SCHEDULE K

COLLEGE PARK AREA REDEVELOPMENT PLAN OVERLAY

Section 1   Purpose

1.1   To implement the College Park Area Redevelopment Plan (ASP).

Section 2   Application

2.1   The overlay regulations contained in this Schedule apply to the development or redevelopment of all lands and buildings within the College Park ARP Overlay area. The boundaries of this Overlay area are illustrated in Schedule A - Land Use District Map.

2.2   Where the provisions of this Overlay district conflict with other regulations of this Bylaw, the Overlay provisions shall take precedence, except for the Direct Control Districts. The provisions of a Direct Control District will take precedence.

Section 3   General

3.1   All development types in this Overlay area are required to conform to the Future Land Uses and Design Guidelines as well as the requirements for the future land use categories in the College Park ARP. These standards and controls as well as the requirements for the future land use categories are also specified in Section 4 of this Schedule.

Section 4   Future Land Uses and Design Guidelines

4.1   The future land use policies and concept map serve as a guide for development in the neighbourhood. They will help direct what types of uses will go where and what development will look like. See Map 1 - Future Land Use Concept included in this Schedule.

    4.1.1   These plan policies will guide decisions, such as whether to support a rezoning to change a parcel's use. Future rezonings will be directed by Map 1 of this Schedule, as well as these policies. The boundaries for the uses on the map are approximate and indicate the general area where a given use may occur. Each application will be considered on its own merits.

    4.1.2   The design guidelines are meant to promote attractive building design that reflects neighbourhood character. The architectural style of the neighbourhood is diverse, reflecting the gradual development of the area with buildings from every decade since the 1920's. The character is defined more by an architectural eclecticism than any uniform style. As such, the guidelines focus on promoting design that is sensitive to the predominantly low-rise, single-family housing character of the area.

4.2   Policies for All Development

    4.2.1   These policies shall apply to all development in the College Park ARP area.

4.3   Land Use

    4.3.1   Land use redistricting shall adhere to Map 1 of this Schedule. This map is generalized and is not meant to be interpreted as specific to lot lines or boundaries that may be visible. All redistricting applications will be considered based on their own unique context.

    4.3.2   Allow flexibility for new, future forms of housing that have not yet been constructed in Grande Prairie.

    4.3.3   Support redevelopment that contributes to providing a range of housing types withing the ARP area including housing for students, seniors, families with children, and all income groups.

4.4   Design

    4.4.1   Neighbourhood Character
        a.   Encourage development that is designed with consideration for the low density, family-oriented character of the neighbourhood. This may include but is not limited to:
            i.   increasing sideyard setbacks or stepping back upper levels on multi-storey buildings;
            ii.   providing more landscaping and/or outdoor amenity space;
            iii.   screening parking areas; and
            iv.   locating vehicle accesses where they will have the least impact on local residential roads.

    4.4.2   Avoiding Large Blank Facades
        a.   Development shall avoid large uniform walls facing public roads. Building facades that are 12m or wider and front a public road (excluding lanes) shall be broken up in three (3) or more of the following ways:
            i.   incorporating windows and/or entryways;
            ii.   varying the cladding with two or more materials;
            iii.   varying rooflines; setting a portion of the frontage further back from the road;
            iv.   incorporating amenity space such as porches or balconies; and/or
            v.   adding features such as porticos or awnings.

    4.4.3   Connection to Pedestrian Realm
        a.   Development should have a connection to the pedestrian realm. This can be achieved with some of the following:
            i.   incorporating a walkway connecting the main entryway to the public sidewalk;
             ii.   providing outdoor amenity space adjacent to public trails and sidewalks, such as patios, balconies and plazas; and
            iii.   having large windows on commercial frontages.

4.4.4 Safety and Crime Prevention
   a. Development should utilize Crime Prevention Through Environmental Design (CPTED) to improve safety. This includes, but is not limited to the following:
      i.   ensure proper lighting throughout the site. Avoid obstructing sightlines, such as from the road to the main entrance and from windows to communal areas;
      ii. promote 'eyes on the street' by having windows that look out onto communal areas;
      iii. define space with landscaping and other physical features to delineate private, semi-private and public spaces;
      iv. avoid creating potential hiding spaces; and
      v.   where appropriate, incorporate a mix of uses to create activity during different hours.

4.4.5 Preserving Mature Trees
   a. Wherever possible, mature trees shall be preserved and protected from potential damage during construction.

4.4.6 Buffer and Screen Commercial Uses from Residential
   a. Where commercial land uses are adjacent to residential land uses, a suitable buffer will be provided to:
      i.   prevent nuisances caused by vehicle headlights and sources of noise;
      ii. prevent nuisances from outdoor uses, such as patios; and
      iii. screen waste receptacles and outdoor storage areas from view.

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

4.5   Institutional Development Policies

4.5.1 The neighbourhood is home to the Grande Prairie Regional College and associated facilities including a public health clinic and day care. Institutional development is the expansion of these facilities and similar uses that serve the community and broader region.

4.5.2 The expansion of these services as well as the addition of new ones can provide significant benefits to the community. However, new development can also cause negative impacts such as traffic and noise. New development should seek to reduce and mitigate any potentially negative impacts to preserve the resident's quiet enjoyment of the area.

4.5.3 Land Use
   a. Future expansions of the campus, including development of the southern lands should be supported by a Campus Master Plan. The Master Plan should be developed with community consultation and address the following:
      i. student housing;
      ii. future facility expansions;
      iii. any proposed commercial development;
      iv. transportation network and parking including open space; and
      v. ways to mitigate any potential impacts on the surrounding community.

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

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

4.5.6 The institutional lands include large areas of open space that are enjoyed by the community. Future institutional development in these areas should have consideration for the following:
   a. if sports fields are removed, the City will replace them somewhere nearby, if feasible. Such as on the former High School site in the Avondale area or on the unused municipal reserve in the Gateway area;
   b. new development should include areas of open and/or green space to enhance the character of the area; and
   c. new development should be considerate of accommodating multi-modal transportation options.

4.5.7 Design
   a. Institutional development shall provide sufficient parking to avoid negative impacts to on-street parking within the neighbourhood, to the Development Authority's satisfaction.
   b. Vehicular access to new development and expansions should be designed in a manner that avoids increasing traffic on local residential roads.

4.6 Mixed-Use Development (100 Avenue)

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

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

4.6.3 Land Use
   a. In these areas, the City should support a mix of development including commercial uses, apartments, and mixed-use apartment buildings.
   b. Mixed-use apartments should have commercial uses on the ground-level with apartments on the upper storeys.

4.6.4 Design
    a. Massing and scale of new development should be considerate of adjacent properties and maintaining the character of the area.
    b. The front yard setback along 100 Avenue may be reduced to 3m, in order to match existing development along the corridor.
    c. The design should include a strong connection to the pedestrian realm on 100 Avenue with consideration for the following:
        i. connecting to sidewalks with walkways and plazas;
        ii. creating outdoor activity with patios and balconies;
        iii. incorporating large windows in commercial facades; and
        iv. putting parking areas at the rear of buildings.
    d. Parking areas and drive aisles shall be screened from adjacent low-density residential properties with solid fencing.

4.7   Medium Density Residential Development Policies

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

4.7.2   Future development in the medium density residential areas should be in the form of multi-unit buildings ranging from townhomes to apartment buildings (up to four (4) storeys).

4.7.3   Land Use
    a. A variety of housing types such as row houses, townhouses and apartment buildings are permitted.

4.7.4   Design
    a. Development in these areas shall not exceed four (4) storeys in height.
    b. Larger structures should be visually broken up by architectural features to blend in with the low-density character of the area. This can be achieved by some of the following features:
        i. stepping back upper storeys;
        ii. setting back portions of the façade to visually differentiate units or segments of the structure to compliment the massing of surrounding buildings;
        iii. varying materials in a way that differentiates building segments to visually break-up the structure into smaller components;
        iv. varying roof lines;
        v. bay windows, 'eyebrow' roofs over windows, or other window trim; and
        vi. incorporating amenity features, such as balconies and roof-top patios.

4.8   Low/Medium Density Residential Development Policies

   4.8.1   The area designated for future low/medium density residential development currently includes a mix of housing from single-detached homes up to small apartment buildings.

   4.8.2   Future development should follow a similar mix including single-detached homes, townhomes, and small apartment buildings.

   4.8.3   Land Use
           a. Low/Medium density residential shall be accommodated by the Residential Transition District in the Land Use Bylaw (LUB).
           b. Encourage single-detached redevelopment to maintain neighbourhood character by supporting resubdivision of lots to modern width to achieve small increases in density with single-detached development (Subdividing two (2) 15m lots into three (3) 10m lots).

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

4.9   Low Density Residential Development Policies

   4.9.1   Low density residential development makes up the majority of the College Park area. The future land use concept in this plan designates a portion of the neighbourhood to remain low density for the foreseeable future.

   4.9.2   Future development should maintain the low-density character of the area with a maximum of two dwellings per development. This will be achieved through a mix of single-detached dwellings, semi-detached dwellings, duplexes and secondary suites.

   4.9.3   Land Use
           a. Development with up to two (2) dwelling units is permitted subject to compliance with all the applicable provisions in the LUB; and
           b. Secondary suites and garage suites may be developed in association with single-detached dwellings in accordance with the applicable provisions in Sections 46 and 57 of this Bylaw.

4.9.4 Design
   a. Contemporary homes tend to be much larger than the older ones found throughout College Park. This can lead to jarring contrasts in building size. New structures should incorporate architectural features that will help create a visual transition, such as:
      i.   multiple roof pitches; 'Eyebrow' roofs;
      ii.   covered porches;
      iii. dormer windows;
      iv.   setbacks in the building façade;
      v.   larger sideyard setbacks; and
      vi.   varying materials to accentuate different levels.

Map 1 - Future Land Use Concept