

CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1228

**A Bylaw to adopt the VLA/Montrose
Area Redevelopment Plan**

(As Amended by Bylaws C-1228A, C-1228B and C-1228C)

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

1. This Bylaw shall be cited as the VLA/Montrose Area Redevelopment Plan Bylaw.
2. The VLA/Montrose Area Redevelopment Plan, attached as Appendix "A", is hereby adopted pursuant to Section 634 of the Municipal Government Act, RSA 2000, Chapter M-26.
3. This Bylaw shall take effect on the date it is passed.

READ a first time this 13th day of July, 2009.

"D. Logan" (signed)
Mayor

"J. Ferguson" (signed)
Legislative Services Manager

READ a second time this 10th day of August, 2009.

READ a third time and finally passed this 10th day of August, 2009.

"D. Logan" (signed)
Mayor

"A. Cerny" (signed)
Acting Legislative Services Manager



City of Grande Prairie
Development Services Department

A dark red silhouette of a town skyline with several trees and buildings. The text "VLA/Montrose" is overlaid on the skyline in a light green, outlined font. Below the skyline, the text "Area Redevelopment Plan" is written in a dark red, outlined font.

VLA/Montrose
Area Redevelopment Plan

BYLAW C-1228

ACKNOWLEDGEMENTS

VLA/Montrose Area Redevelopment Plan

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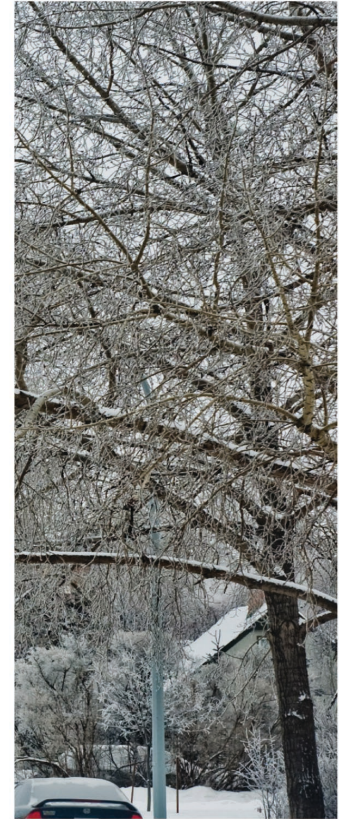
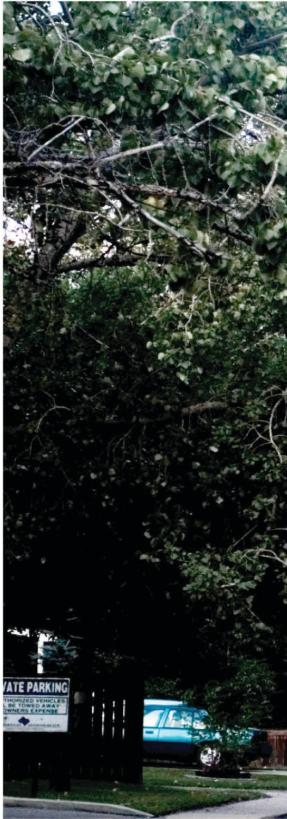
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10 Background



BACKGROUND:

1.1 Introduction

Area plans help to guide the built form and character of neighbourhoods within the City of Grande Prairie. New neighbourhoods are required to have a detailed plan outlining land-use, public space and infrastructure as well as many other subjects. In contrast to these carefully planned new neighbourhoods, older neighbourhoods within the City of Grande Prairie often lack a formal plan to enhance, protect and guide their future urban form. To provide guidance to these older areas, a planning exercise can be undertaken to create an Area Redevelopment Plan (ARP). ARPs provide the planning support to direct the future of older neighbourhoods in an orderly, well-thought out manner.

Some older neighbourhoods do not require an ARP due to their stability and lack of development pressure; however, others face pressure for redevelopment. This pressure can lead to ad hoc development that contrasts with the character of an established neighbourhood; in this situation an ARP can provide valuable guidance for selective and careful redevelopment. The City of Grande Prairie's Municipal Development Plan (MDP) outlines selected neighbourhoods as candidates for a future ARP. The ARP process for the neighbourhoods outlined in the MDP is often prompted by a redevelopment proposal. ARPs must achieve a balance between the interests of those who wish to see redevelopment and those who advocate neighbourhood preservation to ensure the Plan is appropriate and relevant to the neighbourhood at the present and into the future.

The VLA/Montrose neighbourhood is one of the established neighbourhoods outlined in the MDP as a candidate for an ARP where a balance between redevelopment and preservation is an important issue. The central location of the neighbourhood adjacent to the downtown increases the redevelopment pressure faced by the community. A Land Use Bylaw (LUB) amendment for a multi-unit development was put to Council in March of 2008 and was the impetus for the ARP process. The terms of reference, outlining the scope and schedule for the ARP process was accepted by City Council in May of 2008 with the planning process formally beginning in the summer of 2008. The ARP process led to a plan that is intended to protect and enhance the well-loved parts of the neighbourhood, ameliorate areas that need improvement and provide the opportunity for appropriately scaled and functional redevelopment by respecting the character of the area.



1.2 The Organization of the Plan

Section 1.0: describes background information regarding ARPs and the process of creating such a document.

Section 2.0: explores the context in which this planning exercise is taking place, including the area, the history, the present day and issues facing the community.

Section 3.0: provides the vision, mission and value statements that outline goals for the VLA/Montrose neighbourhood and how it will achieve them.

Section 4.0: outlines the concept for the neighbourhood in general terms and explores land use, parks and the built form of the area.

Section 5.0: specifies land use policies of the ARP and how they will guide the future development of the neighbourhood.

Section 6.0: identifies policies relating to the open space areas within the neighbourhood.

Section 7.0: supplies policies pertaining to transportation and utilities issues faced by the neighbourhood.

Section 8.0: outlines policies pertaining to community and social matters.

Section 9.0: outlines the implementation strategy of the Plan.

Appendices: specifies design guidelines for future development in the neighbourhood.

1.3 Legislative Basis of the Plan

This ARP is a statutory plan as described in the Municipal Government Act (MGA). Statutory plans have legislated requirements outlined in the MGA for content and public consultation. This ARP is in accordance with those requirements.

The purpose of an ARP is to guide future planning and development decisions within the plan area while containing the broad focus of a long range plan rather than a short term or narrow focus. These decisions may include:

- applications to amend the Land Use Bylaw (the principle land use policy implementation document).
- applications to subdivide and to facilitate development or redevelopment.
- development permit applications.
- recommendations for municipal capital projects and programs that will assist in achieving the overall vision for the area.

Any changes to the policies contained herein require an amendment to the ARP following the procedures set out in the MGA.



I.4 Need for the Plan

Over the years, the VLA/Montrose neighbourhood has been subject to numerous redevelopment projects including multi-family and commercial development. More recently, and at least partially due to the aging housing stock, there is increased development pressure to replace older single-detached housing with higher density developments. In other established neighbourhoods within the City this redevelopment pressure has led to multi-unit residential developments, particularly fourplex developments. Within the VLA/Montrose area, this redevelopment has occurred on a piecemeal basis with redevelopment proposals being brought forward lot by lot. This pressure is likely to increase as the housing stock in the neighbourhood ages.

This ARP provides a comprehensive plan to guide decision makers including City Council, the Subdivision Authority and the Development Authority, in evaluating future rezoning applications, subdivisions and redevelopment proposals. The Plan also provides policies and guidelines to ensure any redevelopment in the neighbourhood is compatible with the character of the area.

I.5 The Planning Process

In May, 2008 City Council directed the planning staff to prepare the VLA/Montrose ARP.

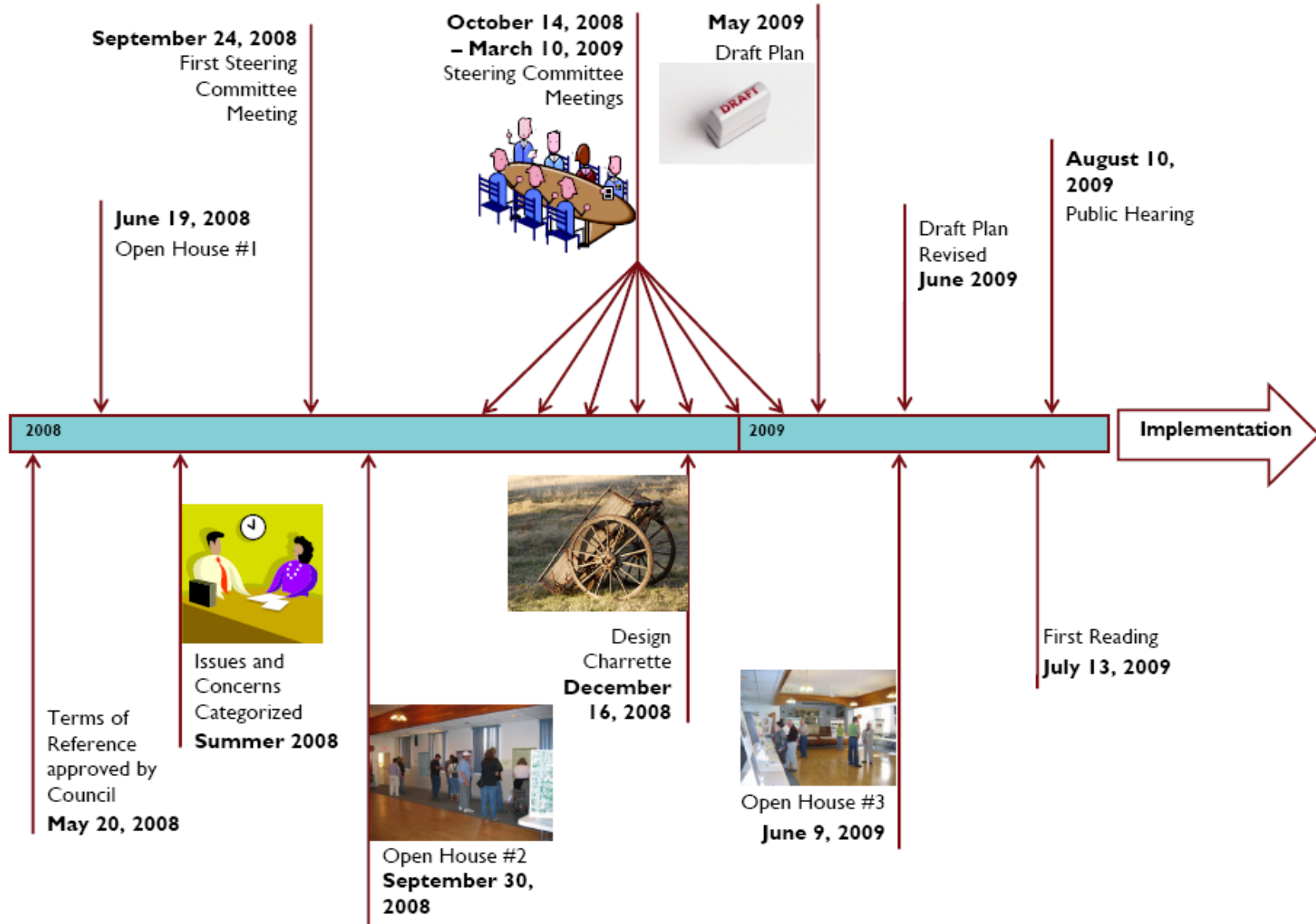
On June 19, 2008 the first of a series of open houses was held. The purpose of the first open house was to provide residents and property owners with the opportunity to identify what they liked about their neighbourhood and what they would like to see changed. Advertisements were placed in the newspaper and property owners in the area were notified by mail. Approximately 60 participants commented on the neighbourhood. Participants were also asked to sign up for the VLA/Montrose ARP Steering Committee. Before the second open house the Steering Committee members were selected and their first meeting was held on September 24, 2008.

The second open house was held on September 30, 2008. Posters outlining the issues identified at the first open house and through contact with planning staff were displayed. Approximately 40 attendees identified the issues they felt were of the highest priority.

The Steering Committee met every three weeks between September 2008 and March 2009 to discuss the priority issues and identify possible solutions. A design charrette was conducted by Stantec with the Steering Committee to guide the decision-making process on future land use and architectural standards. Following the Steering Committee meetings, planning staff prepared a draft plan for review.

A third open house was held on June 9, 2009 to present the draft Plan to residents and property owners to garner their feedback. The final draft Plan was put forward to City Council for first reading on July 13, 2009.





2.0 Planning Context



Photo Credit (left - right, top - down): Rachele Dillon, Rachele Dillon, Rachele Dillon, South Peace Regional Archives, Rachele Dillon, Rachele Dillon, Chamber of Commerce/South Peace Regional Archives, Rachele Dillon



2.0 PLANNING CONTEXT

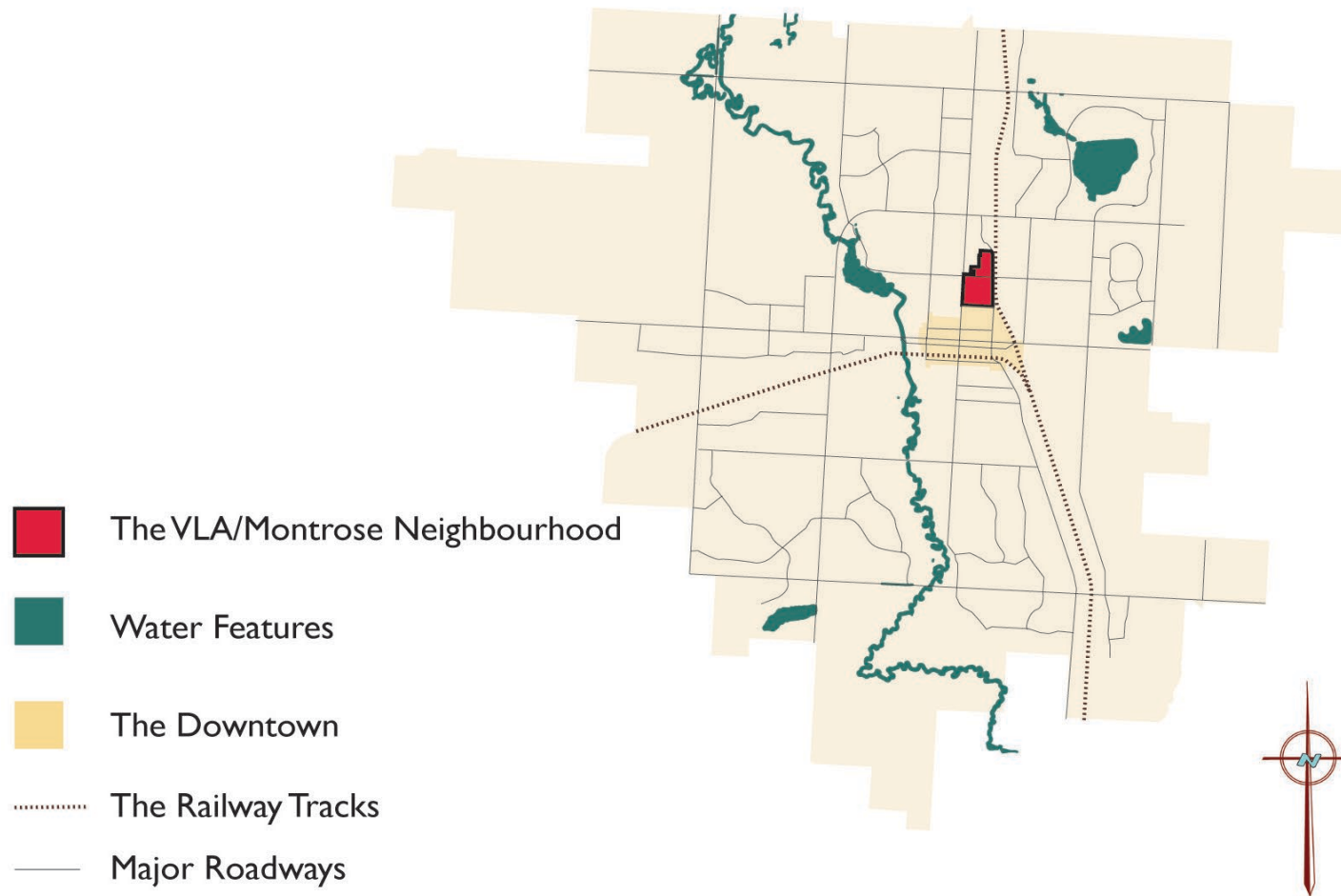


Figure 1: Location of the VLA/Montrose Neighbourhood, map prepared by planning staff



2.1 Plan Area

Located in an advantageous position in the core of the City of Grande Prairie along the northern border of the downtown, the VLA/Montrose neighbourhood is a desirable and distinctive neighbourhood (see figure 1). In addition to the downtown, the neighbourhood is near many other amenities such as the QE II hospital, City Hall, the Montrose Cultural Centre, Muskosepi Park and many retail stores.

Two busy north/south arterial roadways, 100 Street and 98 Street, bind the neighbourhood on both sides. Another busy roadway, 108 Avenue, bisects the neighbourhood and provides one of the few railway crossings in the City. Despite the busy and central location, the VLA/Montrose neighbourhood offers a quiet sanctuary in the centre of the City.

2.2 History

The Forbes Homestead

The development history of the VLA/Montrose neighbourhood begins with Alexander Forbes, who came to Grande Prairie from Scotland to establish a Presbyterian Church in the area. Before he could obtain a legal right to the land on which he wished to construct his church, Alexander Forbes had to obtain an official homestead¹. In 1911, he settled on the SW quarter of Section 25, Township 71, Range 6, West of the 6th Meridian, east of the 8-acre Grande Prairie town site² (see figure 2). The Forbes homestead would not only house the first Presbyterian Church but also the first hospital in the region. Figure 2 outlines the historic boundaries of the Forbes homestead over the contemporary street grid of the City of Grande Prairie. Forbes named his homestead “Montrose” in honour of his wife’s birthplace in Scotland; this name continues to this day, maintaining a continuous link with the past.

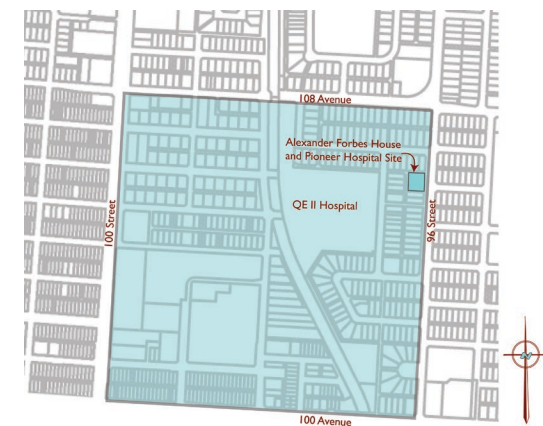


Figure 2: Boundaries of the Forbes homestead over the contemporary street pattern, map prepared by planning staff

¹ Personal Communication at the South Peace Regional Archives, September 29, 2008

² Personal Communication at the South Peace Regional Archives, September 29, 2008



The Veterans' Land Act (VLA)

Alexander Forbes retained ownership of the majority of the quarter section until 1936. The future land for the VLA/Montrose neighbourhood remained relatively unchanged until the registration of a residential subdivision under the Veterans' Land Act of July 20, 1942. The intent of the Veteran's Land Act was to provide affordable housing and land to those returning from World War II³. In 1947, there was approval to develop 36 lots, 27 metres wide by 78 metres deep, in the neighbourhood⁴. Figure 3 illustrates the boundaries of the VLA allotment. The VLA subdivision remained in the County of Grande Prairie until annexation in 1954. Eventually each of the large VLA lots, which had double frontages, was subdivided into two properties with space allocated for an alleyway between the two lots. In most cases, the lanes were never constructed. This subdivision of the original VLA lots continued in a piecemeal fashion throughout the 1950s, 60s and 70s.

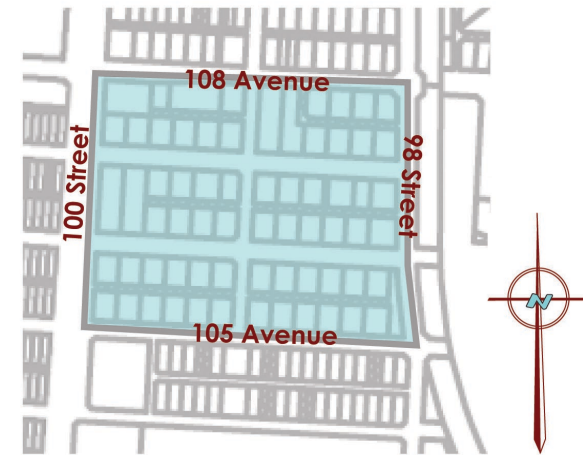


Figure 3: The boundaries of the Veterans' Land Allotment area, illustration created by planning staff

Development of the Remainder of the VLA/Montrose Neighbourhood

Subdivision of the properties north of 104 Avenue and south of 105 Avenue occurred in 1955. These properties are smaller than the VLA properties to the north and measure approximately 15 metres wide by 30.5 metres deep.

The portion of the VLA/Montrose neighbourhood north of 108 Avenue was part of the Tissington homestead. It too was annexed into the Town of Grande Prairie in 1954 with the former Forbes homestead. This area was subdivided into residential lots between 1952 and 1960.

Architectural Character of the VLA/Montrose Neighbourhood

The architecture seen in the neighbourhood is representative of many popular architectural styles throughout Canada and North America in the 20th century. One significant architectural form present in the VLA/Montrose neighbourhood is the one and a half story post-war home. The design of these homes comes from the Canadian Mortgage and Housing Corporation (originally the Wartime Housing Corporation) that was created in 1946 in response to the increase in housing demand created by soldiers returning from World War II⁵. The criteria for the design was that it could be built anywhere in Canada using local materials, it could withstand a difficult climate and be

³ The Department of Justice, (1942 v-1, 1970 v-4), Veterans' Land Act, The Government of Canada: Ottawa

⁴ Plan 90 H.W. (1947)

⁵ Canadian Mortgage and Housing Corporation, (2008), History of the CMHC, <http://www.cmhc-schl.gc.ca/en/corp/about/hi/index.cfm>



constructed easily and quickly⁶. This one and a half storey post-war home, also known as the “Victory House”, was within financial reach of most Canadians. Between 1945 and 1960 more than 300,000 of these homes were constructed throughout Canada⁷.

Originally the intention was to have these houses last five-years; however, improvements have allowed these homes to last well beyond that⁸. The one and a half storey post war homes mimicked the mass production of the war effort through the use of prefabricated parts and their construction fell in line with the modernist ideals of mechanization, efficiency and progress. They mark a distinct break in Canadian housing history from free-market housing development and warrant attention because of their significance in Canadian architectural history. This is due to their national pervasiveness and that they are a unique by-product of the Second World War⁹. Despite originating as a temporary solution to a pressing problem, some of these one and a half storey homes remain and continue to make their impression on the urban form of the VLA/Montrose neighbourhood in Grande Prairie.

Another popular housing style in the VLA/Montrose neighbourhood is the 1960s American Ranch. Low-pitched gable roofs, single-storey construction, deep set eaves, a horizontal and rambling layout, simple floor plans, and a lack of decorative detailing characterize these homes. The ranch style became extraordinarily popular because it is easily mass produced and met the needs of the housing demand after World War II. Other variations of the ranch style include the raised ranch and the split level, which also become popular and are seen throughout North America. The ranch style of domestic architecture remained popular until the 1980s when taste moved away from the modernist aesthetic and its streamlined design towards the postmodern aesthetic and its references to historic architecture.

In addition to the aforementioned styles seen in the VLA/Montrose neighbourhood, many more designs of single-detached dwellings are present there. Some fit within a larger architectural movement and some are unique. This contributes to the eclectic atmosphere of the neighbourhood resulting in a visually distinctive community in the centre of Grande Prairie.

2.3 Present Day

Distinctive districts often define cities as much as a characteristic skyline or a significant landmark. The VLA/Montrose is one of these defining districts for the City of Grande Prairie; it is an easily identifiable neighbourhood admired by residents and visitors alike. The VLA/Montrose neighbourhood forms a key piece of Grande Prairie’s urban fabric through its distinctive look, history and urban form.

⁶ Canadian Mortgage and Housing Corporation, (2000), *Renovating Distinctive Homes: 1 ½ Storey Post-War Homes*, CMHC: Canada

⁷ Ibid.

⁸ Canadian Mortgage and Housing Corporation, (2000), *Renovating Distinctive Homes: 1 ½ Storey Post-War Homes*, CMHC: Canada

⁹ Thomas Wicks, (December 12, 2007), *Wartime Housing*, <http://spacing.ca/wire/2007/12/12/wartime-housing/>



Many characteristics define the VLA/Montrose neighbourhood as a distinct district. The first of these characteristics is the clearly defined boundaries that reinforce the edges while protecting the inner core. These borders include large arterial roadways to the east and west, small-scale apartment buildings on the western boundary, commercial development to the north and west, a green buffer to the north and large institutional uses to the south. All these features remove ambiguity about where the neighbourhood begins and ends.

Another means in which the VLA/Montrose neighbourhood is set apart from others is its abundance of greenery. This aspect is exemplified by the large leafy trees, notably the cathedral-like heritage trees along 106 Avenue and large expansive lots. Three parks are present in the neighbourhood that have the potential to become superior green amenities for the community-at-large. This verdant atmosphere is a beloved characteristic of the neighbourhood that warrants preservation and enhancement.

The final characteristic is the land-use and built form born out of the Veterans Land Act. The dominant built form consists mostly of single-unit dwellings that showcase an eclectic aesthetic where no single style dominates the streetscapes. Large estate homes blend with smaller post-war houses to create an interesting yet elegant streetscape. The Veterans Land Act demarcated the wide lots and established the single-unit character of the neighbourhood. The single-unit dwellings on large lots are part of the legacy of the neighbourhood.

Three character areas comprise the VLA/Montrose neighbourhood. The first is South Montrose, an area defined by wide lots and large trees. Further north, past the large park on 108 Avenue is a transitional area where apartments mix with small single-detached dwellings. North of 108 Avenue is another area of smaller single-detached dwellings of a predominantly ranch-style. Each of these areas superficially appears quite distinct; however, upon further analysis these visually dissimilar areas have more characteristics to unite them than divide them. These include defined borders, large lots, large yards, community identity, wide roads and single-detached dwellings as the dominant built form. Together these characteristics unify the area into a coherent whole that can be treated within the confines of a single ARP.



2.4 Issues

The first open house identified an extensive list of issues and concerns. Over the summer of 2008 the Planning Department sorted the issues and concerns into six categories: land use, urban design, transportation, parks and landscaping, parking and miscellaneous.

The purpose of the second open house, held on September 30, 2008, was to have the property owners and residents of the area prioritize the issues and concerns in each category. The five highest priority issues and concerns outlined by residents at the second open house are as follows:

Land Use	Urban Design	Transportation	Parks and Landscaping	Parking	Miscellaneous
Single unit dwellings should be retained as the dominant building form throughout the neighbourhood	Ensure the large lot layout of the neighbourhood is kept	The sidewalk along 98 Street is too narrow and should be widened	The mature trees are an asset to the neighbourhood and are well-liked	The vehicles in the back alley of Home Hardware® impede traffic and it was supposed to be a green zone, no parking	Owners of rental properties need to be held accountable for the upkeep of their properties
Commercial development should not be permitted in the neighbourhood, specifically in the VLA area (south of 108 Avenue)	Restrictive covenants to preserve historic qualities of the neighbourhood should be considered, such as keeping building height low	The alley behind Home Hardware® should be paved	The treed lots in the neighbourhood are an asset	Parking capacity needs to be considered at the beginning of the planning process and should not be an afterthought	The VLA/Montrose neighbourhood should be left alone
The urban form north of 108 Avenue should not be changed from single unit dwellings	Any new single unit dwellings should be kept to one storey or subject to non-objection from directly impacted neighbours	Something needs to be done to prevent large commercial vehicles from using 111 Avenue to turn around	The park on 108 Avenue needs enhancement	A parking plan should be created for the entire area	There is a strong sense of community on 111 Avenue that includes maintenance of the green space by the bell tower
High density housing or multiple unit dwellings adjacent to single unit dwellings should not be permitted	The walkable nature of the neighbourhood shall be preserved	The wide streets and sidewalks are well liked	Green space needs to be maintained	Oversized vehicles are parking in the green area in the one-way alley behind Home Hardware®, which restricts lane width	The homeowners in the area are committed to maintaining the quality of the area
Single-unit dwellings should be the only use permitted in the 111 Avenue crescent	Respect the legacy of the VLA – a tribute to veterans returning from the war to affordable residential lots	The alleys behind the homes should be maintained	The park on 104 Avenue needs protection and enhancement	Parking on 104, 105 and 106 Avenues need to be addressed	The neighbourhood is great as it is



3.0 Vision



3.0 VISION, MISSION AND VALUE STATEMENTS

The VLA/Montrose neighbourhood forms a significant piece of the history and character of the City of Grande Prairie. From its inception during the subdivision of the Forbes and Tissington homesteads to the Veterans' Land Allotment to the eclectic mix of residences today, the neighbourhood is a well-loved and valued community. The vision statement, mission statement and value statements express the prominence, history and future ambitions of the neighbourhood while providing a goal to strive for.

3.1 Vision Statement

Into the future, the visual character of the VLA/Montrose neighbourhood will continue to respect the history and integrity of the community in the form of a predominantly residential neighbourhood that maintains a high aesthetic sensibility. Exceptional urban design initiatives will continue to improve upon neighbourhood accessibility and green spaces to establish the community as a quiet refuge within the urban core of the City of Grande Prairie.

3.2 Mission Statement

The VLA/Montrose Area Redevelopment Plan demonstrates a commitment to protecting the integrity of the VLA/Montrose neighbourhood with an emphasis on the residential form, urban design and green spaces.

3.3 Values Statements

The residents of the VLA/Montrose neighbourhood value.

- Maintaining the residential character and urban form of the community.
- Encouraging a high standard of design; continually striving towards an aesthetic that embodies the character of an established, highly-regarded urban neighbourhood.
- Building upon the abundance of green in the neighbourhood in the form of mature trees, ample park space and spacious yards.
- Prudent planning that is sensitive to the culture of the neighbourhood.
- Creating a safe and secure neighbourhood.
- Upholding and enhancing the tranquility of the neighbourhood to facilitate quiet enjoyment by residents and visitors alike
- Building upon the connections with the downtown and nearby amenities while improving mobility throughout the neighbourhood.
- Respecting the legacy of the Veterans Land Act that established the neighbourhood as an affordable neighbourhood with large lots to encourage self-sufficiency.





Figure 4: Master Plan for the VLA/Montrose neighbourhood, prepared by planning staff



4.0 MASTER PLAN

4.1 Overview and Elements

The VLA/Montrose Area Redevelopment Plan seeks to preserve the character of the neighbourhood while allowing selective redevelopment and enhancement of the public realm (see figure 4). To achieve these goals the majority of the neighbourhood will be preserved as it stands today: large lots with single-unit dwellings. This will preserve the core of the neighbourhood as a recognizable and well-loved district.

The plan permits selective redevelopment along the fringes of the neighbourhood. This will reinforce the buffer between the core of the neighbourhood and the busy arterial roadways. Some mixed-use development is encouraged along 109 Avenue west of 99 Street to transition from the commercial arterial development to the west with the single-unit dwellings to the east. Enhancements and façade improvements are strongly encouraged for the apartment buildings in the neighbourhood to elevate the level of design.

Redevelopment will be permitted along the north side of 108 Avenue, which serves as the central artery in the neighbourhood. New single/semi detached housing development will be required to comply with the architectural standards and guidelines contained in the Appendix. These existing lots will be allowed to be subdivided into narrower lots. This will increase the viability of new development while respecting the urban form of the VLA/Montrose neighbourhood.

(C-1228C – June 8, 2026)

In addition to the subtle changes in the built form and land-use of the neighbourhood, public space enhancements form an important piece of the ARP. A key area of focus is to enhance the green atmosphere of the neighbourhood. Tree planting requirements, park improvements and streetscape enhancements are mechanisms that can improve the existing “green” atmosphere of the neighbourhood. These improvements will build upon one of the defining characteristics of the neighbourhood, its lush green atmosphere.

The plan includes additional streetscape and infrastructure improvements to elevate the pedestrian realm and contribute to the calmness of the neighbourhood. One of the chief recommendations is to create more sidewalks in the neighbourhood, especially on both sides of 108 Avenue to provide pedestrian-efficient routes through the area. The sidewalks on 108 Avenue are to be separate from the road with a grassed and treed boulevard to create a comfortable walking environment through the heart of the neighbourhood. Lastly, traffic diversion on 111 Avenue and protecting the parks from vehicles will further contribute to the already tranquil residential ambience of the community.



4.2 Future Land Use Concept

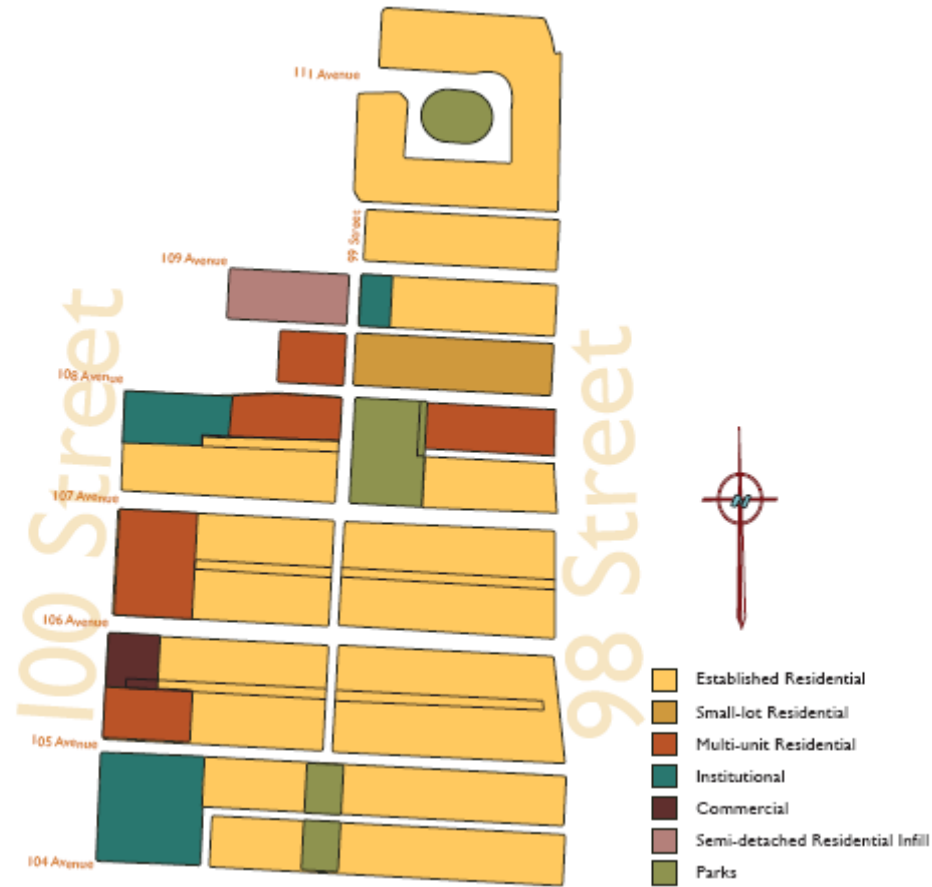


Figure 5: Future land-use concept for the VLA/Montrose neighbourhood, prepared by planning staff
Bylaw C-1228A - June 10, 2013



The land use concept for the VLA/Montrose area consists of seven distinct land use classifications: Established Residential, Small-lot Residential, Multi-Unit Residential, Institutional, Commercial, Mixed Use and Parks. The distribution and boundaries of these land use classifications are shown on the Future Land Use Concept Map (see figure 5).

Established Residential

Established residential development comprises the largest single land use by land area in the neighbourhood. As a stable single-detached residential area the Plan envisions that it will remain as is and that redevelopment of these lots to higher densities is not permitted. Renovations, additions and replacement of single-detached housing with single-detached houses is permitted and encouraged.

Small-lot Residential

This classification allows for the subdivision of single-detached residential lots along 108 Avenue to allow for two small-lot single detached dwellings or semi-detached dwellings. These lots will be a minimum of 9.15 m wide. When redevelopment occurs, the driveways onto 108 Avenue must be removed and established off the back lane. At the time of subdivision the City may require that land be dedicated to the City for the widening of the 108 Avenue to accommodate a carriage-way of four lanes between 98 and 99 Streets. Architectural standards and guidelines will apply to new development within this area.

(Bylaw C-1228C – June 8, 2026)

Multi-Unit Residential

Seven apartment buildings are located in the VLA/Montrose area. Five buildings are along 108 Avenue and the other two are along 100 Street. These apartment buildings range in size from six to 46 units. Although these buildings do not take up a significant amount of land area they provide 52 percent of the total number of dwelling units in the VLA/Montrose area. South of 108 Avenue, the apartment units make up 60 percent of the total number of dwelling units. The Plan designates the apartment sites multi-unit residential. The Plan envisions that these apartment buildings will remain in place, be upgraded or redeveloped in accordance with the Land Use Bylaw provisions for medium density apartments.

Institutional

This classification applies to the religious assembly developments located in the Plan area. These developments are compatible with the surrounding residential area and will remain in their current designation. This Plan proposed no additional institutional development.

Commercial

This category applies to the professional office at the corner of 100 Street and 106 Avenue. CT-Transitional Commercial is the designation of this professional office and it is regarded as an attractive addition to the neighbourhood.



Semi-detached Residential Infill

This classification applies to the lots on the south side of 109 Avenue and west of 99 Street as shown on Figure 5. It allows for the infill development of back/front semi-detached dwelling using a Direct Control zoning.

(Bylaw C-1228A - June 10, 2013)

Parks

The VLA/Montrose neighbourhood contains three parks. The first is between 104 and 105 Avenues at the base of 99 Street. This park area is composed of two utility lots separated by a lane. A second is along 108 Avenue east of 99 Street and consists of two lots owned by the City of Grande Prairie. The third park is located in the middle of the 111 Avenue crescent. Of the three park areas, only the 111 Avenue Park is designated as municipal reserve and this plan advocates designating the other two parks as municipal reserve. The three parks will remain as parks, with enhancements to walkways, landscaping and amenities.



4.3 Parks and Connections Concept Parks Map



Figure 6: Master plan with the park areas highlighted, prepared by planning staff



The parks in the VLA/Montrose neighbourhood are viewed by the community with much affection. This Plan recommends key enhancements to elevate the design of these parks and address issues such as: underutilization, old equipment and function.

104/105 Avenue Park

The most southerly park in the neighbourhood lies between 104 Avenue and 105 Avenue. This park is primarily used as a pedestrian thoroughway. This has not always been the case as the park used to house playground equipment; however, the playground was dismantled due to the alley right-of-way bisecting the park. Some challenges facing this park include:

- Protection along the roadways and alleyway to ensure vehicles stay out of the park.
- A larger and more attractive pathway through the park.
- Climatic and locally appropriate plantings.
- Enhanced aesthetic and sightlines into the park to ensure safety.
- Clearly defined uses that are appropriate for the park and the neighbourhood.

The vision for this park is to alter its function as a predominately empty green space to create an attractive pedestrian street (see figure 7). Reinforcing the edges of the park through the use of bollards or decorative fencing while increasing the size of the pathway so that it becomes the dominant feature of the park will help to achieve this vision. The pathway shall be of a decorative paving material that is in keeping with the historic nature of the community without becoming a hindrance to snow removal. The second key feature of the park is to transform the grass areas into a garden of drought tolerant, indigenous plantings. This attractive garden linkage between the neighbourhood and the Montrose Cultural Centre to the south of the site will transform this park from an underutilized green space into an attractive pedestrian walkthrough to the downtown.

The design of the park and the selection of plant materials will incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) to maximize public safety and the use of the space for legitimate activities only. CPTED is an urban design philosophy that recommends design interventions (e.g. lighting, views, minimization of dark corners etc.) to increased the perceived safety of a public space.



Figure 7: Concept for 104/105 Avenue Park, prepared by planning staff



108 Avenue Park

The most prominent park area in the VLA/Montrose neighbourhood is along 108 Avenue. This park's prominence is owed to its size and location in the centre of the neighbourhood. This well-loved park forms the green heart of the neighbourhood and has much potential to become a neighbourhood focal point and gathering place. Some of the key challenges facing this park include:

- Safety.
- Underutilization.
- Older playground equipment.
- A chain link fence that detracts from the park.

A complete redesign of this park space is recommended in this plan and will include a new playground and other amenities the neighbourhood deems important, such as fencing to protect children using the park. The vision for this park is to become a neighbourhood square with a blend of soft and hard surfaces to accommodate several activities for every age group. The design will transform the 108 Avenue Park into a neighbourhood gathering place with more trees, a decorative fence and well-thought out design that guides people into and through the park.

The future design of the 108 Avenue Park has to respect the principles of *Crime Prevention through Environmental Design* (CPTED) due to its prominence, attraction and urban location. A key measure of CPTED is to reduce dark corners and increase lighting; this reduces the comfort level of individuals who seek privacy to hide their activities. Another key component of CPTED is the creation of clear sightlines into the area to increase the exposure of individuals in the park. In addition to the valuable insights offered by the CPTED principles, the most effective way to ensure park safety is through public use throughout the day, week and year.



Fig



111 Avenue Park

The third park in the neighbourhood is the 111 Avenue Park. This park is the central focus of the crescent in the north portion of the neighbourhood. The 111 Avenue Park is well-used and successful due to the natural surveillance offered by the homes facing inward onto the greenspace. Despite its success, this park does face some challenges, including:

- Protection of the park from vehicles driving over it as a shortcut.
- Additional playground equipment.

In an effort to protect the park from vehicle intrusion, reinforcement of the boundaries is important (see figure 9). This can be done with bollards, trees, boulders or fencing but it must be done in an aesthetically pleasing manner that enhances the beauty of the park without blocking sightlines into the park. In addition to protecting the park, additional playground equipment is recommended due to the popularity of the park amongst neighbourhood children. The protection of the park and enhancement of the playground together will encourage more use of the park and continued enjoyment by neighbouring residents.

Though the three parks are visually separate they can be linked to help to unify the urban design of the neighbourhood and create cohesive whole as opposed to three separate parks spaces. The parks will have formal names displayed on a similar signs. Other design features such as lights, benches and colour schemes shall continue throughout the parks. Also, the history of the VLA/Montrose neighbourhood shall be incorporated in information panels, which will be present at all three parks to maintain the link with the past.



Figure 9: Concept for 111 Avenue Park, prepared by planning staff



4.4 108 Avenue

The block of single-detached houses on the north side of 108 Avenue between 98 and 99 Streets, and south of the lane, is an ideal location for small-lot redevelopment and intensification. This is due to the age of the homes, their proximity to 108 Avenue and the existence of the back lane, which provides access to the lots without interfering with traffic on 108 Avenue.

This portion of 108 Avenue currently comprises seven lots with single-detached houses and two lots containing semi-detached dwellings. Six of the seven lots with single-detached houses contain houses and one is vacant. The lots vary marginally in width.

This plan envisions the subdivision of these lots with a minimum of 9.14 m width to allow for small-lot development over time. Narrower houses developed on these lots are to be in accordance with the proposed land use district contained in this plan. Features of this district will include removal of the front driveways, road dedication for widening 108 Avenue and architectural controls.



Figure 11: Artist's concept for 108 Avenue, prepared by Stantec



Figure 10: Artist's Concept for 108 Avenue, prepared by Stantec



4.5 Transportation

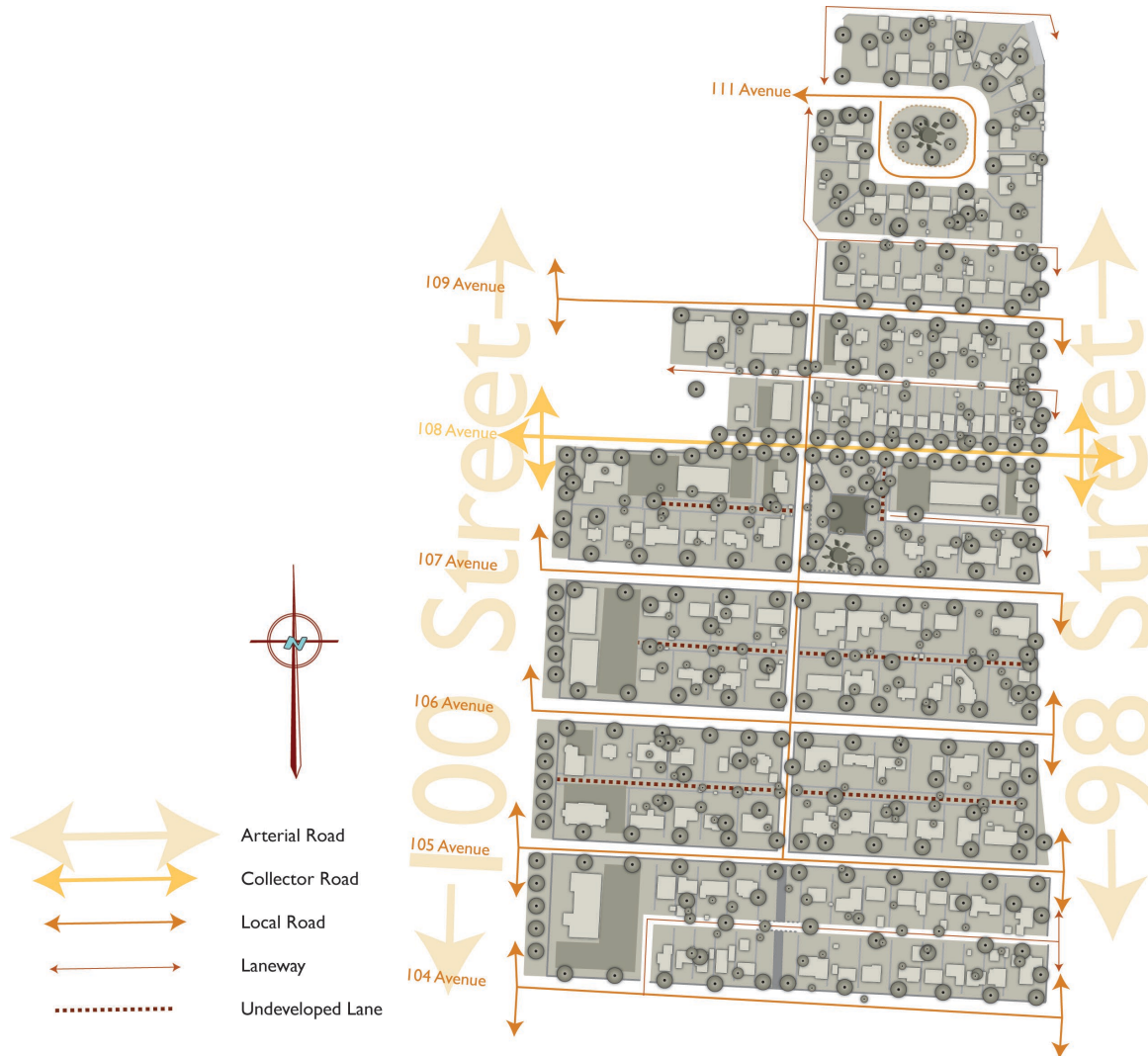


Figure 12: Street schematic for the VLA/Montrose neighbourhood, prepared by planning staff



An efficient and effective transportation network is important to any neighbourhood, particularly when redevelopment may increase the amount of traffic generated in the neighbourhood. The movement of not only cars but pedestrians, bicyclists and transit riders must be considered in the plan. It is crucial to consider facilitating non-automobile use in established areas because of the amount of amenities within walking distance.

The road network in the VLA/Montrose area is part of the grid system that exists throughout the older and more established areas of the city. The grid system that developed within Grande Prairie established uniform sized blocks with sixteen streets and eight avenues per mile. This grid system continued through the VLA/Montrose area at the time of subdivision. As a result of the street grid pattern the neighbourhood is walkable and accessible from all directions at multiple points. The VLA/Montrose area is bounded by two four-lane arterial roadways, 98 Street to the east and 100 Street to the west. Both streets offer a different pedestrian experience. The sidewalk along 98 Street is narrow in places and does not have a buffer between the pedestrian and the road. This narrowness and proximity to an arterial roadway leads to pedestrian discomfort. The sidewalk on 100 Street is separated from the roadway by a large landscaped boulevard. Despite a narrow sidewalk the pedestrian is offered more protection from vehicles. The two busy arterial roadways and the wide green boulevard also provide a clear border for the neighbourhood.

The residential streets in the core of the neighbourhood are wide with large trees. Some of these residential roads are right-in/right-out and some are multi-directional. The right-in/right-out streets help to calm some of the traffic through the neighbourhood which further enhances the calm atmosphere and pedestrian movement. The wideness of these roads and the large trees also lead to a comfortable pedestrian environment despite the lack of sidewalks on some sides of the streets. This ARP recommends the addition of sidewalks throughout the neighbourhood to further enhance the already pleasant walking environment.

A collector road, 108 Avenue bisects the neighbourhood. This is the central roadway of the neighbourhood and provides one of the few east/west road crossings of the CN Rail tracks within the City. As a result, approximately 8,000 vehicles pass through the neighbourhood per day on 108 Avenue. With additional residential development on the eastern boundary of the City being anticipated, increasing traffic volumes on 108 Avenue is expected. This plan addresses traffic along 108 Avenue through the use of separate sidewalks, eliminating driveway access onto 108 Avenue and sidewalks on both sides of the street. Over time 108 Avenue will be widened to four traffic lanes (undivided) to accommodate the increase in traffic volume (14 000 cars/day).

111 Avenue presents an unusual situation in that the residential crescent can only be accessed through the commercial area towards 100 Street. As a result of this road configuration, the residents of 111 Avenue experience commercial traffic driving through their crescent to exit the area. A lane at 99 Street does allow some traffic to exit the area without turning around on 111 Avenue. Traffic diversion measures are recommended for this portion of the neighbourhood to reduce the amount and impact of commercial traffic.



All of the streets in the VLA/Montrose neighbourhood have back lanes and some have lane right-of-ways; however, most these lanes were never developed. The rights-of-ways for these lanes, created during the subdivision of the VLA lots between the 1950s and the 1970s, contain utilities, including overhead power lines. Most of these undeveloped lanes have been enclosed into private yards with fence encroachments. This plan recommends that the City work with affected property owners to develop a solution to address these encroachments.

There are some notable parking issues within the neighbourhood, due to its central location and proximity to employment centres. Permit parking exists on 104 Avenue and 105 Avenue between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday. Some spill-over parking for visitors and staff of the hospital carries over to 106 Avenue and as a result the parking permit system may be extended further into the neighbourhood, if required.

Two bus routes run adjacent to the Plan area. Transit buses on routes 1 and 3 travel north/south on 98 Street from 104 Avenue to 108 Avenue then turn east onto 108 Avenue. Transit stops for southbound buses are just north of the intersections of 98 Street and 105 Avenue and 98 Street and 107 Avenue. Northbound, the nearest transit stops are located between 104 and 105 Avenues and on 108 Avenue east of the railroad tracks.



5.0 Land Use Policies



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5.0 LAND USE POLICIES

5.1 Overview

The City of Grande Prairie encourages a moderate increase in density in existing and new neighbourhoods by encouraging innovative housing techniques and the identification of suitable locations for small-lot development. In the case of the VLA/Montrose area, identifying and facilitating opportunities for small-lot development requires balancing the desire of the residents and property owners in the area to maintain the stable low-density character of their neighbourhood with some careful redevelopment.

Redevelopment most often occurs on the edges of neighbourhoods, primarily because the edges are along collector or arterial roads which can more easily accommodate higher densities and more traffic. In the VLA/Montrose area there is a strong concern that redevelopment along the edges will lead to pressure to incrementally redevelop further and further into the core of the neighbourhood until the area is fundamentally changed. In addition, if the area was only single-detached housing it would be a reasonable planning goal to intensify the area by establishing areas for redevelopment in the form of apartment buildings and the like. In the case of the VLA/Montrose neighbourhood, the apartment buildings have already been built and these apartment buildings make up more than 52 percent of the total number of dwelling units in the area. South of 108 Avenue, the apartment units comprise 60 percent of the total number of dwelling units. As such, the neighbourhood has reached a reasonable balance between housing forms and significant redevelopment is not warranted.

There is limited commercial development within the plan area itself. One commercial site contains a law office. The other commercial area is designated CA-Arterial Commercial in the Land Use Bylaw, but the sites are either vacant or contain a single-detached dwelling. A significant amount of commercial development is directly to the north and west of the Plan area. The VLA/Montrose area is also within a short walking distance of downtown, located to the south. These commercial areas provide a wide variety of goods and services for the neighbourhood. As a result this Plan does not identify any additional commercial development within the area.

The Nordic Hall is also located in the Plan area. Due to its scale and frequency of events, the Nordic Hall is generally compatible with surrounding properties. Over time, a number of changes to the City's Land Use Bylaw and the manner in which it has accommodated this type of development have resulted in the Nordic Hall having a legal non-conforming status. Should this status become an issue in the future, the city will investigate an appropriate amendment to the Land Use Bylaw.

5.2 Objectives for Established Residential Areas

- Preserve the low density single-detached residential character of the core of the VLA/Montrose area.
- Preserve Nordic Hall as a unique and beneficial community facility within the neighbourhood.



Policies for Established Residential Areas

- Policy 5.2.1** Maintain the current zoning, which only allows single-detached houses on large lots.
- Policy 5.2.2** Should the legal non-conforming status of the Nordic Hall become an issue, the City will investigate an appropriate amendment to the Land Use Bylaw. Such an amendment may be in the form of a rezoning, a text amendment, a site specific zoning or other similar approach; and may be supported provided the existing and/or proposed scale and operation remains compatible with the area.
- Policy 5.2.3** Consideration may be given to redevelopment of the Nordic Hall site to another compatible community facility or to a single detached residential use.
- Policy 5.2.4** Architectural standards shall be adopted for the Established Residential area.
- Policy 5.2.5** All development within the Established Residential area shall only be approved in accordance with the approved Established Residential architectural standards.

5.3 Objectives for Small-lot Development

- Allow for small-lot development on the single family lots along the north side of 108 Avenue between 98 and 99 Streets, in the form of narrower single-detached houses on narrower lots.
- Small-lot development must be of a high quality of appearance and architectural detail.

Policies for Small-lot Development

- Policy 5.3.1** The small-lot development area shall be established in accordance with the Future Land Use Concept map.
- Policy 5.3.2** A new land use district shall be created in the Land Use Bylaw and shall provide the following development standards:
- Minimum lot width shall be 9.14 m.
 - Maximum building height shall be 7.62 m to the roof peak.
 - Lots shall have rear lane vehicle access; driveways onto 108 Avenue shall be removed at the time of redevelopment.
 - At the time of subdivision road dedication for 108 Avenue road widening will be required.
 - Architectural controls shall be established for building appearance.
- Policy 5.3.3** All small-lot development shall be approved in accordance with the small-lot residential architectural standards.



Policy 5.3.4 Semi-detached infill development may be considered, subject to rezoning and compliance with all applicable regulations of the Land Use Bylaw.

(Bylaw C-1228C – June 8, 2026)

5.4 Objectives for Multi-unit Dwellings

- Maintain the existing apartment building sites.
- Encourage façade improvements.
- Allow for redevelopment when they reach the end of their life.

Policies for Multi-unit dwellings

Policy 5.4.1 Multi-unit dwellings shall be located in accordance with the areas identified on the Future Land Use Concept map.

Policy 5.4.2 Apartment owners are encouraged to undertake façade improvements.

Policy 5.4.3 Architectural standards shall be established for new multi-unit developments and façade improvements.

Policy 5.4.4 New development shall comply with the applicable Land Use Bylaw regulations at the time of development.

Policy 5.4.5 All multi-unit development shall be approved in accordance with the multi-unit architectural standards.

5.5 Objectives for Commercial

- Maintain the existing commercial areas and zoning.

Policies for Commercial Uses

Policy 5.5.1 The area designated for commercial development shall be as indicated on the Future Land Use Concept map.

Policy 5.5.2 No additional commercial development shall be permitted within the Plan area.

5.6 Objectives for Semi-detached Residential Infill

- Allow semi-detached development in a manner that is attractive and compatible with the surrounding single detached residential development.

Policies for Semi-detached Residential Infill

Policy 5.6.1 The area designated for semi-detached residential infill development shall be as indicated on the Future Land Use Concept map (Figure 5).



Policy 5.6.2 Architectural standards shall be in accordance with Sections 4.1 and 4.2 of Appendix A.
(Bylaw C-1228A - June 10, 2013)



6.0 Open Space



Photo Credits (all photos): Rachelle Dillon



6.0 OPEN SPACE

6.1 Overview

The following policies pertain to the park designs in the neighbourhood to build upon these areas. The key to the success of park designs is a partnership between the community and the City; this will facilitate stewardship of the parks, which can be further enhanced with the formal naming of each park.

6.2 Objectives

- Protect each of the parks from vehicle intrusion.
- Ensure the design of each park promotes a safe outdoor environment.
- All parks in the neighbourhood must acknowledge the history of the area.
- Each park redesign must incorporate appropriate plantings.
- To create spaces that add valuable amenity space to the community that reflect the needs and desires of the citizens.

Policy for Open Space

For all Parks

Policy 6.3.1 The parks in the neighbourhood shall have a consistent urban design scheme with similar lighting designs, furniture designs and colour schemes.

Policy 6.3.2 Information panels outlining a different part the history and culture of the neighbourhood shall be present at each park.

Policy 6.3.3 Each of the parks shall be officially named.

Policy 6.3.4 The principles of *Crime Prevention Through Environmental Design* shall be respected in the three park designs.

104/105 Avenue Park

Policy 6.3.4 The park between 104 and 105 Avenue shall be redesigned as a pedestrian street with indigenous plantings and benches.

Policy 6.3.5 It is recommended that the community/neighbourhood association adopt the park between 104 and 105 Avenue.

Policy 6.3.6 Decorative fencing and bollards are required to protect the park along the streets and alleyway.

Policy 6.3.7 The pathway shall be cleared in the wintertime to ensure all-weather access due to its function as a formal link to the Montrose Cultural Centre to the south of the site.



108 Avenue Park

Policy 6.3.8 108 Avenue Park shall have a combination of soft and hard landscaping.

Policy 6.3.9 Lighting shall form a critical element of the design.

Policy 6.3.10 The chain-link fencing shall be replaced by decorative fencing.

Policy 6.3.11 New playground equipment shall be integrated into the park.

111 Avenue Park

Policy 6.3.12 The borders of the park need to be reinforced and protected against vehicle intrusion through the use of bollards, fencing or boulders.

Policy 6.3.13 Additional playground equipment shall be provided in the park.



7.0 Transportation



Photo Credits (all photos): istockphoto



7.0 TRANSPORTATION, UTILITIES AND INFRASTRUCTURE

7.1 Overview

The following policies outline various initiatives to address concerns in the neighbourhood with regards to parking, pedestrian movement, vehicular movement, lanes and other mobility issues.

The VLA/Montrose area is serviced with the complete range of municipal and franchise utilities. However, due to the age of the area, water and sanitary sewer capacity constraints may exist. The physical conditions of these services may also be an issue. Therefore, it will be necessary for these issues to be examined on a case by case basis during the rezoning and subdivision application review processes. All rezoning and subdivision applications are referred to Aquatera for their review and comments on the servicing capacities associated with the proposed development.

The VLA/Montrose area contains a number of overhead power lines. These are located in the undeveloped lanes between 105 and 107 Avenues. Due to the number of encroachments of fences and yards onto these lanes access to the power lines is constrained.

7.2 Objectives – Traffic Diversion

- Limit the intrusion of commercial traffic into the residential area on 111 Avenue by redirecting it down the lane where possible and stopping vehicles from driving across the park in the centre of the crescent.

Policies for Traffic Diversion

Policy 7.2.1 The City shall investigate and implement solutions to direct commercial traffic south through the lane instead of turning around through the 111 Avenue crescent.

7.3 Objectives – Parking

- Limit the impact of on-street parking generated by the Queen Elizabeth II Hospital located across 98 Street from the plan area.
- Limit the intrusion of on-street parking from the adjacent commercial area to the west onto the residential portion of 111 Avenue.

Policies for Parking

Policy 7.3.1 The City shall expand the on-street parking permit program where appropriate and when requested by surrounding property owners and residents.



Policy 7.3.2 The City shall maintain the parking restrictions on 104 and 105 Avenues but shall re-evaluate their necessity when a new hospital is opened.

7.4 Objectives – Lanes

- To ensure that developed lanes within the Plan areas remain safe, efficient and functional.
- Address the issue of encroachments onto public lands within the neighbourhood in a consistent, timely and systematic manner.

Policies for Lanes

Policy 7.4.1 The City shall evaluate the function of the existing lanes.

Policy 7.4.2 The City shall work with the property owners and other stakeholders to find a mutually agreeable solution to the lane encroachments.

Policy 7.4.3 The City shall pave the lane north of 108 Avenue.

7.5 Objectives – 108 Avenue (widening)

- To ensure that traffic flow on 108 Avenue is safe and efficient for both residents of the area and traffic passing through the area.

Policies for 108 Avenue widening

Policy 7.5.1 The City shall widen 108 Avenue (100 to 98 Street) to an undivided four lane collector road standard when traffic volumes necessitate it or road surface conditions require major reconstruction.

Policy 7.5.2 The 108 Avenue road widening shall include sidewalks separate from the road with a grassed and treed boulevard to create a comfortable walking environment on both sides.

Policy 7.5.3 Acquire additional right-of-way on the north and south sides of 108 Avenue to accommodate proposed road widening, sidewalks and tree planting.

7.6 Objectives – Pedestrian /Bike Movement and Transit

- Enhance the pedestrian realm to build upon the already walkable nature of the community.

Policies for Pedestrian/Bike Movement and Transit

Policy 7.6.1 Sidewalks shall be created on both sides of roads throughout the neighbourhood.



- Policy 7.6.2** The sidewalks in the neighbourhood shall be maintained regularly as per City policy and practice.
- Policy 7.6.3** All trees removed from within 2 meters of the sidewalk shall be replaced to maintain the tree canopy over the street.
- Policy 7.6.4** Areas of the neighbourhood that do not have the tree canopy shall incorporate two trees in every yard when redeveloped, except 108 Avenue.
- Policy 7.6.5** The future boulevards along the sidewalks on 108 Avenue shall be grassed with trees to provide a comfortable pedestrian refuge.
- Policy 7.6.6** The City shall establish a 3.0 m asphalt trail on the east side of 98 Street (outside the plan area) and examine the possibility of constructing a separate sidewalk on the west side of 98 Street when the road is rebuilt.
- Policy 7.6.7** The City shall make bus stop improvements when warranted.

7.7 Objectives – Utilities and Infrastructure

- Ensure that new and existing developments have sufficient servicing capacity and that small-lot development does not negatively affect the servicing of existing developments.

Policies for Utilities and Infrastructure

- Policy 7.7.1** Solutions to sanitary sewer capacity limitations may include on-site storage with off-peak pumping, low demand fixtures (such as low-flow toilets and showers) and off-site infrastructure improvements.



8.0 Community and Social



8.0 COMMUNITY AND SOCIAL

8.1 Overview for Community and Social

The VLA/Montrose neighbourhood is unique in Grande Prairie in that a strong community identity and spirit exists amongst its residents. The VLA/Montrose area is recognized as a distinct district within the City by residents and visitors alike due to the aesthetic appeal of the area there are a large number of long term residents.

8.2 Objectives for Community and Social

- Maintain and enhance the unique neighbourhood identity and social relationships.

Policies for Community and Social

- Policy 8.2.1** The City shall support the creation and on-going operation of a neighbourhood community association.
- Policy 8.2.2** The City shall support initiatives of the community association such as adopt-a-park; and memorial tree and bench programs.
- Policy 8.2.3** The City shall consider implementing a themed street sign program for the VLA/Montrose area.



9.0 Implementation



Photo Credits (both photos): istockphoto



9.0 IMPLEMENTATION

The policies contained in this plan need to be implemented in order to fully achieve the vision for the neighbourhood. All proposals and recommendations for the provision of public improvements and infrastructure upgrades are subject to Council's budgeting and approval process. In order to implement this plan the following actions need to be undertaken:

9.1 Land Use Bylaw Amendments

- The Land Use Bylaw will be amended concurrently with the adoption of the Plan by City Council to create a new land use district for the small-lot residential area identified on the Future Land Use Concept Map. The owners of the individual properties within this area will be required to submit a Land Use Bylaw amendment application to rezone the individual properties.
- The Land Use Bylaw will be amended to incorporate the architectural standards and guidelines into an overlay district.

9.2 Subdivision

The city will only consider subdivisions along 108 Avenue in the VLA/Montrose neighbourhood that are in accordance with the proposed small-lot district.

9.3 Capital Projects

9.3.1 108 Avenue Road Widening

- The City will widen 108 Avenue into a four-lane undivided road from 98 Street to 100 Street when warranted by traffic volumes and conditions of the road. The cross-section of the widened road shall include separate sidewalks on both sides of the road with boulevards between the curbs and sidewalks wide enough to accommodate the planting of boulevard trees.
- A sidewalk shall be constructed on the south side of 108 Avenue to accommodate pedestrian traffic.

9.3.2 104 Avenue Park

- The 104/105 Avenue park shall be designated as MR-Municipal Reserve.
- Bollards or another protection measure shall be installed along the edges of the 104/105 Avenue park including both sides of the lane.
- The City shall design and install park improvements in accordance with Sections 4.3 and 6.3.

9.3.3 108 Avenue Park

- The 108 Avenue park shall be designated as MR-Municipal Reserve.



- The City shall design and install park improvements in accordance with Sections 4.3 and 6.3.

9.3.4 111th Avenue Park

- The City shall install barriers on the north and west sides of the park to restrict motor vehicles from short-cutting across it.
- The City shall install new playground equipment as part of its ongoing equipment replacement program.
- A merry-go-round shall be included in the new playground equipment to be installed.

9.3.5 Sidewalk Improvements

- The City shall construct new sidewalks where they are needed.



APPENDIX A: VLA/MONTROSE AREA REDEVELOPMENT PLAN ARCHITECTURAL STANDARDS AND GUIDELINES

Section 1 Purpose

1.1 To implement the VLA/Montrose Area Redevelopment Plan.

Section 2 Application

2.1 The overlay regulations contained in Schedule H apply to the development or redevelopment of all lands and buildings which are located in the VLA/Montrose Area Redevelopment Plan Overlay area. The boundaries for the Overlay area are as illustrated on Schedule A - Land Use Districts Map.

2.2 Where the provisions of the overlay district conflict with other regulations of this Bylaw the more restrictive provisions shall take precedence.

Section 3 General

3.1 In addition to the regulations contained in this Bylaw, all development in the VLA/Montrose Area Redevelopment Plan area are required to comply with the policies for development specified in the VLA/Montrose Area Redevelopment Plan.

3.2 All developments in the VLA/Montrose Area Redevelopment Plan area are required to conform to the architectural standards and guidelines in the VLA/Montrose Area Redevelopment Plan. The architectural standards and guidelines are also included in this Schedule as Section 4.

Section 4 VLA/Montrose Architectural Standards and Guidelines

4.1 The following architectural standards shall apply to new developments within the VLA/Montrose Area Redevelopment Plan Overlay area.

4.1.1 Healthy trees in front yards shall be retained where possible. Where removal of a tree is justifiable it shall be replaced with a new tree.

4.1.2 The minimum size for all new trees shall be 63.5 mm caliper for deciduous trees and 1.8 m high for coniferous trees.



- 4.1.3 Exterior lighting shall be directed downward to minimize the light pollution and prevent light spillage onto neighbouring properties.
- 4.1.4 New development shall face the street.
- 4.1.5 The front door, not a garage door, shall dominate the front façade. The use of quality materials and an eye-catching focal point are preferable over recessed and shadowed entrances.
- 4.1.6 Any development that proposes to alter existing grades is required to submit a grading plan to the City for review and approval before development is authorized.
- 4.1.7 Front garages shall not occupy more than 50 percent of the width of the building.
- 4.1.8 Blank walls without openings (i.e. windows and doors) at street or upper levels shall not be permitted to face a public road..
- 4.1.9 The neighbourhood association shall be circulated on all development permit applications.
- 4.1.10 With the exception of apartments and mixed-use buildings, all new buildings shall resemble the built-form and proportion of a single detached dwelling through the introduction of the following design elements:
- Peaked roofs with varying roof planes.
 - Multiple window openings.
 - Primary and accent materials that resemble materials present in the neighbourhood (e.g. stucco, brick, siding).
 - Recessions and projects to reduce the mass of the structure.
 - Other elements at the discretion of the development authority.
- 4.2 Incorporation of the following architectural guidelines into new developments is encouraged.
- 4.2.1 Measures to support sustainability and improve environmental amenity, such as creating green roofs that are functional and have aesthetic value.
- 4.2.2 Incorporation of local history through design elements.



- 4.2.3 Preservation of 1.5 storey “Victory Housing”.
- 4.2.4 Create design excellence using visual cues from the neighbourhood, such as:
- Quality materials on front façades.
 - Articulated façades through the use of projections, recesses, front porches, stoops and balconies.
 - Articulated rooflines through the use of dormers, multiple gables, etc.
 - Providing an attractive ratio of wall area to window area.
- 4.3 In addition to the architectural standards for new development, the following architectural standards shall apply to new development within the Small-Lot Residential area as identified in Figure 5 of the VLA/Montrose Area Redevelopment Plan.
- 4.3.1 Vinyl siding is not allowed on the front building elevation, or on the sides of the building within 1.0 m of the front building face.
- 4.3.2 In addition to the predominant building cladding material on the front building elevation, every house shall have at least one accent material on the front building elevation. Glass shall not be considered a building cladding or accent material.
- 4.3.3 The front building elevation shall be articulated with recesses, projections and/or bay windows.
- 4.3.4 All foundation wall concrete shall be parged or stuccoed with a textured finish.
- 4.3.5 Foundations shall not project more than 0.5 m above grade.
- 4.3.6 A minimum of one tree is required in the front yard. The minimum tree size shall be 63.5 mm caliper for deciduous trees and 1.8 m tall for coniferous trees.
- 4.3.7 Houses shall not be identical or the mirror image of any other house within the small-lot residential area.
- 4.3.8 Parking areas are not permitted in the front yard.
- 4.4 In addition to the architectural standards for new development and the architectural standards for the new Small-Lot Residential District, small-lot residential developments are required to incorporate at least two of the following elements into the design. Multiple use of a single element shall only count as one element.



- 4.4.1 Accent exterior cladding material(s) on the side and back elevations.
- 4.4.2 Windows with muntin bars.
- 4.4.3 Doors incorporating transoms or sidelights.
- 4.4.4 Front porches or verandas.
- 4.4.5 Breaks in the roof line and roof form into smaller components using dormers, articulation, etc.
- 4.5 In addition to the architectural standards for new development, the following architectural standards shall apply to new developments in the Established Residential area as identified in Figure 5 of the VLA/Montrose Area Redevelopment Plan.
 - 4.5.1 Offset the windows on side elevations from the side windows on neighbouring dwellings.
 - 4.5.2 Screening and other mitigating measures (fencing, landscaping, etc.) shall be used in outdoor amenity areas (decks, patios, gazebos, etc.) to facilitate privacy.
- 4.6 In addition to the architectural standards for new development, the following architectural standards shall apply to new Multi-Unit Residential areas as identified in Figure 5 of the VLA/Montrose Area Redevelopment Plan.
 - 4.6.1 Architectural features such as balconies, bays and other buildings elements to visually reduce the mass of the building.
 - 4.6.2 Buildings shall incorporate intermittent variation in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale of the building into well proportioned volumes.
 - 4.6.3 A minimum of two major exterior cladding materials, excluding fenestrations (openings), are required for any elevation of a principle façade facing a public street.
 - 4.6.4 In the case of stone, masonry or ceramic tile exterior cladding, the use of two discernable colours, two discernable textures, or a combination thereof of the same material are acceptable as meeting this requirement.
 - 4.6.5 Varying roof planes are required.



- 4.6.6 Provide architectural details between the top of the highest windows and the peak of the roof.
- 4.6.7 Orient buildings so that their amenity spaces do not require sound attenuation walls.
- 4.6.8 All mechanical equipment shall be screened from view from the street.
- 4.6.9 Vinyl siding shall be limited to a maximum of 50 percent of the area of the exterior cladding material on the front and rear façades as well as side façades facing a street; side façades which face another property shall be allowed to use vinyl siding without limitation.
- 4.6.10 Provide amenity space in the form of balconies and patios to all units.
- 4.6.11 Developments shall provide a minimum window (incl. doors) to wall ratio of:
 - 1:5 for the front/primary façade.
 - 1:6 for non-primary façades if there is no door present in the façade.
 - 1:5 for non-primary façades if a door is present in the façade.
 - Side façades which face another private property are exempt from the window to wall provisions.

(Bylaw C-1228B - September 21, 2015)

- 4.7 Deleted by Bylaw C-1228A - June 10, 2013
- 4.8 Deleted by Bylaw C-1228A - June 10, 2013
- 4.9 Deleted by Bylaw C-1228A - June 10, 2013



APPENDIX B: SECTION 88 RESTRICTED SMALL LOT RESIDENTIAL – RSR

(Bylaw C-1228C – June 8, 2026)

88.1 Purpose

To allow for the development of narrow lot infill single detached housing , semi-detached dwellings, and uses that are compatible with residential uses, on the lots on the north side of 108 Avenue between 98 Street and 99 Street.

88.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Park • Residential Support Home - Type 1 	<ul style="list-style-type: none"> • Secondary Suite • Semi-Detached Dwelling • Single Detached Dwelling • Solar Collector
88.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Group Home • Home Business 	<ul style="list-style-type: none"> • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture

88.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a. Single Detached Dwelling

i)	Lot Area:	288.5m ²
ii)	Lot Width:	9.14m
iii)	Front Yard:	6.1m
iv)	Rear Yard:	7.6m
v)	Side Yard:	1.2m; and, 3.0m on the street side of a corner lot
vi)	Building Height: (Maximum)	2 storeys and at no more than 8.5m to the eaves
vii)	Lot Coverage: (Maximum)	40 % for all buildings and structures



b. Semi-Detached Dwelling (Rear Lane Access Only)

i)	Lot Area:	233m ² /unit
ii)	Lot Width:	7.6m/unit
iii)	Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5
iv)	Rear Yard Setback:	7.6m
v)	Side Yard Setback:	None on common lot line and 1.2m on the other side
vi)	Site Coverage: (Maximum)	45%
vii)	Building Height: (Maximum)	2 Storeys and no more than 8.5m to the eaves

88.5 Additional Requirements

- a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;
- b. Driveway access and parking shall not be located in the front yard;
- c. All properties that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this bylaw for the boundaries of the Overlay area.

