

Spruce Grove City Centre Area Redevelopment Plan

Phase 2
Land Use & Urban Form Background Report
Findings & Preliminary Recommendations

April 16th, 2018

Uniquely Spruce Grove

Project Timeline Update

Infrastructure
Assessment
Background Report

Jan

Columbus Park
Design Charrette

Feb

Mar
Apr

Urban Form & Land
Use Background
Report

Columbus Park
Background Report
Economic Benefits
Business Forum

May

Draft Final &
Final Report

Jun

Why an ARP for the City Centre

A vibrant Spruce Grove City Centre enhances the local economy, quality of life, retains and creates jobs, provides new residential opportunities, helps small business, makes better use of existing lands and infrastructure, protects and increases property values – a healthy and vibrant city centre will reflect positively on the health and vitality of Spruce Grove.

Engagement & Community Input

Café Chats

- Discussions held with multiple business owners as well as property owners and developer prospects over the course of the ARP process to-date.
- Local individual/businesses/ organizations were involved in the process with whom in-person “cafe chat”, or one-on-one meetings were held on Oct 26 and 27.

Engagement & Community Input

Dec 5th Design Charrette

- On the morning and afternoon two separate 3-hour Public Design Charrette sessions were held at the Holiday Inn Express at which the public was invited to participate in providing input and ideas pertaining to the future land use and urban form in the City Centre.
- At this event stations/tables were set up comprising the following topics:
 - Transportation & Parking
 - Land Use & Urban Form
 - Connectivity & Streetscape

Engagement & Community Input

Dec 5th Council & EDAC

- Issues organized around topics pertaining to nature of businesses, fragmented streetscape, lack of identity, parking as a deterrent for development and public space activation.
- Solutions organized around topics pertaining to land assembly, narrowing and animating the streetscape, adding more cultural components, and managing density with parking needs.

Engagement & Community Input

Feb 19th Winter Fest Charrette

- Purpose to invite the captive audience to give their thoughts on the City Centre and in particular the future potential for Columbus Park.
- Irony of the event was that many of the people who attended this particular event which was staged in front of Columbus Park were in fact not aware of where or what Columbus Park was.

Major Moves

- 1 STRATEGIC ASSETS
- 2 PARALLEL ON MCLEOD
- 3 CULTURAL CORE
- 4 INCENTIVIZED REDEVELOPMENT
- 5 MCLEOD FIRST
- 6 CITY CENTRE MIXED-USE
- 7 WAYFINDING & CONNECTIVITY
- 8 PEDESTRIAN PRIORITIZATION
- 9 FIRST AVENUE FUTURE
- 10 HOUSING CHOICES



Character Districts

A

McLeod & Main "High Street"

B

First Avenue Frontage

C

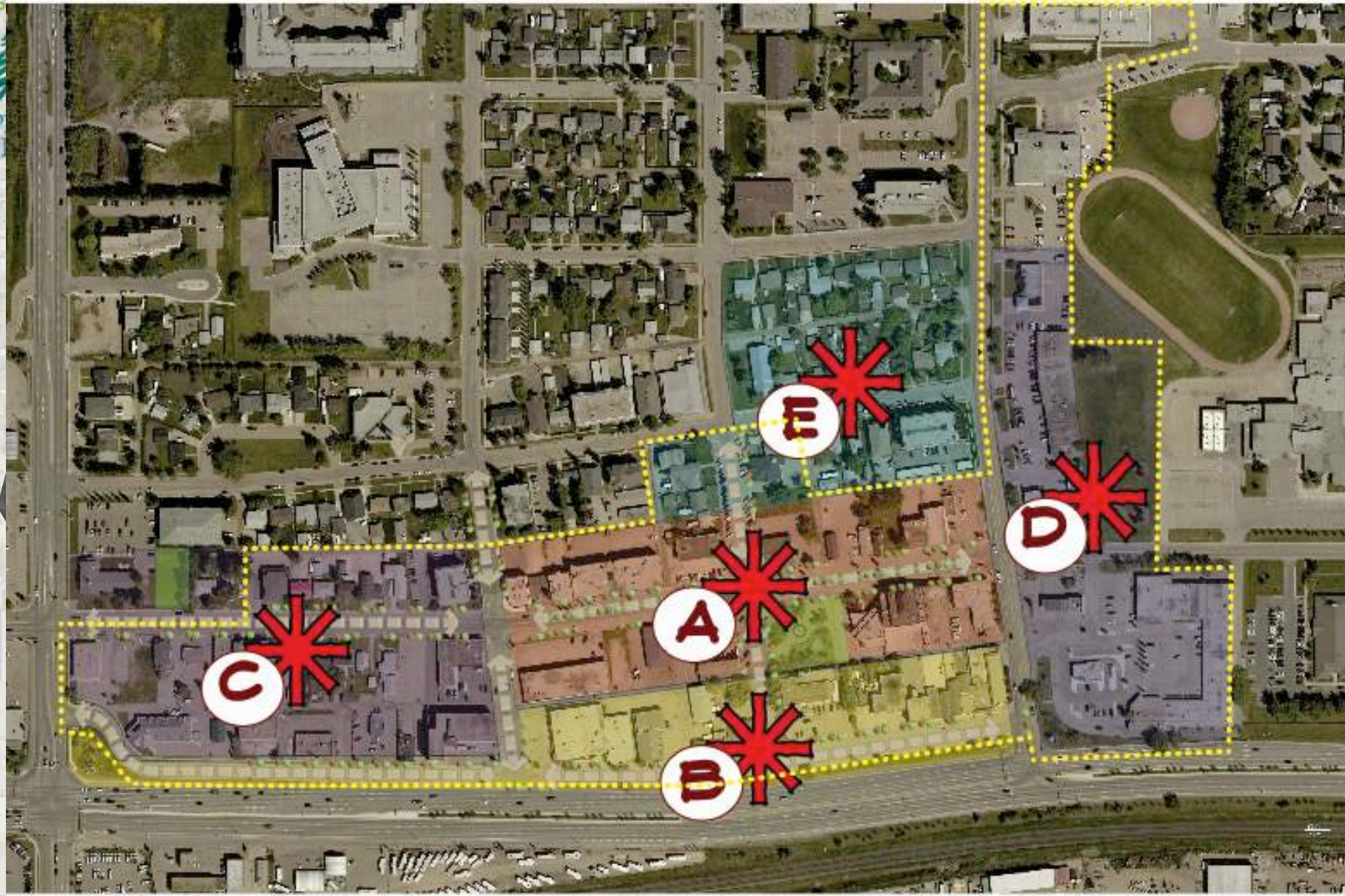
City Centre West

D

City Centre East

E

City Centre North



Redevelopment Staging Scenarios

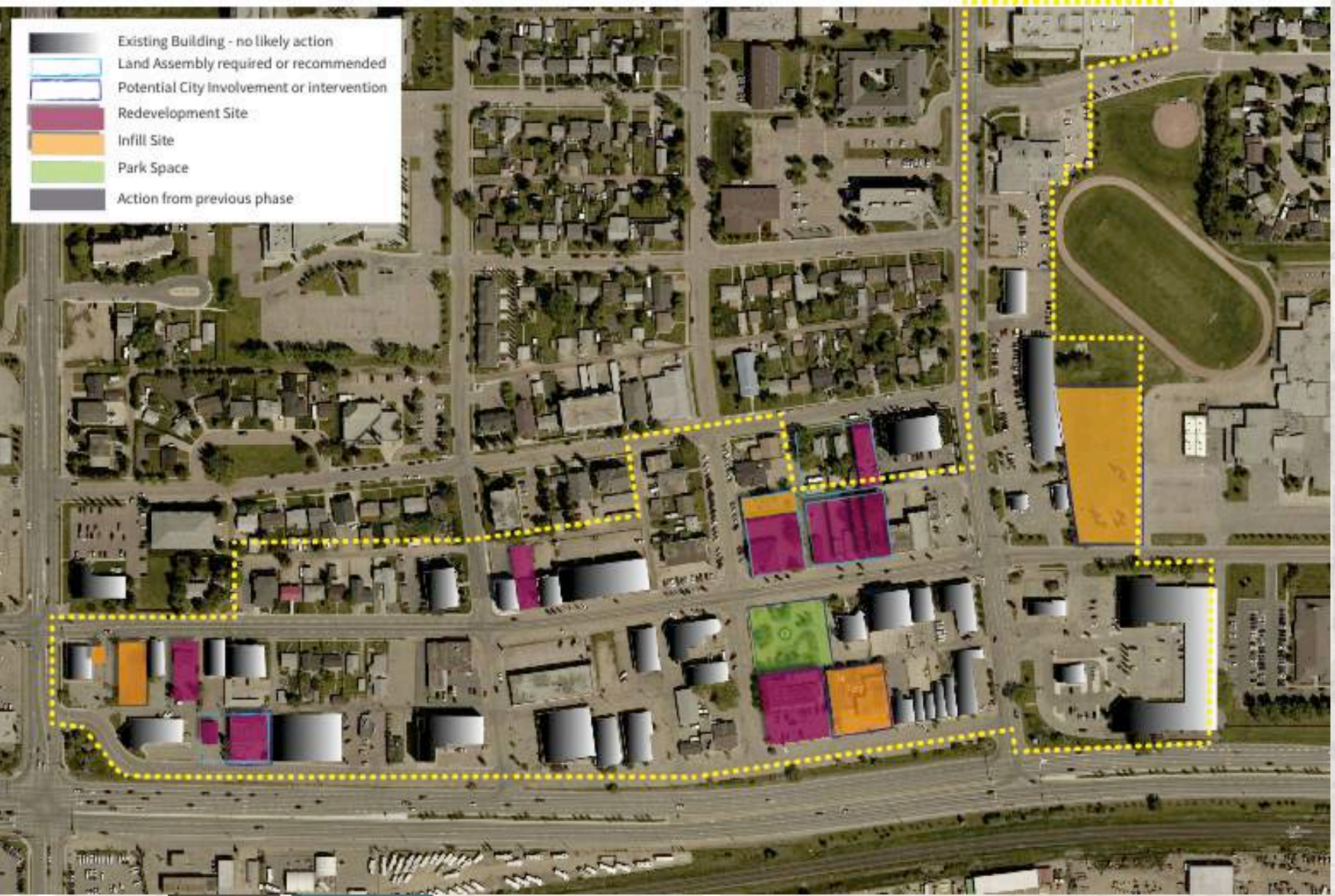
Staging plan presented shows which properties and buildings may represent suitable projects over the time horizons of

- 1 - 5 years
- 5 - 10 years &
- 10 - 15+ years.



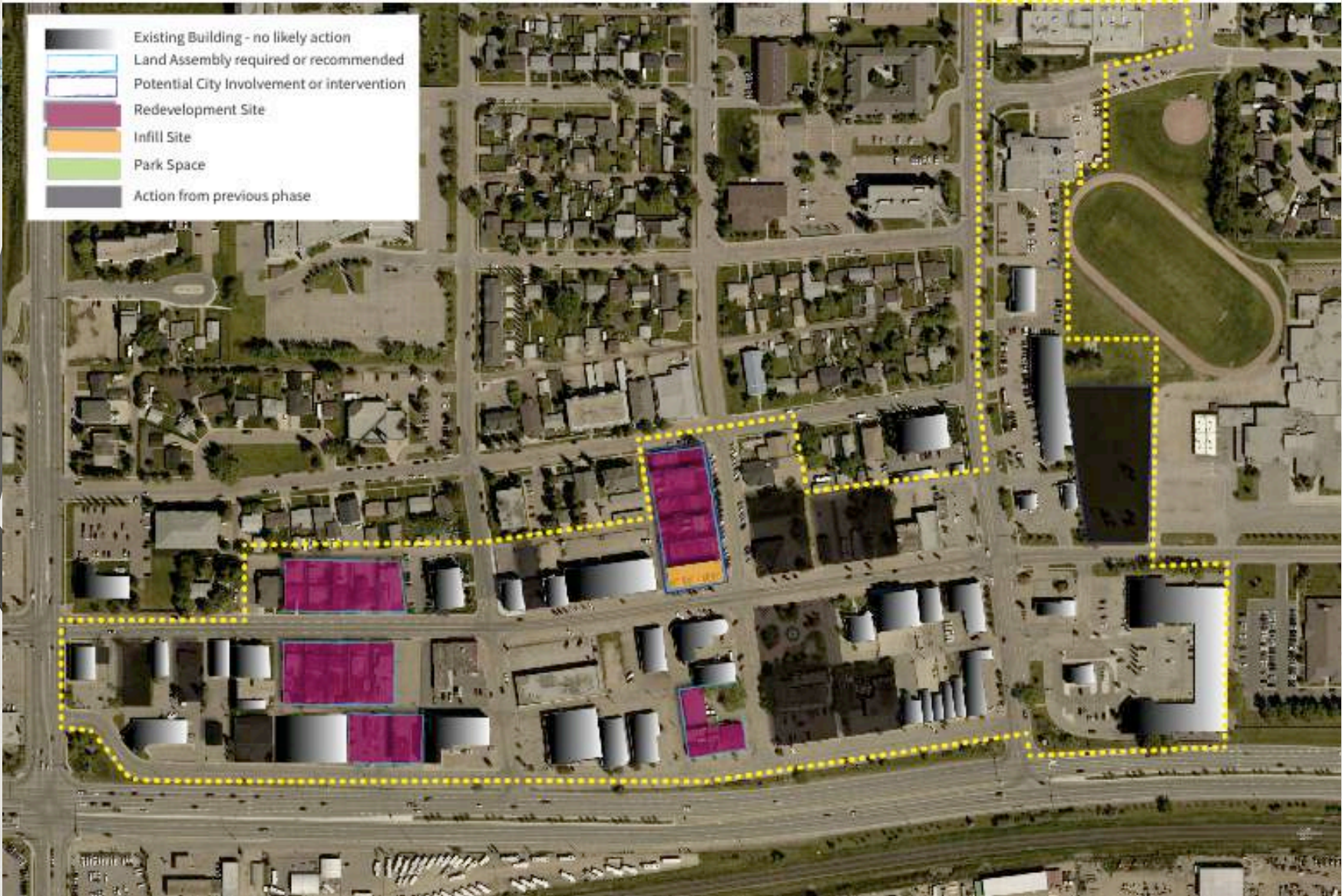
Years 1 - 5

	Existing Building - no likely action
	Land Assembly required or recommended
	Potential City Involvement or intervention
	Redevelopment Site
	Infill Site
	Park Space
	Action from previous phase



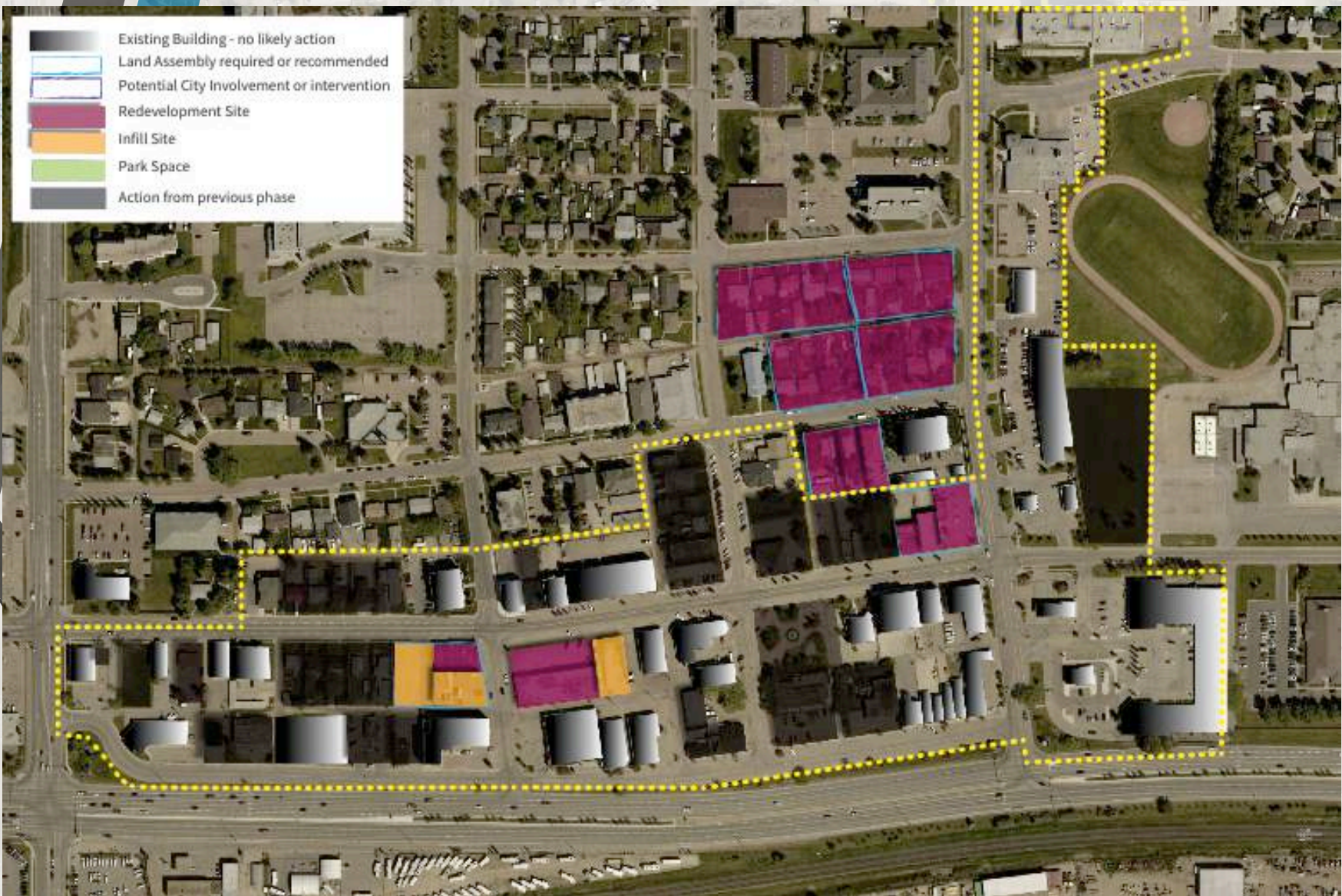
Years 5 - 10

- Existing Building - no likely action
- Land Assembly required or recommended
- Potential City Involvement or intervention
- Redevelopment Site
- Infill Site
- Park Space
- Action from previous phase



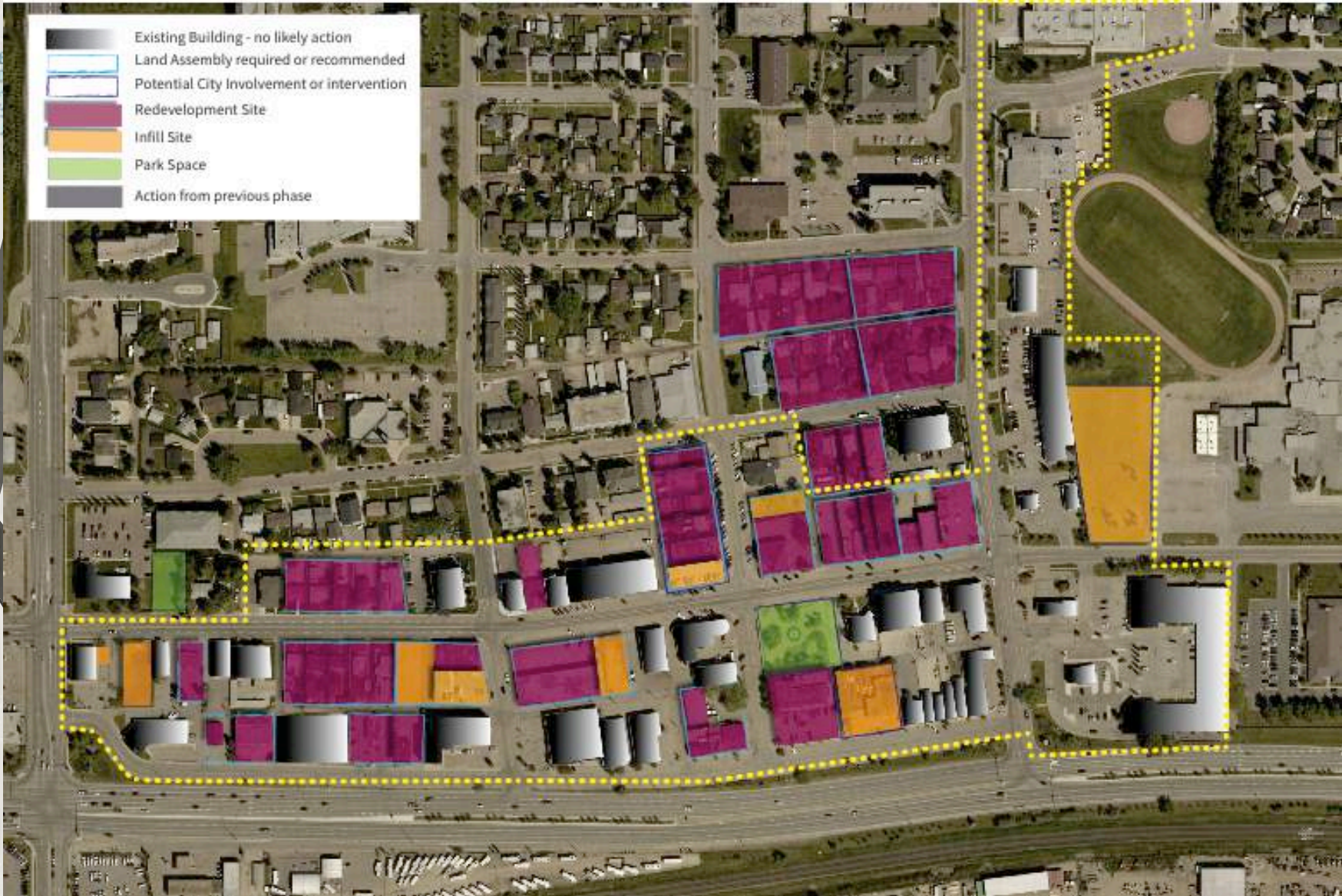
Years 10 – 15+

	Existing Building - no likely action
	Land Assembly required or recommended
	Potential City Involvement or intervention
	Redevelopment Site
	Infill Site
	Park Space
	Action from previous phase



Buildout

	Existing Building - no likely action
	Land Assembly required or recommended
	Potential City Involvement or intervention
	Redevelopment Site
	Infill Site
	Park Space
	Action from previous phase



Streetscape, Mobility & Circulation

	Future Local Transit Route (potential)
	New Pedestrian Sidewalks
	Improved Existing Pedestrian Sidewalks
	Improved Alleyways & Internal Pedestrian Linkages
	Improved or New Mid Block Crossing
	Potential New Transit Stop
	Vehicle Flow with Improved Intersection
	New Wider McLeod Sidewalk
	Potential Parklet Location
	Potential Patio Encroachment (Parking)



Streetscape Directions

- Intersection Treatments – 4 way versus roundabouts at McLeod & Main and McLeod & Queen
- Major Intersections – King & First/Hwy 16A, Queen & First/Hwy 16A
- Lane Widths
- On-Street Parking
- Medians & Islands
- Pedestrian Crossings
- Curb Extensions

Streetscape Cross-Section - A



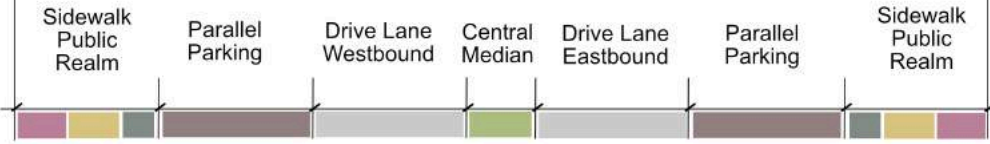
Dining
Storefront
Frontage

Strolling
Throughway

Street
Infrastructure & Furniture

Street
Infrastructure & Furniture

Parking, Curb or
Encroachment (flexible use)



McLeod Ave

A streetscape option for McLeod Ave that includes a central median with expanded sidewalks from today's standards, but which would require the full implementation of parklets or sidewalk patio encroachments.

Streetscape Cross-Section - B

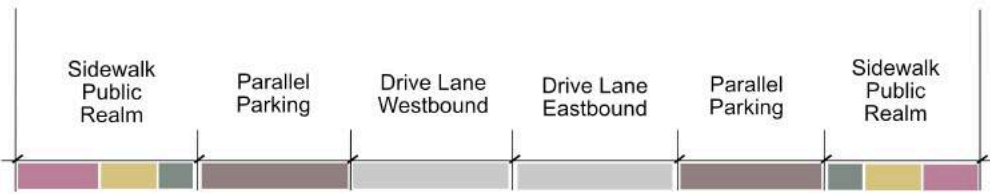


Dining
Storefront
Frontage

Strolling
Throughway

Street
Infrastructure & Furniture

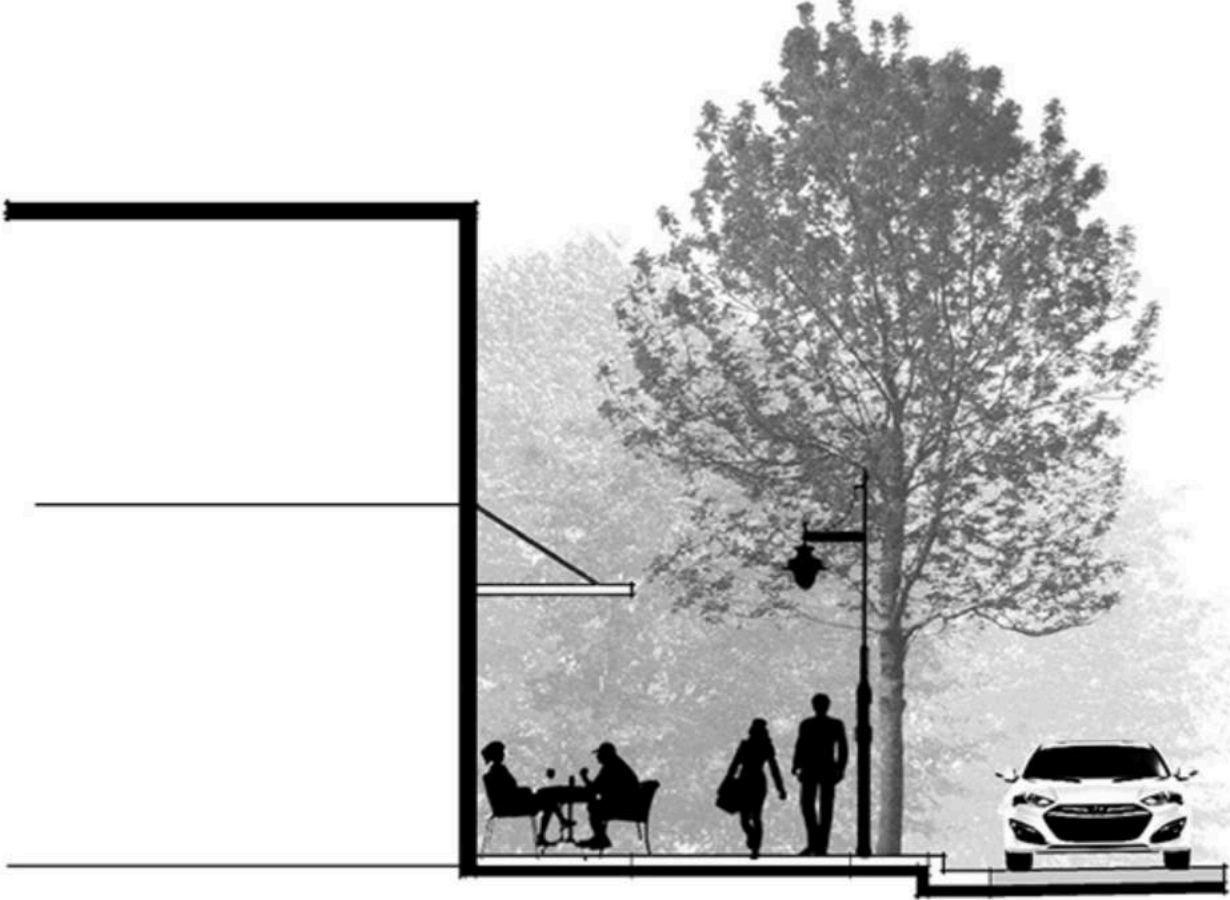
Parking, Curb or
Encroachment (flexible use)



McLeod Ave

A streetscape option for McLeod Ave that allows for wider sidewalks and public realm, which as a result may not require the full implementation of parklets or sidewalk patio encroachments.

McLeod Ideal Sidewalk Zones



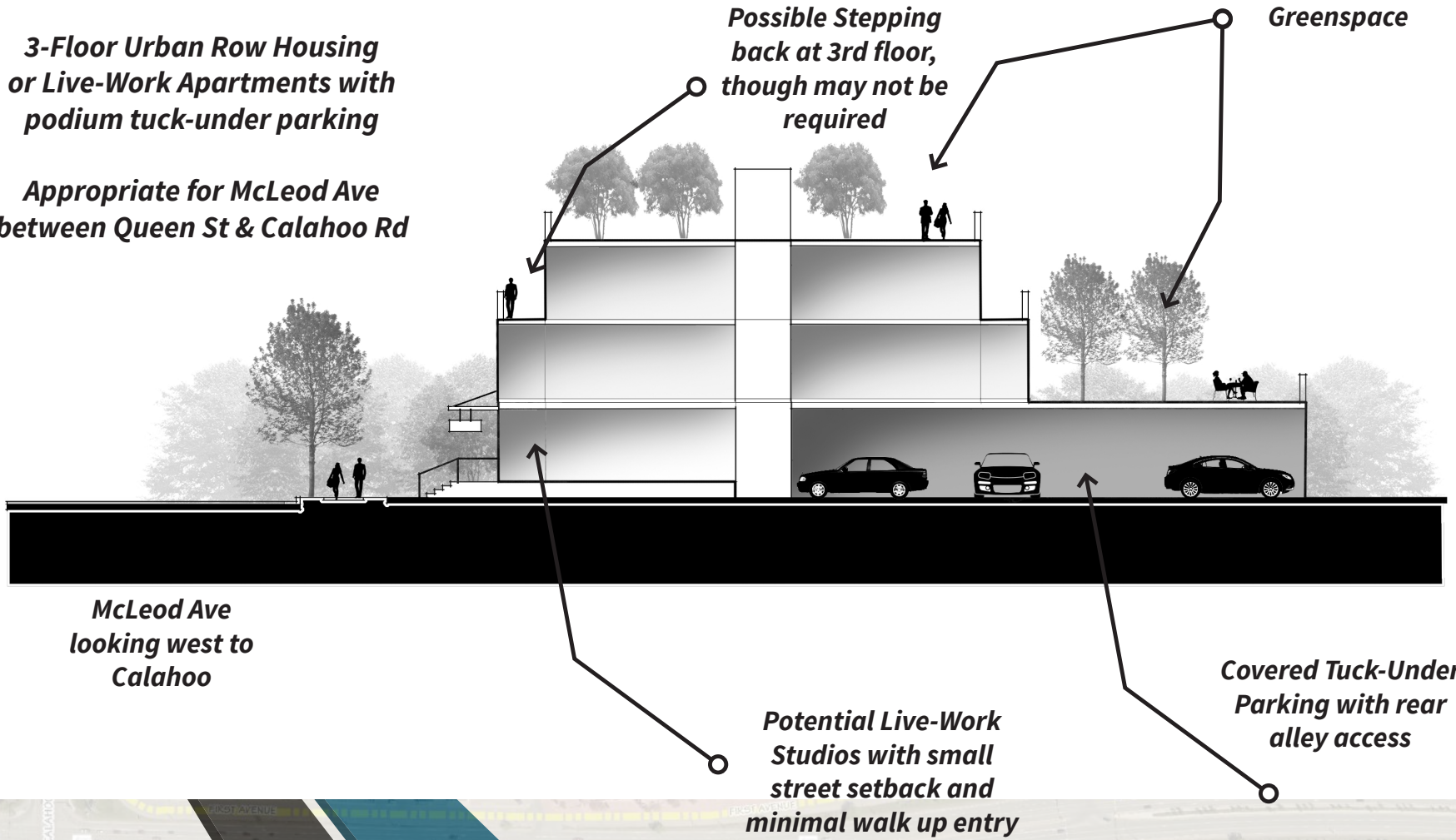
McLeod Ave

ZONE 1	ZONE 2	ZONE 3	ZONE 4
Dining Storefront Frontage	Strolling Throughway	Street Infrastructure & Furniture	Parking, Curb or Encroachment (flexible use)

Building Typologies

**3-Floor Urban Row Housing
or Live-Work Apartments with
podium tuck-under parking**

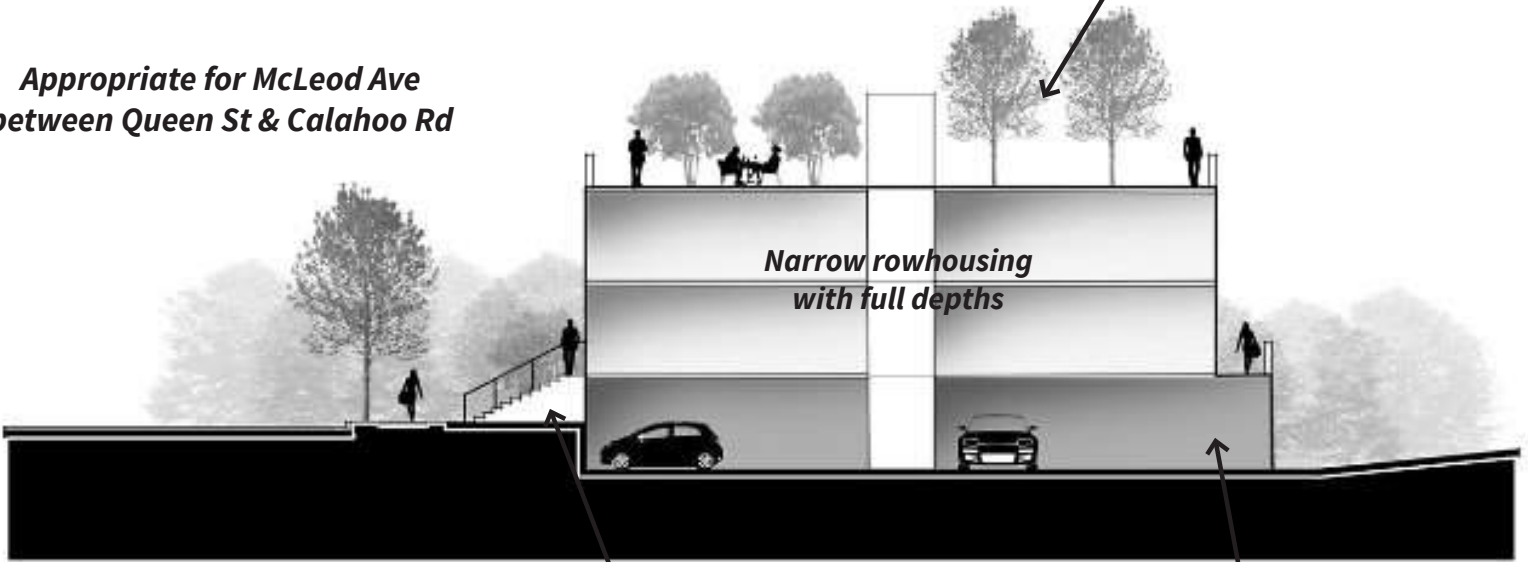
**Appropriate for McLeod Ave
between Queen St & Calahoo Rd**



Building Typologies

3-Floor Urban Row Housing or partial tuck-under parking

Appropriate for McLeod Ave between Queen St & Calahoo Rd

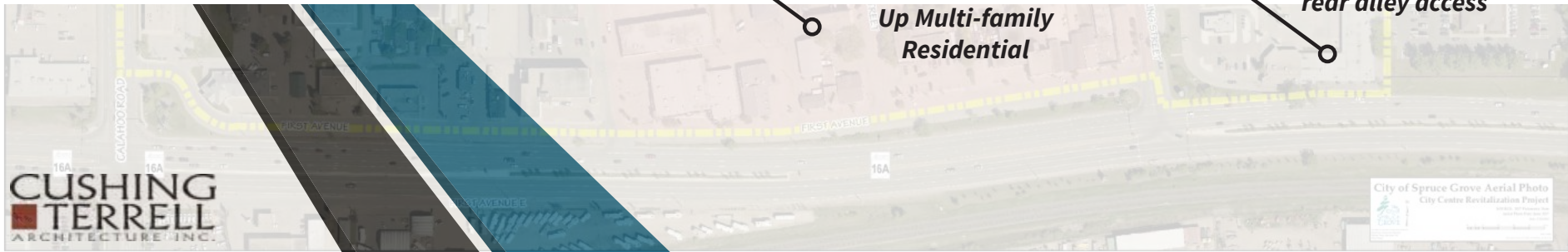


Rooftop Patio / Greenspace

McLeod Ave looking west to Calahoo

Brownstone Walk-Up Multi-family Residential

Partial Covered Tuck-Under Parking with rear alley access



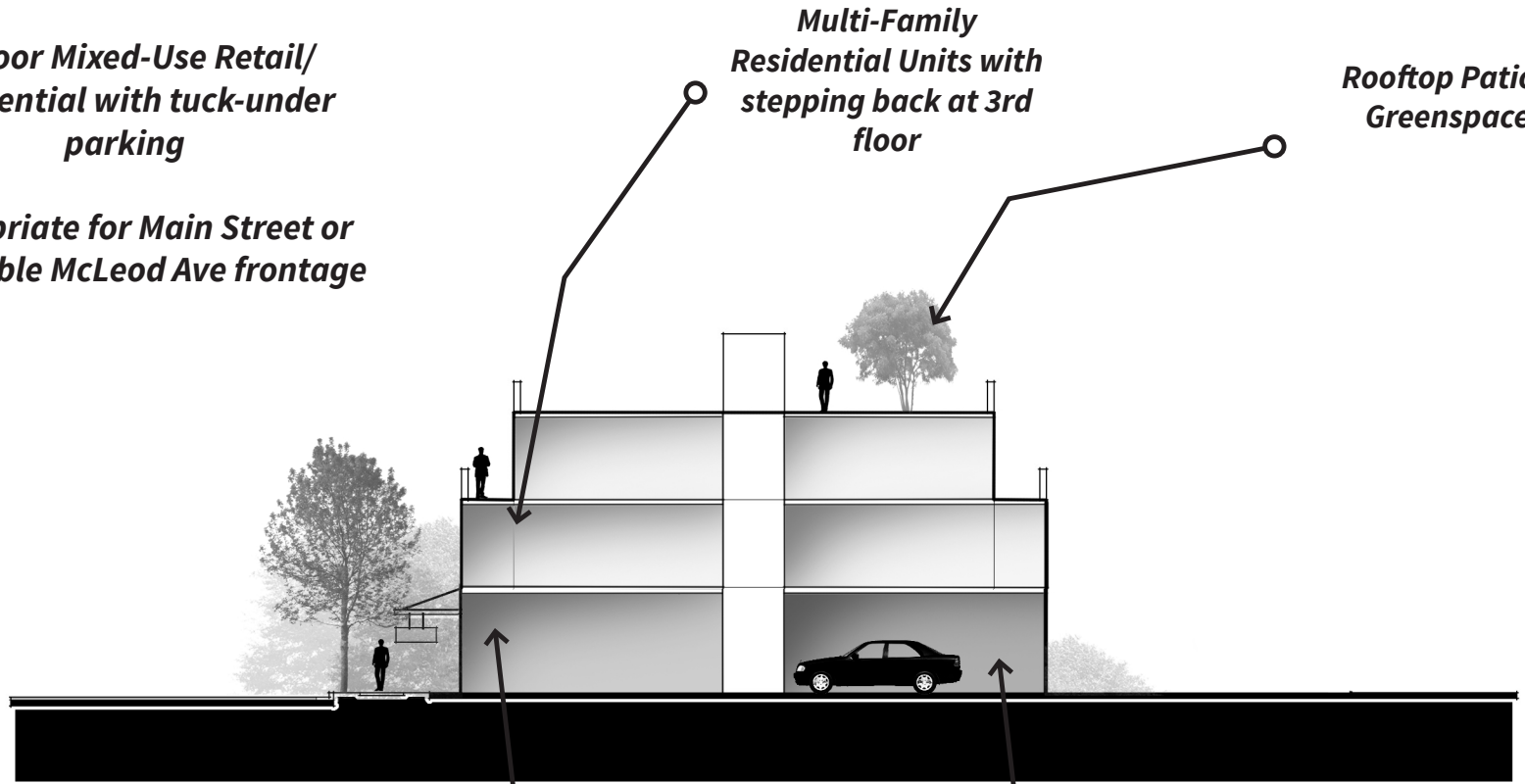
Building Typologies

**3-Floor Mixed-Use Retail/
Residential with tuck-under
parking**

*Appropriate for Main Street or
applicable McLeod Ave frontage*

**Multi-Family
Residential Units with
stepping back at 3rd
floor**

**Rooftop Patio /
Greenspace**



**Main St
looking north from
McLeod**

**Smaller Streetfront
Retail Spaces**

**Tuck-Under parking
with Alley Access for
smaller lot depths**

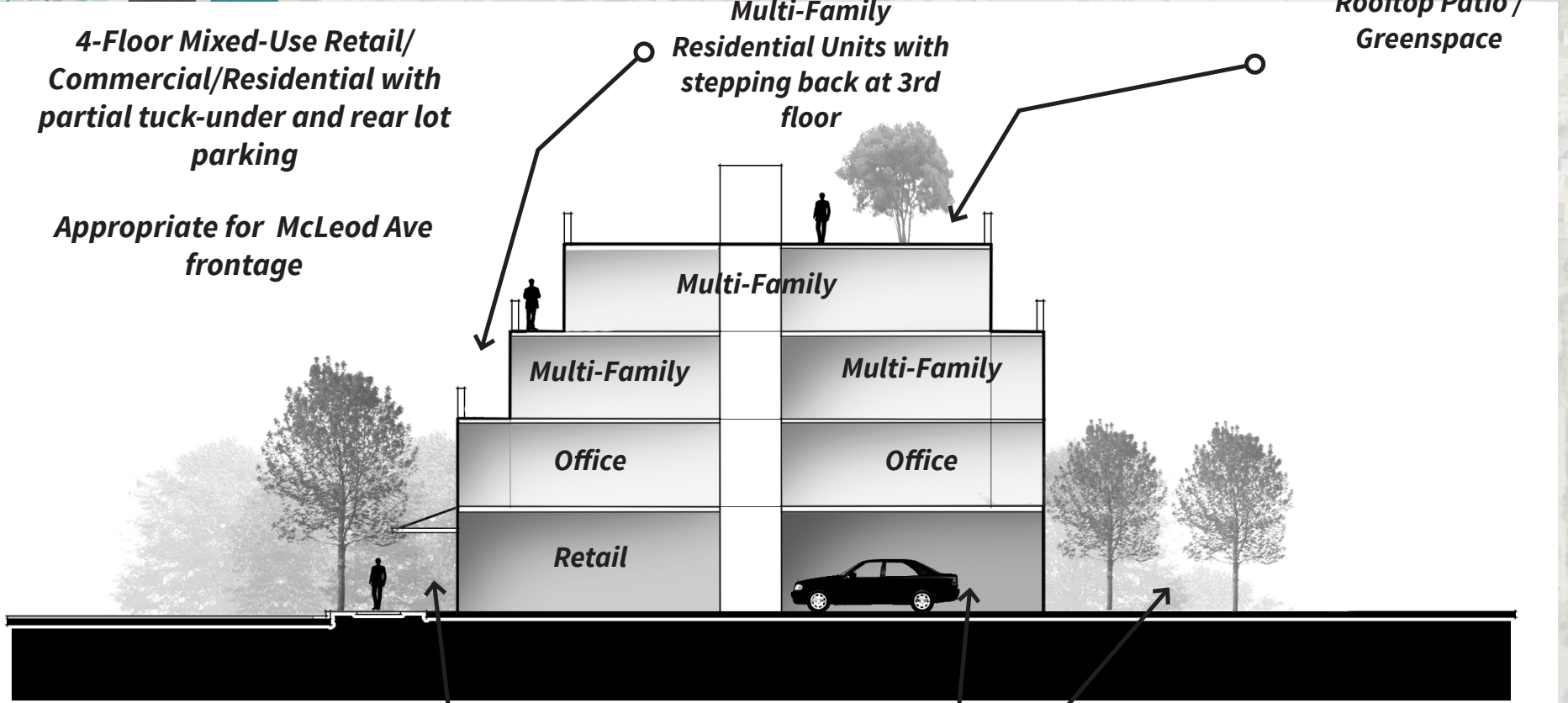
Building Typologies

**4-Floor Mixed-Use Retail/
 Commercial/Residential with
 partial tuck-under and rear lot
 parking**

**Appropriate for McLeod Ave
 frontage**

**Multi-Family
 Residential Units with
 stepping back at 3rd
 floor**

**Rooftop Patio /
 Greenspace**



**McLeod Ave looking East
 to Main St from Queen St**

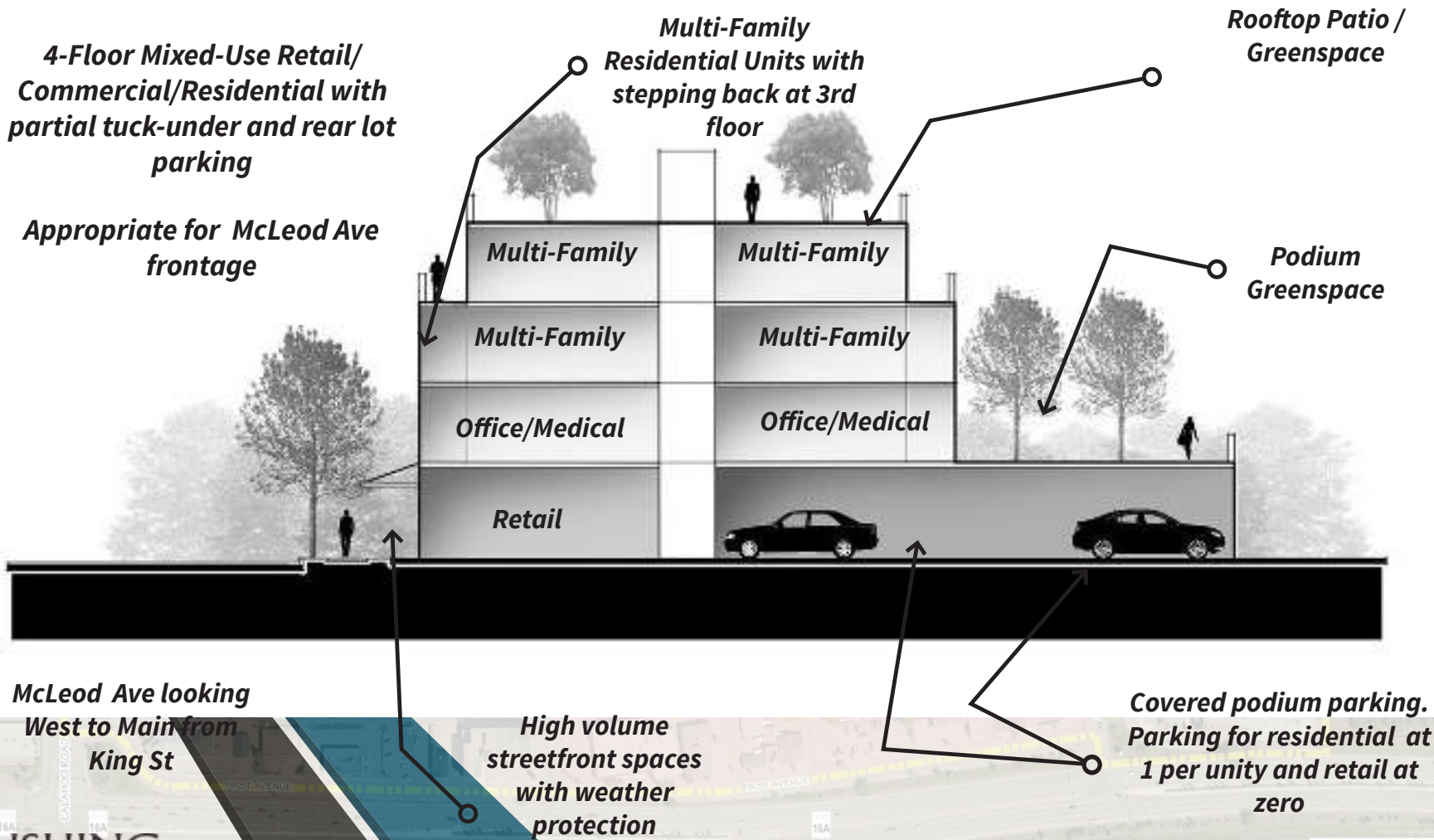
**High volume
 streetfront spaces
 with weather
 protection**

**Tuck-Under parking with Alley
 Access & surface parking for
 smaller lot depths. Parking for
 residential at 1 per unit and
 retail at zero**

Building Typologies

**4-Floor Mixed-Use Retail/
 Commercial/Residential with
 partial tuck-under and rear lot
 parking**

**Appropriate for McLeod Ave
 frontage**



**Multi-Family
 Residential Units with
 stepping back at 3rd
 floor**

**Rooftop Patio /
 Greenspace**

**Podium
 Greenspace**

**McLeod Ave looking
 West to Main from
 King St**

**High volume
 streetfront spaces
 with weather
 protection**

**Covered podium parking.
 Parking for residential at
 1 per unity and retail at
 zero**

Building Typologies

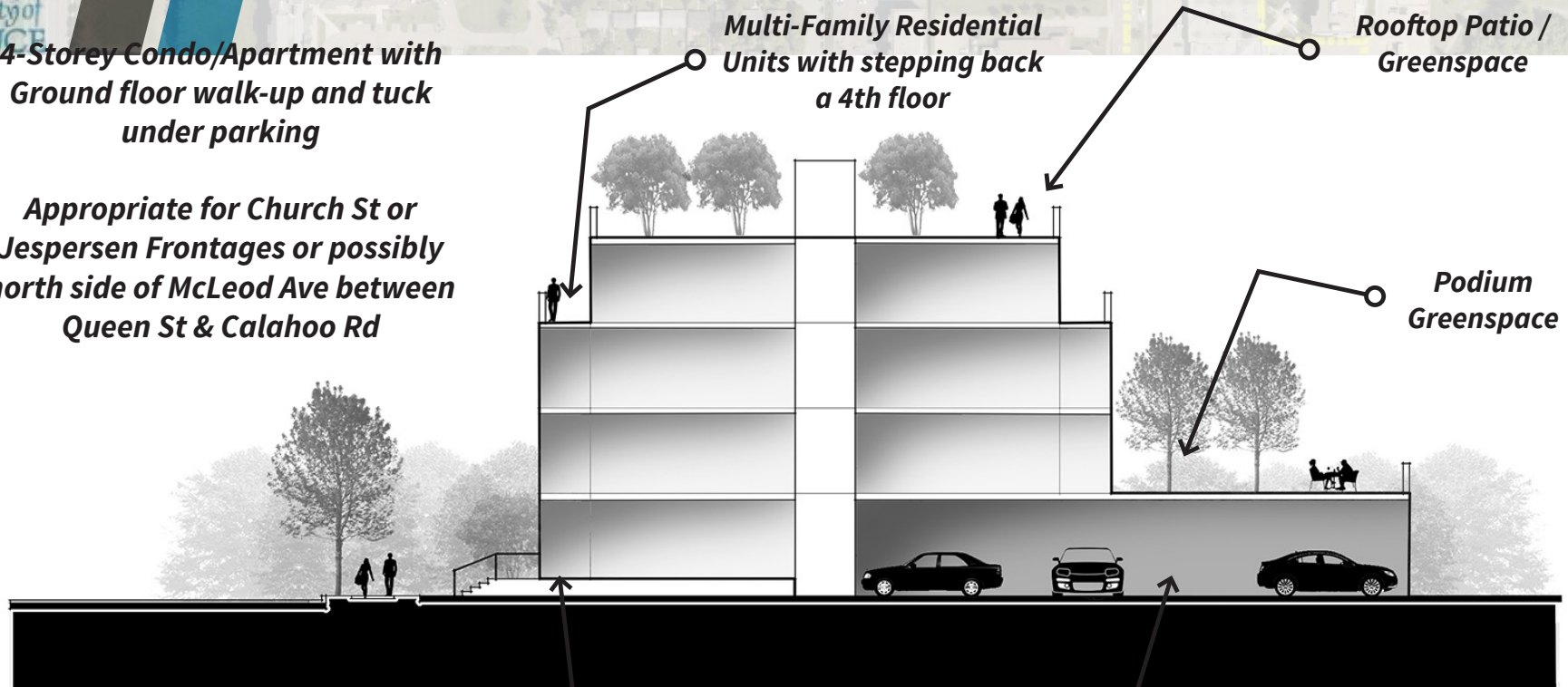
**4-Storey Condo/Apartment with
Ground floor walk-up and tuck
under parking**

*Appropriate for Church St or
Jespersen Frontages or possibly
north side of McLeod Ave between
Queen St & Calahoo Rd*

**Multi-Family Residential
Units with stepping back
a 4th floor**

**Rooftop Patio /
Greenspace**

**Podium
Greenspace**



**Church St looking east
from Main St**

**Urban walk up entry
with limited setback
from sidewalk**

**Tuck-Under parking
with Alley Access for
larger land assembly**

Design Guidelines – Urban Form

- Scale & Massing
- Window Bays
- Height & Width
- Setbacks & Stepbacks
- Materials & Colours
- Storefront Windows & Facades
- Flanking Walls
- Awnings & Canopies
- Roofs
- Lighting
- Signage

Design Guidelines

3-storey mixed-use building with roof terraces and strong pedestrian lighting and window transparency.



4-storey mixed-use building with streetfront retail that encloses a 2 lane arterial with on-street parallel parking and a building that uses an angula form to frame the intersection.



4-storey mixed-use building with curb-extensions, that "holds" the corner and provides weather protections as well as pronounced stepping back for the residential units above.



4-storey residential complex with rear courtyard framing an intersection with limited setback but strong corner treatment



Design Guidelines



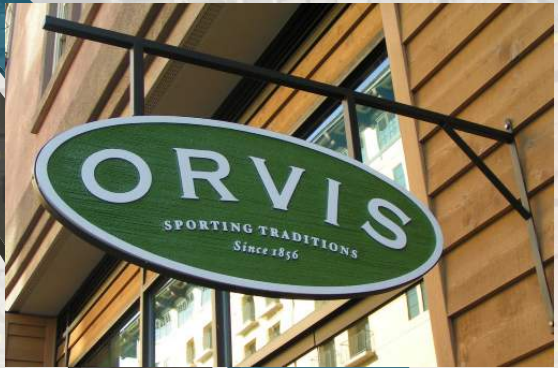
Blade signage is one of the strongest and simplest ways to create creative expression and interest along the pedestrian realm.



Blade signage needs to be hung against facades with brackets that match the signage and not looking temporary.



String lighting traversing or parallel to the street creates an overwhelming degree of interest and excitement.



Design Guidelines – Streetscape

- Sidewalks
- Street Lighting
- Street Signage
- Street Furniture & Fixtures
- Benches & Seating
- Bike Racks
- Bollards
- Banners
- Public Art
- Sidewalk Patios & Parklets
- Plantings & Trees

Design Guidelines – Streetscape

Street crossing and mid-blocks can be landscaped and must be clearly demarcated in pavement and signage.



Vacant lots or empty spaces between buildings should be animated and used for public activities and events.



Parklets can create diversity in the landscape and can be an expressive way of showing how modern amenities can be brought into the public realm to add new colour, texture and a safe, playful ambiance to the sidewalk pedestrian realm.



Design Guidelines – Streetscape

Distinctive street markers and names. Animated and active pedestrian realm.

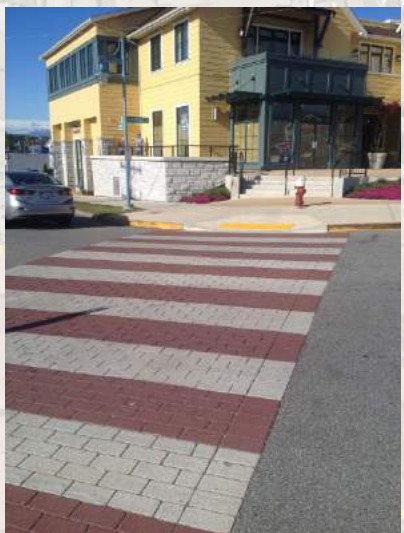
Streetscape with trees, pedestrian scale street lighting, parallel parking and tree-lined sidewalks.



Stamped patterned pedestrian crosswalk.

Stamped patterned pedestrian crosswalk.

Trees wrapped with year round lighting.



Key Action Considerations

STRATEGIC CITY-LEAD INTERVENTIONS

Make strategic decisions for public spaces and places to strengthen the City Centre and help facilitate future developments for the private sector.

CITY CENTRE REDEVELOPMENT/INFILL OPPORTUNITIES

Create opportunities for development that can or will be acted upon by owners, developers and desired businesses.

INCENTIVIZED GROWTH & ATTRACTION

Offer the right incentives to promote growth and attract the right developers, developments and businesses to enhance and support the City Centre vision

Key Action Considerations

- Convert McLeod Street to parallel parking between King Street and Calahoo Rd.
- Implement in conjunction with infrastructure improvements wider sidewalks along McLeod between King St & Queen St.
- Implement in conjunction with infrastructure improvements significant improvements to existing sidewalks along First Ave, Main St, Queen St, King St and McLeod Ave between Queen St & Calahoo Rd.
- Improve pedestrian crossings at critical City Centre intersections; McLeod Ave & King St, McLeod & Main St, McLeod & Queen St, First Ave & Main St and First Ave & Queen St.

Key Action Considerations

- Introduce improved single lane four-way stop intersections McLeod Ave & Main St and McLeod Ave & Queen St.
- Introduce a central landscaped median along the length of McLeod between King St and Queen St.
- Implement pedestrian street lighting along the length of McLeod Ave and First Ave as well as Main St. and Queen Street.
- Introduce a new raised pedestrian mid-block crossing on McLeod Ave between Queen St and Calahoo Rd.
- Introduce a policy for Crime Prevention Through Environmental Design (CPTED) and grant program.

Key Action Considerations

- OPTION 1: Consideration for Pit Stop site acquisition
- OPTION 2: Consideration for Leasing Pit Stop building space for conversion to community use and leasing yard space for parking.
- OPTION 3: Consideration for acquiring the Ahpin Dental building as a Cultural or City-owned Arts Centre and assisting with the relocation of the existing tenant.
- Consider redeveloping the current City-owned lands beside the Broxton Park School for future Library and Cultural Centre with public parking.

Key Action Considerations

- Undertake a major enhancement to Columbus Park.
- Undertake a community initiative/competition to redefine and rename Columbus Park in a manner consistent with a new contemporary modern City Centre that is “uniquely Spruce Grove”.
- Enable C-1 zoning to allow for the introduction of patio encroachments into sidewalks and/or on-street parking spaces.
- Introduce a Sidewalk Patio Grant.
- Enable C-1 zoning to allow for the introduction of moveable parklets.
- Develop a wayfinding strategy.

Key Action Considerations

- Eliminate cash-in-lieu policy for parking requirements.
- Consider amending parking requirements in City Centre C-1 zone.
- Amend the City Centre Land Use Zoning to change the current C-1 Zoning along First Ave between Queen St and Calahoo Rd and including the CIBC corner to C-2.
- Amend the current Signage Bylaw to allow for more specific criteria for the City Centre.
- Introduce a Property Tax Exemption Program for City Centre redevelopment or infill development.
- Implement a City Centre first policy.

Key Action Considerations



Land Use Districts

C1 City Centre Commercial	PS Public Service Institutional
C2 Vehicle Oriented Commercial	M1 General Industrial
R2 Mixed Medium to High Density Residential	DC Direct Control
R1 Mixed Low to Medium Density Residential	BIA Boundary

0 25 50 100 Meters

↑ N

Next Steps

- Phase 2 feedback & revisions
- Streetscape before & after renderings of final selected streetscape options
- Phase 3 Columbus Park Concept Plan Options
- Phase 4 Economic Benefits
- Phase 5 Final Report

QUESTIONS?