incorporated throughout the South Montrose Site in order to encourage exploration and enhance the public realm. Incorporating such features will help realize the South Montrose Site as the arts and cultural district of Downtown Grande Prairie. The plaza space can provide opportunities for local artists to display their work, and for the Art Gallery of Grande Prairie to temporarily expand their gallery space outdoors for special occasions.



Figure 4.32 *Sculptural Playground (Silver Towers Playground - New York, New York)*
(Photo Source. <http://cdn2.arquitecturaideal.com/wp-content/uploads/2015/09/arquitectos-creanparques-infantiles-4.jpg>)



Figure 4.33 *Active Playground Features (Hunter's Point South Waterfront Park - Long Island City, New York)*
(Photo Source. <https://www.playlsi.com/en/commercial-playground-equipment/playgrounds/hunters-point-south-waterfront-park>)

Children's Playground

Should the City of Grande Prairie decide on incorporating a children's playground on the South Montrose Site, it is recommended that the feature be located on the upper tier plaza. This allows for a more intimate play space, away from potential larger programming taking place on the lower tier plaza, and it will receive natural surveillance from the Montrose Cultural Centre - in particular the Grande Prairie Public Library.

The style of playground should be sculptural and

contain a number of activities in order to provide interest and reflect the notion of this area as being an arts and cultural district. Furthermore, the playground should comply with the City of Grande Prairie's Parks Master Plan policies in order to ensure that it is designed for safety, accessibility and ease of maintenance.

Water Feature

Water features help provide visual interest and create a sense of ambiance for those enjoying

the space. As the plaza is quite large and flexible in nature, it is possible to incorporate a water feature such as a reflective pool or in-ground jets to help further enhance and animate the pedestrian atmosphere. This would be ideal especially when the plaza space is not in use for events or performances.

Past experiences with water features in Grande Prairie have proven to garner significant maintenance and safety issues. Furthermore, feedback from the public engagement process



Figure 4.34 In-ground Water Jets (Yonge-Dundas Square - Toronto, Ontario)

(Photo Source. https://upload.wikimedia.org/wikipedia/commons/8/82/Fountains_in_Yonge_Dundas_Square.jpg)



Figure 4.35 Temporary Skating Rink (Victoria Park - London, Ontario)

(Photo Source. <https://www.london.ca/residents/Recreation/Arenas-Skating/PublishingImages/Vic%20Park.JPG>)

had water features as the least preferred of the programming options. Overall, it will be up to the City of Grande Prairie to determine whether a water feature should be incorporated into the plaza.

Skating Rink

Incorporating a skating rink provides active recreation and enhances the plaza space during the winter months. Should the City of Grande Prairie decide that skating be a

permanent activity during the winter months, it is recommended that a shallow reflective pool be incorporated into the plaza design. This provides a surface that can be easily transformed into a skating rink.

If the City of Grande Prairie does not prefer incorporating a water feature, then temporary boards would have to be constructed and flooded. Should this be the option for introducing skating during the winter months, then consideration should be given for having

an accessible water source nearby for flooding, use of appropriate ground surface material and ease of access for maintenance equipment (i.e. water truck, zamboni, snow blowers). Overall, any skating rink should be located on the lower tier of the plaza.

4.6 PARKING SCENARIOS

The notion of parking, located either underground or on the surface within the vicinity of the South Montrose Site, has been a continuous discussion amongst residents of the City of Grande Prairie. Initial work presented in the *Downtown Enhancement Project* highlighted city-owned parking and vacant lots within the Downtown Enhancement boundary and provided recommended locations for potential parking structures. The following describes two potential scenarios for which public parking can be accommodated for the South Montrose Site: (1) underground parking beneath the Performing and Media Arts Centre (PMAC); and (2) a surface parking structure within the vicinity of the South Montrose Site. In order to provide preliminary cost estimates for each parking scenario, Edmonton standards from the Canadian Cost Guide 2016 were used. Overall, the preferred scenario will need to undergo further detailed design work and assessment.

4.6.1 UNDERGROUND PARKING

Should the City of Grande Prairie decide to incorporate underground parking within the South Montrose Site, the most appropriate scenario should be to locate two levels beneath the PMAC on the eastern portion of the site. Access to the underground parking should be integrated into the PMAC building along 98th Street. Using the City of Grande Prairie parking stall and drive aisle standards for large vehicles



Figure 4.36 City-Owned Parking and Vacant Lots (*Downtown Infrastructure Assessment, Streetscape Enhancement and Rehabilitation Project, 2015*)

(i.e. pick-up truck), two levels of underground parking would generate 262 parking stalls at an approximate total area of ~118,000 sq.ft. Applying the Edmonton standards from the Canadian Cost Guide 2016, preliminary costs for an underground parking structure would be estimated at \$17,110,000.

4.6.2 OFF-SITE ABOVE GROUND PARKING STRUCTURE

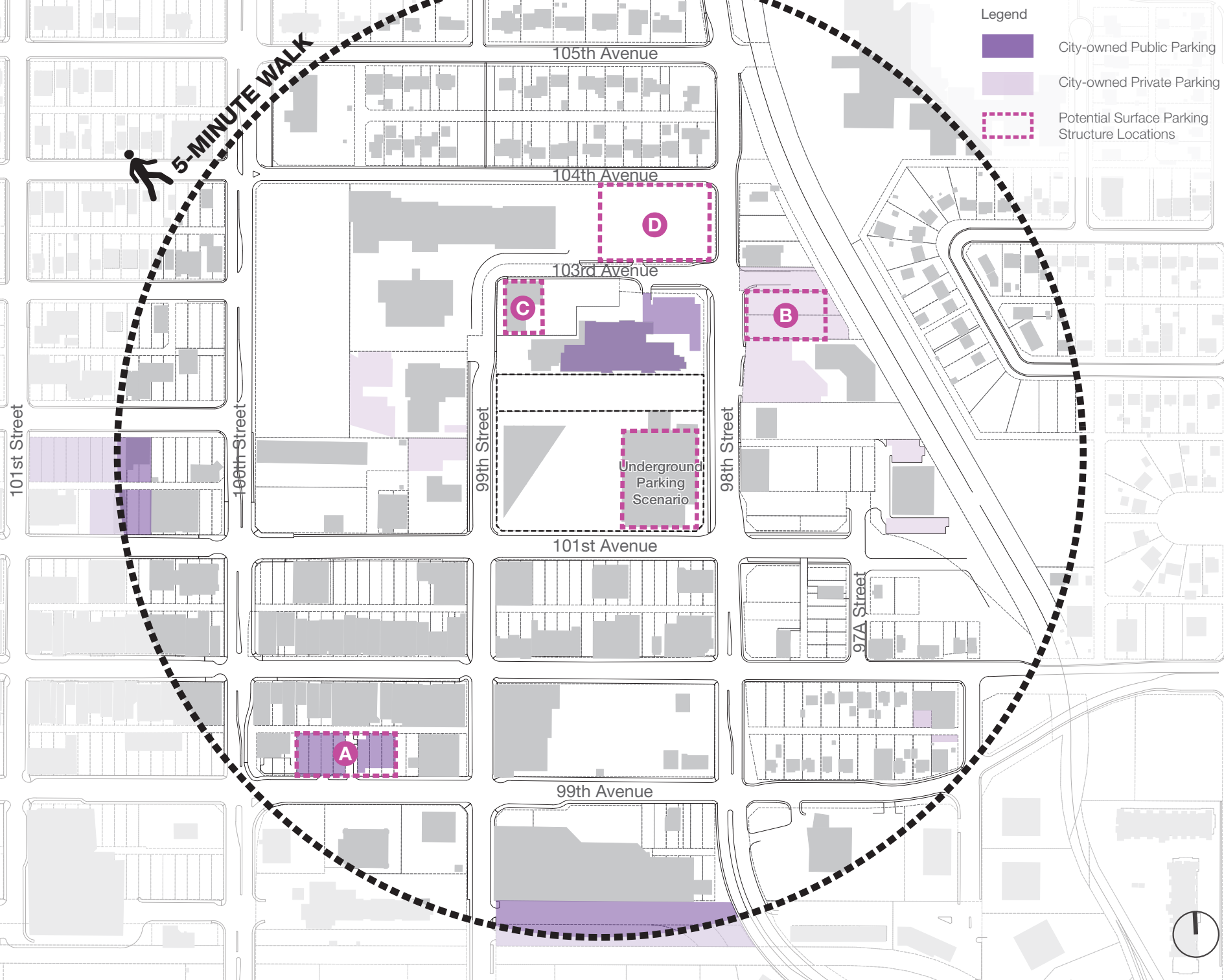
If underground parking is not preferred by the City of Grande Prairie, there are several city-owned public and private parking lots that can serve as potential candidates for an above ground parking structure. Within a 5-minute walking radius (400m) from the South Montrose Site, the *Downtown Enhancement Project* highlighted three potential areas for an above

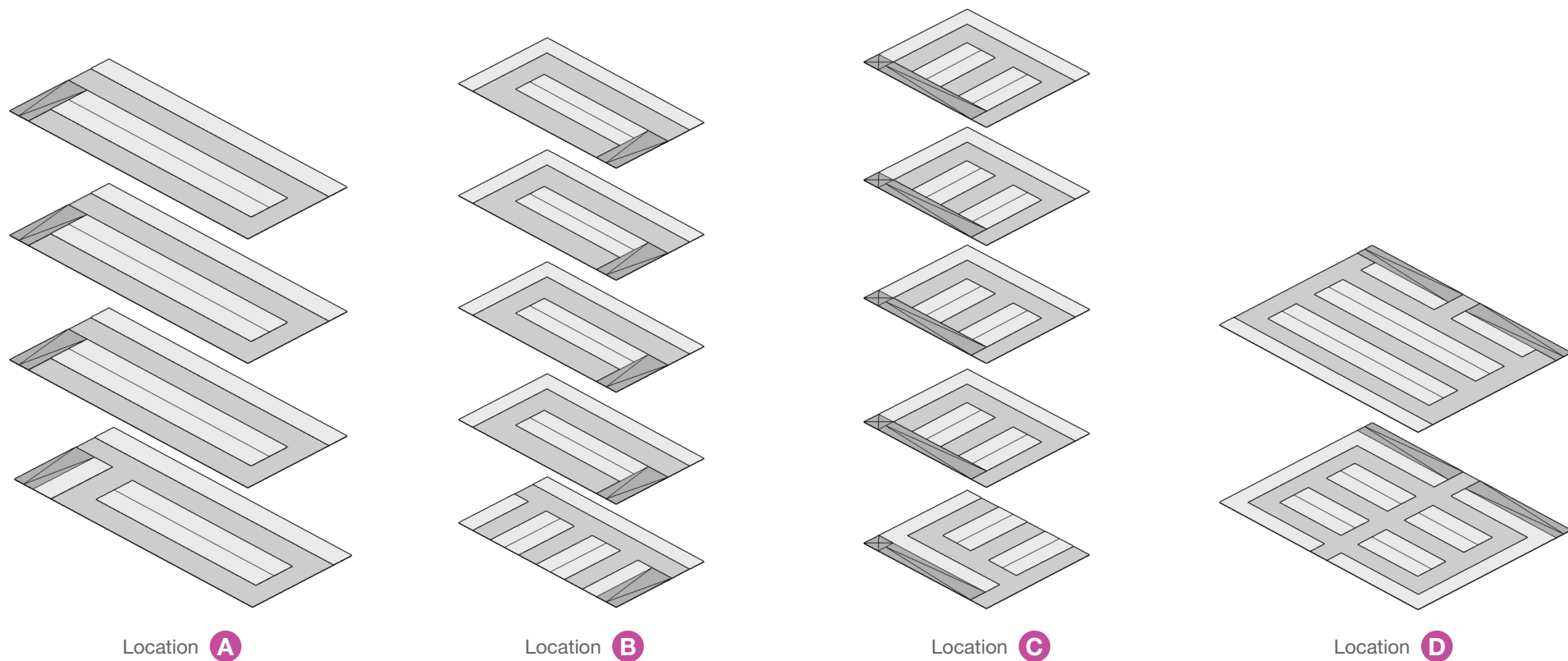
ground parking structure. Furthermore, the City has asked to explore a potential parking structure on the existing Provincial Building parking lot – north of the Montrose Cultural Centre (see Location D).

Figure 4.37 and *Figure 4.38* illustrates potential locations for above ground parking structures and their associated costs. Each option demonstrates the size needed for their particular location to accommodate the same parking stall yield as the underground parking scenario beneath the PMAC.

For all the options, the City of Grande Prairie *Bylaw C-1260 Section 72* was used for parking stall and drive aisle standards. Associated costs used the Edmonton standards from the *Canadian Cost Guide 2016*.

Figure 4.37 Potential Off-site Above Ground Parking Structure Locations [NTS]





	Location A	Location B	Location C	Location D
Gross Floor Area Per Level	~26,970 sq.ft.	~25,740 sq.ft.	~23,245 sq.ft.	~55,860 sq.ft.
Number of Parking Stalls for First Level	70	71	55	154
Number of Parking Stalls for Each Subsequent Level	73	62	59	153
Number of Levels Required to Match Underground Parking Scenario Yield	4	5	5	2
Total Number of Parking Stalls	289	319	291	307
Cost per Level	\$2,700,000	\$2,570,000	\$2,320,000	\$5,590,000
Total Cost of Parking Structure	\$10,790,000	\$12,870,000	\$11,620,000	\$11,170,000

Figure 4.38 Off-site Parking Structure Analysis

4.7 SITE SERVICING

Appendix D provides a detailed assessment report by InfraCor related to the site servicing of the South Montrose Site. In terms of stormwater management, it was determined that 251 m³ of storage would be required to withstand a storm event of 95.73 mm/hr (1:100). Assuming an average depth of 0.20m within any ponding areas, the total ponding area required is 3,770 m². This can be integrated within the approximately ~6,100 m² of open space currently shown in the preliminary Master Plan. Furthermore, it was also stated that off-site storm infrastructure is not projected to require upgrades.

However, if possible, storm ties should be made to the manholes at the southwest or southeast of the site, at the intersections with 101st Avenue. The northern two manholes of 99th Street and the manhole directly east of the site on 98th Street should be avoided, as they

are projected to surcharge to within 0.50m of ground level in the 1:100 event.

With respect to sanitary sewer, the flow from a large redevelopment such as the South Montrose Site will very likely trigger a life cycle upgrade to current standards (e.g. PVC sewer), if only due to the difficulty of tying services into the aged infrastructure. The extent of the life cycle replacement will depend on a condition assessment during detailed design, but can be reasonably expected to extend downstream to the next higher size of sewer; in this case from the tie-in within 99th Street southwards to 100th Avenue.

Water distribution services for the potential buildings on the site should be to the south or east, to take advantage of the larger water mains. Specific sizing of water services will need to be determined during detailed design, however given the size & height (up to 6 storeys) of buildings a dual service is likely required for each building.

In terms of incorporating an underground parking structure, sanitary servicing must come from the west (99th Street), and water must come from the south (101st Avenue) or east (98th Street). Therefore, a route for services must be left free of underground parking conflicts from the road to the west, and from the road to the south or east, to a water/mechanical room in each building. The water/mechanical room can be located in the parkade level and services can be brought directly into the P1 level.

Stormwater collection in the plaza area can be plumbed through the building storm services, if necessary. Therefore, it does not pose as significant a conflict with a potential underground parking structure. The main constraint will be the depth of the storm tie-in, which will dictate how much grade can be established on storm collection. The public storm system in the vicinity is approximately 2.5m below grade. As a result, storm servicing is feasible provided that it does not have to extend across the entirety of the site.

5

SECTION





NEXT STEPS

5.1 DESIGN PRINCIPLES

In order to maintain the integrity of the Master Plan vision during future detailed design exercises and beyond, a set of design principles were developed that corresponds to the public engagement feedback and best design practices. These principles are as follows:



Strong Arts & Cultural Identity

- Respect the local culture, characteristics and history/traditions in the design.
- Include landscape elements that reflect the identity of Grande Prairie.
- Include a Performing and Media Arts Centre with an extension of space for more cultural activities.
- Integrate with Art Gallery of Grande Prairie/ Montrose Cultural Centre and Centre for Creative Arts to form a centralized cultural district.



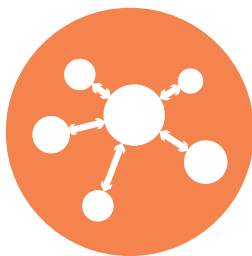
Community Gathering Place

- Create a central space for the citizens of Grande Prairie to congregate, interact, relax and enjoy.
- Create a place that instills a sense of civic pride and enhances quality of life
- Ensure accessibility for people of all ages groups, abilities and socio-economic backgrounds.
- Include landscape features that identify areas of activity, circulation, entry points, seating and gathering areas.



Flexible Programming & Ample Amenities

- Allow for interchangeable and varied venues, uses and year-round activities, including plaza space; outdoor performance space; interactive features and art; outdoor winter activities; and seating.
- Include a mixed-use building to provide more amenities on site, and activate the ground level edges along the open space.
- Provide adequate parking to serve the Performing and Media Arts Centre, mixed-use building and plaza space.
- Incorporate significant underground parking to not detract from the quality of the ground level environment.



Site Access, Connectivity & Views

- Ensure accessibility by all modes of transportation (vehicular, public transit, biking and walking).
- Create a seamless transition between the plaza and the shared avenue to take advantage of expanded open space for events and temporary activities.
- Ensure building entrances/main edges overlook the public space to provide a sense of natural surveillance and conform to Crime Prevention Through Environmental Design (CPTED) principles.
- Maintain views and sightlines towards the concourse and Montrose Cultural Centre.



Environmental Consideration & Seasonal Comfort

- Maximize innovative sustainable conservation strategies with respect to water, waste and energy.
- Minimize obstruction of the plaza space during the winter months for solar gain.
- Develop buffering tactics to prevent cold wind exposure during the winter months.
- Provide seasonally specific programming and events, encouraging year-round activity.



Integrated Design

- Integrated community and architectural design to enhance the identity of the area and establish or reinforce a connection with the character of Grande Prairie.
- Architecture to maintain a strong orientation between adjacent streets, interior public space, the concourse and the Montrose Cultural Centre.
- Architectural quality should elevate the prominence and importance of the overall public space.
- Complement the plaza through architectural design to reflect a strong, coherent identity.

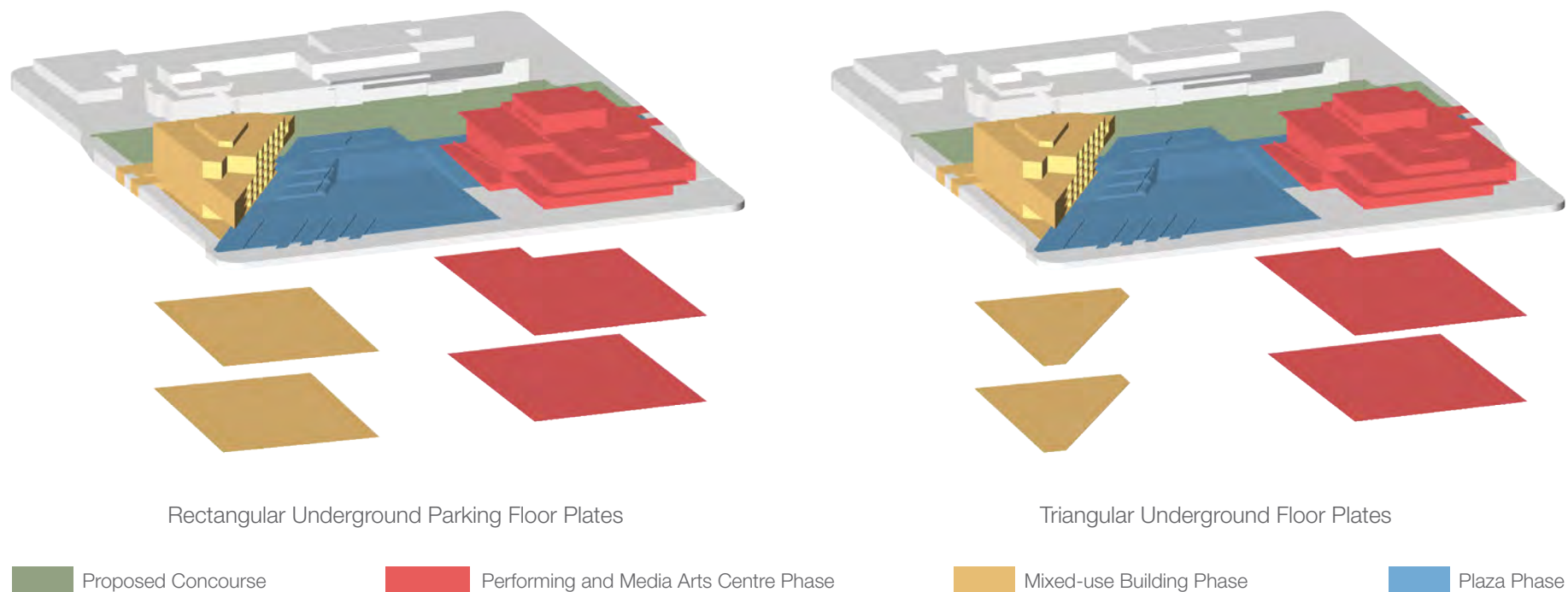


Figure 5.1 Flush Plaza Phasing Scenario

5.2 PHASING

The layout for the South Montrose Site Master Plan allows for either the mixed-use building, the Performing and Media Arts Centre (PMAC) or the plaza to be interchangeably phased. However, the order of phasing could be affected depending on the plaza preference, recessed or flush, and the ability for the City to subdivide and sell off the mixed-use building portion of the site. The following sub-headings describe the phasing conditions.

Flush Plaza

Should the City decide on the flush plaza configuration and develop the entire site as a city-owned initiative, then a rectangular underground parking floor plate could be incorporated for the mixed-use building. A rectangular underground floor plate generates the most efficient parking stall yield. However, this scenario would require the mixed-use building to be built first to avoid removing a portion of the plaza at a later phase.

If the City decides the construction of the plaza should come first, then the mixed-use building

would need to incorporate a triangular floor plate to avoid the same condition of removing a portion of the plaza at a later phase. The triangular floor plate provides an inefficient parking layout. Although removing a portion of the plaza to accommodate a rectangular underground parking floor plate in a later phase is viable, it is not ideal from a construction and cost stand point.

Should the City decide to subdivide the mixed-use building area, then a triangular floor plate would need to be incorporated to avoid impeding with the plaza.

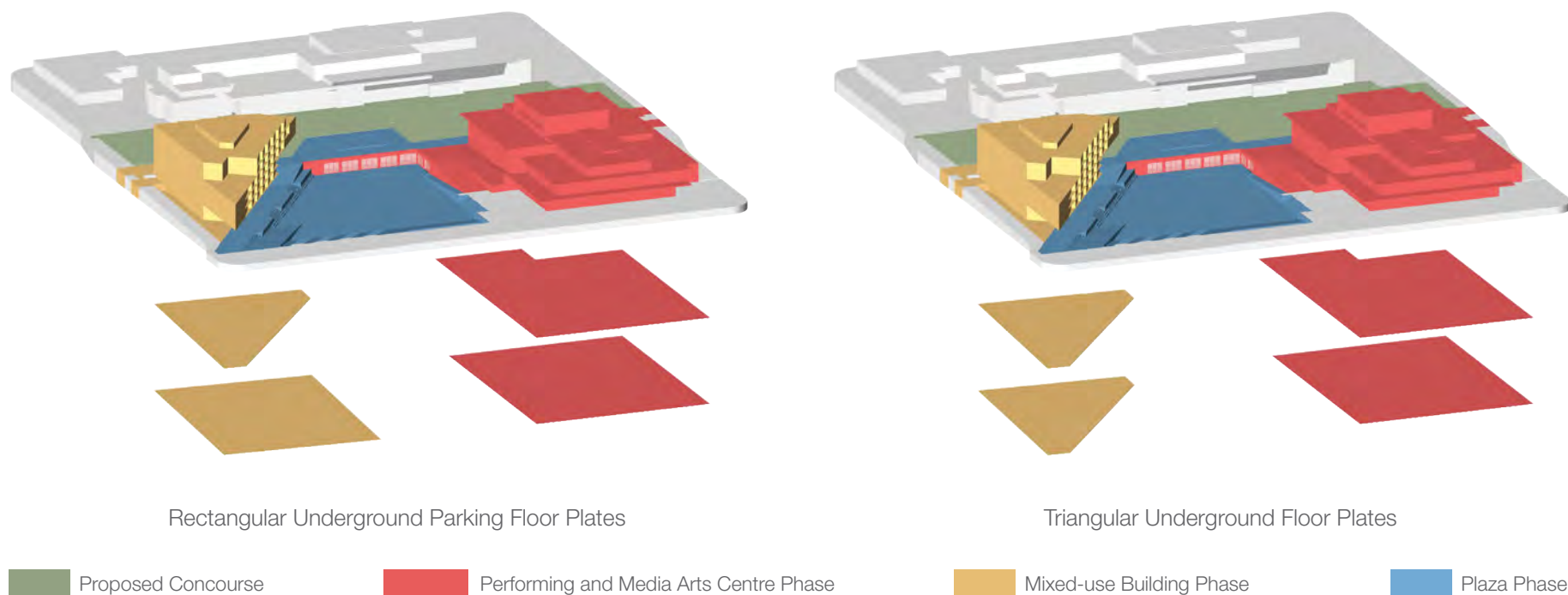


Figure 5.2 Recessed Plaza Phasing Scenario

In regards to the PMAC, the building and potential underground parking could be developed in any phase without affecting the development of plaza and mixed-use building.

Recessed Plaza

Should the City decide on the recessed plaza configuration and develop the entire site as a city-owned initiative, then a triangular underground parking floor plate would need to be incorporated for the mixed-use building - with subsequent levels able to take on the rectangular form. This would avoid conflicts with the recessed plaza. However, this scenario

would require the mixed-use building to be built first to avoid removing a portion of the plaza at a later phase.

If the City decides the construction of the plaza should come first, then the mixed-use building would need to incorporate the triangular floor plate for all levels of underground. This condition would be the same should the City of Grande Prairie decide to subdivide mixed-use building area.

With respect to the PMAC, the building and potential underground parking could be developed in any phase. However, the enclosed

pedestrian connection between the two buildings would have to be constructed after the completion of both the PMAC and mixed-use building. During the interim construction phase of either the PMAC or mixed-use building, the area encompassing the proposed enclosed pedestrian connection would be a temporary landscaped slope.

Mixed-use Building (Including Parking)	
4-Storey	\$17,582,000
6-Storey	\$26,514,000
12-Storey	\$46,100,000
12-Storey (Multi-Mixed-Use)	\$54,213,300

Plaza	
Recessed	\$8,875,000
Flush with 101st Avenue	\$6,220,000

Off-site Parking Structure Options	
Location A (289 Stalls / 4 Levels)	\$10,790,000
Location B (319 Stalls / 5 Levels)	\$12,870,000
Location C (291 Stalls / 5 Levels)	\$11,620,000
Location D (307 Stalls / 2 Levels)	\$11,170,000

Performing and Media Arts Centre	
Building	\$40,000,000 to \$90,000,000
Underground Parking (262 Parking Stalls)	\$17,110,000
Enclosed Pedestrian Connection	\$2,800,000

Off-site Work Adjacent to 101st Avenue* <i>Along 101st Avenue, between 99th and 98th Street</i>	
Demolition	\$226,097
Roadway	\$1,288,071
Deep Utilities	\$395,099
Streetscape Elements	\$918,093
TOTAL	\$2,827,360

* Cost interpolated from *Downtown Infrastructure Assessment, Streetscape Enhancement & Rehabilitation Project* report summary cost

Figure 5.3 Line Item Costing

5.3 COST ESTIMATES

The preparation of preliminary cost estimates will assist the City in setting capital budgets for South Montrose Site Master Plan moving forward. Excluded from these estimates are infrastructure and site work related to the mixed-use building and the Performing and Media Arts Centre (PMAC). Detailed designs for each of the buildings are required in order to formulate a cost estimate that is representative.

Moreover, costs associated with off-site work (adjacent infrastructure and streetscape) has already been highlighted in the *Downtown*

Infrastructure Assessment, Streetscape Enhancement & Rehabilitation Project report - see Figure 5.3 'Off-site Work Adjacent to 101st Avenue'. The presented costs in the report can serve as a baseline measure for determining potential costs that tie the streetscape improvement work to the South Montrose Site Master Plan.

The layout for the South Montrose Site allows for either the mixed-use building, the PMAC or the plaza to be interchangeably phased. Figure 5.3 provides a list of preliminary costs for each component in order to calculate a corresponding budget for a preferred phased scenario.

Assumptions made for this preliminary cost estimate include the following:

1. All cost estimates are preliminary and subject to review;
2. Construction costs for the mixed-use building, the PMAC and the underground/ surface parking structures are based on Edmonton standards from the *Canadian Cost Guide 2016*;
3. Individual item costs do not include any contingency unless otherwise stated.

5.4 FUNDING OPPORTUNITIES

As the City moves forward with the future development of the South Montrose Site, a funding strategy needs to be determined in order to begin the process of realizing the Master Plan vision. If Federal and Provincial grants are not readily available, two potential options can be considered.

The first option could consist of subdividing the area encompassing the mixed-use building and selling it off to a prospective developer. Selling off the subdivided piece would allow the City to use the accumulated reserves to partially fund the plaza and PMAC. If subdividing the mixed-use area is the preferred strategy, then it is important for City Administration to place a strict level of subdivision control over the property in order to maintain the integrity of the South Montrose Site Master Plan vision. This can be done by enforcing the Design Principles, as stated in *Section 5.1*, as guidelines onto the potential developer as part of the purchasing agreement.

Another option could be forming partnerships with organizations who would have a vested interest in the development of the South Montrose Site as an arts and cultural district. This could include the Provincial or Federal Government or non-profit organizations. As mentioned in *Section 4.3.1*, the Artist Quarters in Edmonton, Alberta was a partnership between Arts Habitat Edmonton, Artists Urban Village and the City of Edmonton. To reiterate, the

development was a response to Edmonton's arts and cultural community need for "affordable, appropriate and sustainable work space add the proven need for affordable housing options for low-income professional arts" (<http://www.artistsurbanvillageedmontonab.com/the-artists-quarters.html>).

The City of Edmonton was able to fund this project by committing \$8.3 million - which includes \$2.3 million in land contribution - and anticipating support from the Government of Alberta and Government of Canada. Organizations who will encompass space in the Podium, contributed to the project through:

- "participation in government and stakeholder relations efforts;
- a coordinated capital campaign, contributions from reserve funds; and
- mortgage/debt financing."

(<http://artshab.com/spaces/artists-quarters/>).

The City of Grande Prairie should market the South Montrose Site Master Plan as a way to attract potential arts and cultural organizations and investors. This could serve as a valuable tool in attracting such partners to contribute financially to the overall development of each component on the South Montrose Site.

5.5 FUTURE ACTIONS

The first step for the City of Grande Prairie is to determine which site element - the mixed-use

building, PMAC or plaza - is a priority to develop first. As highlighted in *Section 5.2*, there are a number of factors that need to be considered depending on which site element is deemed a priority. More importantly, the City needs to determine whether the mixed-use building will be a City initiative, or subdivide the encompassing area and sell it off to a potential developer.

As a feasibility study for the Performing and Media Arts Centre (PMAC) is currently underway, the City should also consider conducting either another feasibility or market analysis study for the mixed-use building. This will help in determining whether a mixed-use building on the South Montrose Site would be viable and fully utilized if built.

The plaza will need to undergo further detailed design in order to develop a more thorough plan. The City will need to determine the exact kit of parts and programming that will be incorporated into the plaza design. This should be done amongst City Administration and Council, and through another engagement workshop with the public.

Finally, the City will need to determine an appropriate funding strategy going forward for realizing the development of the South Montrose Site Master Plan vision. As stated in *Section 5.4*, there are several scenarios that the City of Grande Prairie can consider.







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