

Augustana Area Redevelopment Plan

BYLAW 3126-20

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The City of Camrose, its staff, and those involved in all aspects of the design, drafting, and approval of the Augustana Area Redevelopment Plan acknowledge that we are all treaty people and that the Augustana Area Redevelopment Plan has been prepared on Treaty 6 territory, on land that is part of an historic agreement involving mutuality and respect. We also acknowledge that Camrose is a traditional meeting ground and home to many indigenous people including Métis.



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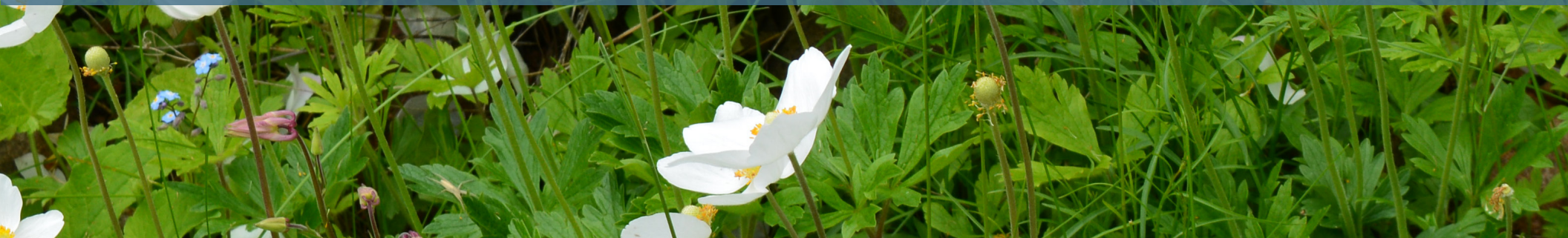
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1 Introduction



1.1 Background

The City of Camrose is located in central Alberta approximately 100 km southeast of the City of Edmonton. Camrose is strategically located along Highway 13, is well connected by rail, and is surrounded by some of the most productive farmland in the province. The municipality is a major hub for the surrounding rural farming communities and includes medical services, retail and commercial shopping opportunities, post-secondary education, business, and manufacturing while maintaining a 'small town' feel. Due to these factors the City of Camrose has been experiencing steady population growth. As a result, demand for new housing has grown at a much faster rate than the currently available housing opportunities, which has led to the need to guide and coordinate future land use decisions.

The Augustana neighbourhood is a mature community located in the centre of the city between the downtown core and the University of Alberta Augustana Campus (refer to **Map 1**). Due to the community's location and growing redevelopment interest, the development of an Area Redevelopment Plan (ARP) was undertaken in 2011. The goal of the Augustana Neighbourhood Area Redevelopment Plan (ARP), approved by Council in 2012, was to guide future long-term decisions on land use, development, and public improvements. The ARP vision aimed to respect and enhance the historical characteristics of the area, while allowing for appropriate infill redevelopment to take place in a sensitive manner.

1.2 Interpretation

Compliance with policies in this Plan shall be interpreted and applied as follows:

- Where 'shall' is used in a policy, the policy is mandatory
- Where 'should' or 'encouraged' are used in a policy, the policy is

strongly encouraged and subject to the discretion of the Approving Authority but can be varied in unique circumstances to satisfy the general intent of the policy

- Where 'and' is used in a policy, all the connected items shall be applied
- Where 'or' is used in a policy, all the connected items may apply in combination or individually

It is recommended that the reader review the document in its entirety instead of specific sections or policies in isolation. If any section, objective, policy, or illustration of the Plan is for any reason held to be invalid, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

1.3 Purpose

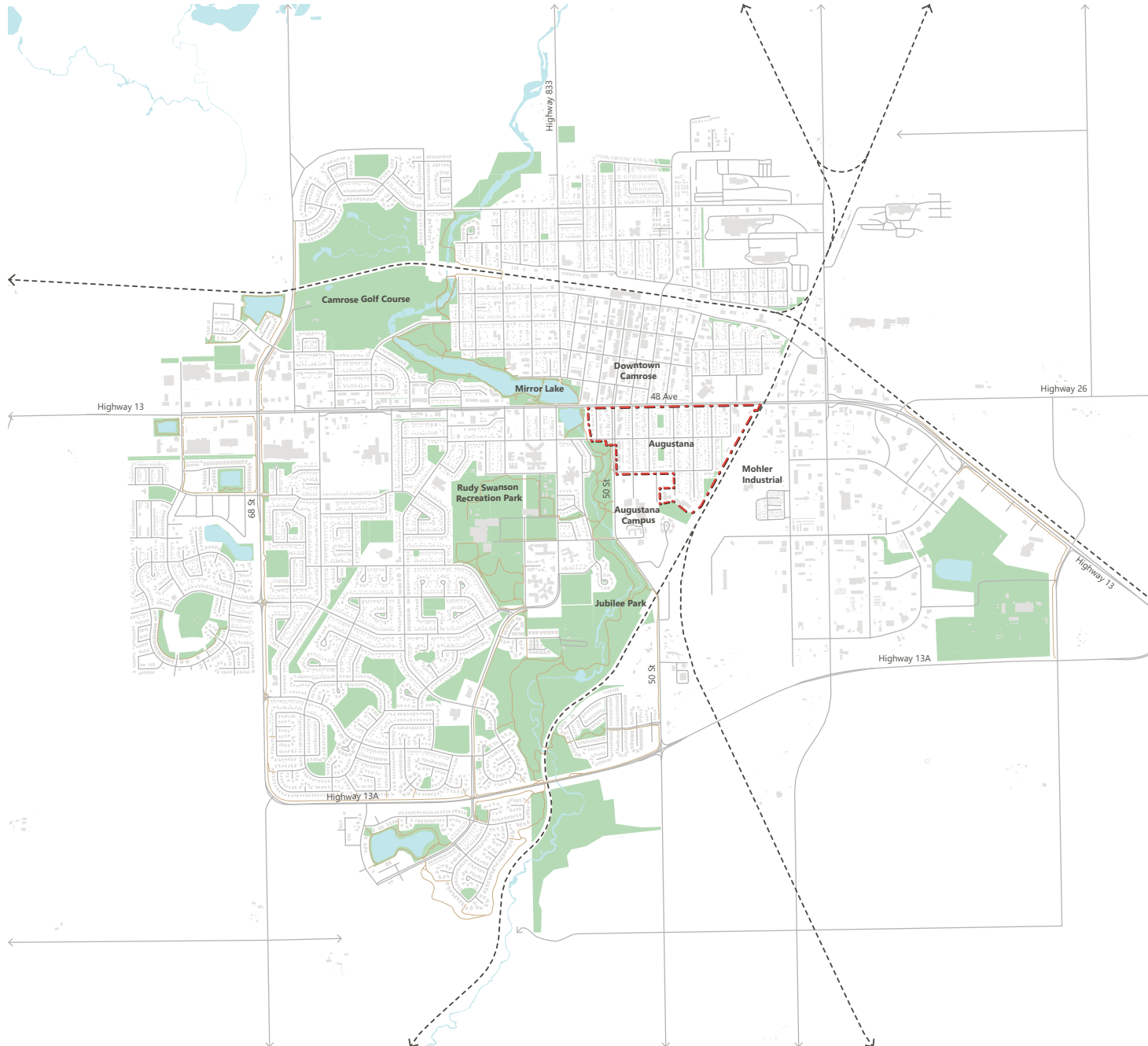
The purpose of the Augustana Neighbourhood Area Redevelopment Plan approved by Council in 2012 was to:

- Establish a long-term vision for the community;
- Develop a policy framework to guide future decisions; and
- Create an implementation plan for the next 25 years.

This Plan update seeks to address new trends, validate the policies and recommendations in the Plan, align the ARP with municipal statutory documents, and incorporate community and stakeholder input. The goal of this update is to:

- Achieve a balanced approach for context-sensitive development;
- Respect the existing historic character of the community while allowing new opportunities for infill development; and
- Provide a detailed strategy to support the goals and vision of the Plan over the next 25 years.

Map 1. City of Camrose



1.4 Plan Area Extent

The Augustana neighbourhood is approximately 43.7 hectares in size. The neighbourhood is bound by the Canadian National (CN) rail line to the southeast, the University of Alberta Augustana Campus to the south, Jubilee Park and Stoney Creek to the west, and Downtown Camrose and 48 Avenue (Highway 13) to the north (refer to **Map 2**). Two areas have been added to the neighbourhood as a part of this update:

- The industrial and commercial area along 44 Street between 47 and 48 Avenues; and
- The residential lands west of 50 Street between 47 and 48 Avenues, including the residential property south of 47 Avenue .

These areas are included within the Plan boundary due to their close proximity to the Augustana neighbourhood, relatively similar characteristics, and need for a holistic land use planning strategy for the area.

An area of land between 47 and 48 Streets, south of 46 Avenue, has been removed from the Plan area. This area is within the University of Alberta Augustana Campus and will be used to accommodate the future development of University facilities. Commonly referred to as the 'land bank', this area is governed by a different planning and legislative framework, the University of Alberta's Augustana Campus Long Range Development Plan Amendment (2018).



University of Alberta, Augustana Campus.

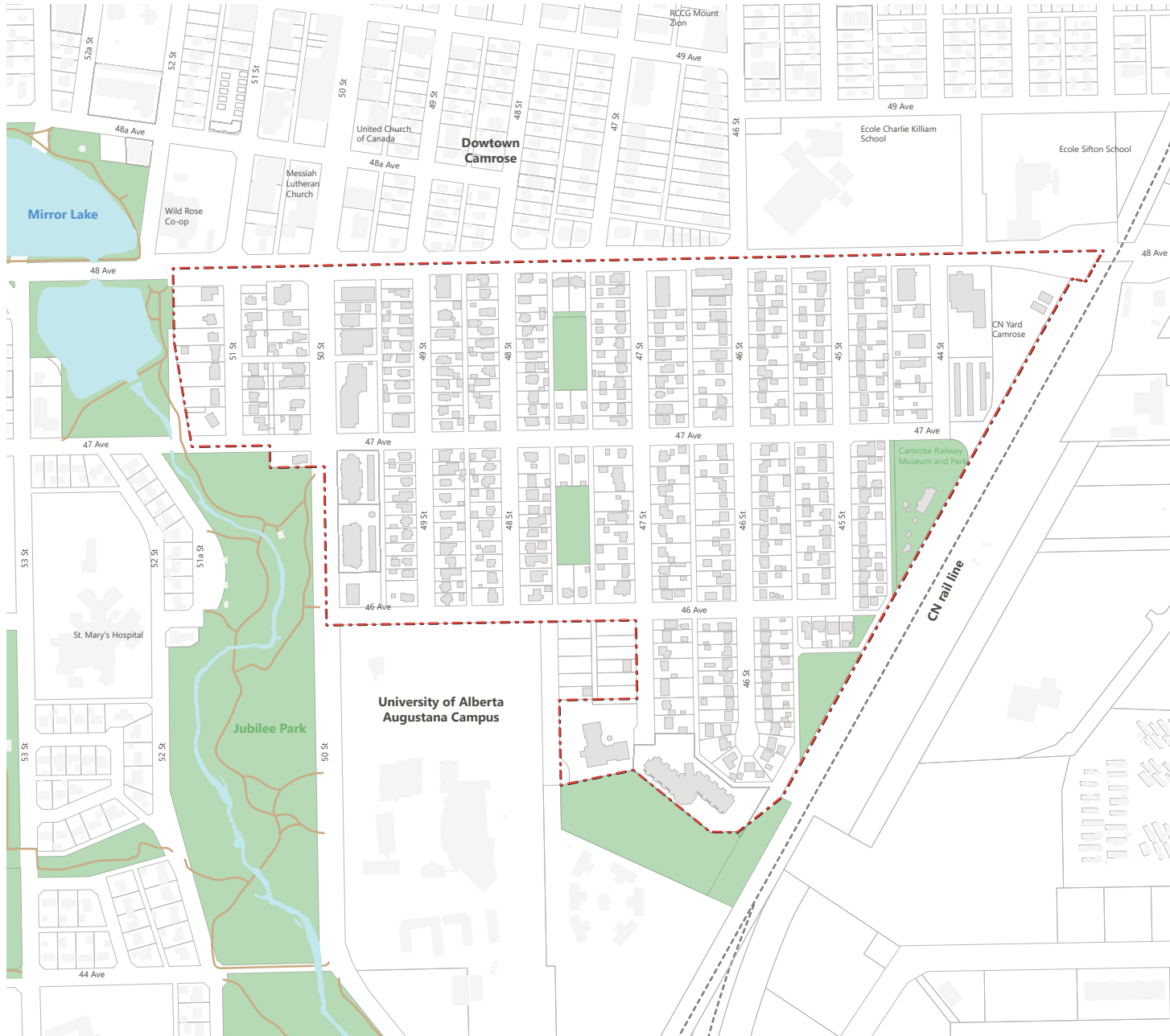
Downtown Camrose.



CN rail line

Jubilee Park.

Map 2. Plan Area Extent



- - - Augustana ARP Boundary
- Trail
- Waterbody
- - - Railway
- Public Park/Green Space

1.5 City Context

Settlement

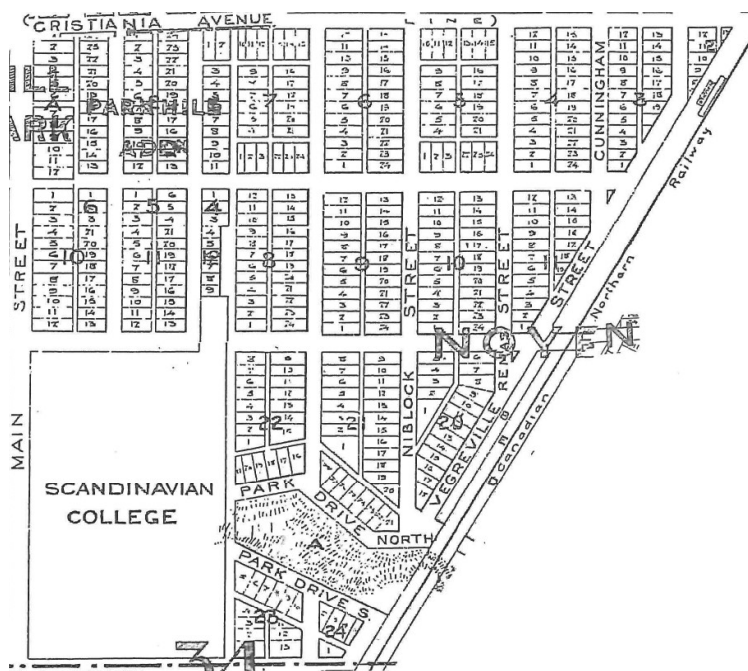
The present-day City of Camrose was at one time home to several aboriginal groups, primarily the Cree. The Cree frequented the banks of Stoney Creek down to Battle River and along the shores of Dried Meat Lake, establishing settlements along the way. Anthony Henday, working for the Hudson's Bay Company, was one of the first Europeans to explore the area and began trading relationships with the aboriginal populations in 1754. By 1893, the first homestead, belonging to a Norwegian named Ole Bakken, was built on the present-day City of Camrose and soon after, the Hamlet of Stoney Creek was established. Several entrepreneurs, including Duncan Sampson, Andrew Carruthers, Hiram Burgar, and George Wallace began to further establish the Hamlet through the construction of the first general store, store building, and hardware store.

The Hamlet of Stoney Creek quickly grew and by 1905 the community was incorporated as the Village of Sparling. The arrival of the Canadian Pacific Railway (CPR) the same year brought future opportunities and growth to the community. One year later, in 1906, the Village of Sparling was incorporated as the Town of Camrose. The village Council decided to change the name of the community due to confusion of the village with two other settlements, Sperling and Sterling in Manitoba and Alberta. The Town of Camrose officially took on city status in 1955.

Early Town Planning

The planning and design of the early City of Camrose was centred around the commercial core of the community, which is now the intersection of 50 Street and 50 Avenue. In the original survey of the townsite, the main street's 100-foot width came into being largely through the farsighted planning of pioneer citizen and first Justice of the Peace, François Adam, often referred to as the "Father of Camrose". His foresight is much in evidence as the main street of Camrose is a great source of pride for locals.

The slogan for the Town of Camrose in the early twentieth century was "Watching Camrose Grow" due to the Town's rapid expansion. Early residential development occurred along 48 and 49 Streets (the Old Sparling District), near the power station on Mirror Lake, and to the south-east of the core as higher elevations provided advantages for drainage. By 1912, early city planners focused on developing subdivisions to meet growing demand and designed new residential communities in proximity to the three rail lines, power station, and better drainage systems. The subdivisions which compose the Augustana neighbourhood today are the Park Hill Addition and Noyen areas. A notable feature of the Augustana neighbourhood, the internal park spaces, was created in 1950 as part of a transition of internal lots to park space.



1918 Subdivision map of the Augustana neighbourhood.

Augustana Campus

The Camrose Lutheran College (now the University of Alberta, Augustana Campus) borders the Plan area to the south. The history surrounding the campus dates back to the arrival of Scandinavian and German immigrants from the American Midwest, between 1890 and 1905. The institution was established during the summer of 1910 when representatives from 25 Lutheran congregations met and founded the Alberta Norwegian Lutheran College Association. The college began offering university courses in 1959 as an affiliated college of the University of Alberta and in 2004 it became the Augustana Campus of the University of Alberta. The name refers to a Lutheran confession published in Augsburg in 1536, which became known more commonly in Scandinavia as "the Augustana".

1.6 Surrounding Context

The Augustana neighbourhood is a highly desirable residential community due to the proximity to retail and services offered in Downtown Camrose and the University facilities at the Augustana Campus. The following section describes the surrounding built form and land use context of the Downtown and Augustana Campus areas.

Downtown Camrose

Downtown Camrose is located east of Highway 833 (53 Street) between Highway 13 (48 Avenue) and the CPR line. Many of the retail buildings are located along 50 Street, which offers convenient on-street parking and pedestrian accessibility. The downtown core provides a unique retail experience for residents and visitors as many of the stores are privately run boutiques and restaurants that are not typically found in other city centres. The individuality, convenience, and pedestrian-oriented streetscape provide a unique experience for residents and visitors alike.

Downtown Camrose is also home to several historical buildings that date back to the founding of the settlement in the early 1900s. In 2000, Camrose joined the Alberta Main Street Program which played a key role in the restoration and enhancement of sixteen buildings in the downtown core. One of the first projects was the restoration of the first general store built in 1904 by Duncan Sampson. This appreciation and preservation of historical resources results in a City Centre that has a distinctive character and offers a high-quality commercial environment.



Fougar Grocery Store (1924)
Johnstone's Drug Store (1914) &
Langbell' Studio (1910).

Sampson Building (1904).



Bailey Theatre (1910).

Lions Centennial Park (2017).

University of Alberta – Augustana Campus

The University of Alberta Augustana Campus has played an important role in the community since its founding as the Camrose Lutheran College in 1910. Today it is regarded as Western Canada's premier public liberal arts and science campus. The relatively small campus prides itself on offering high-quality education through smaller class sizes and numerous scholarships. A new Student Forum was completed in 2010 and houses the campus library, computer work stations, and study areas. The Campus also offers services to the local community, including a coffee shop and a full-service cafeteria. The University has a long-standing relationship with the surrounding neighbourhood and has been actively involved in education programs at local schools as well as the annual 'meet and greet' block party hosted by residents of the Augustana neighbourhood.

The Jeanne and Peter Lougheed Performing Arts Centre is a performing arts hall with ancillary spaces, designed to meet the needs of locals, the University, and touring performing arts community. The Centre aims to foster cultural enlightenment, education, and inspiration through the performing arts.



Jeanne & Peter Lougheed
Performing Arts Centre.

Gateway to Augustana Campus.



Student residences.

Founders Hall.

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2 Existing Statutory Framework



2.1 Enabling Legislation

Municipal Government Act

In accordance with the Province of Alberta's Municipal Government Act (MGA), the purpose of the Augustana ARP is to provide policies for the future redevelopment of the Augustana community. The ARP is established under the authority of Sections 634 and 635 of the MGA, which addresses the adoption of Area Redevelopment Plans and stipulates which matters must and may be addressed by ARPs:

Area redevelopment plans

634 (1) Council May

- a. designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:
 - i. preserving or improving land and buildings in the area;
 - ii. rehabilitating buildings in the area;
 - iii. removing buildings from the area;
 - iv. constructing or replacing buildings in the area;
 - v. establishing, improving or relocating roads, public utilities or other services in the area;
 - vi. facilitating any other development in the area
- b. adopt, by bylaw, an area redevelopment plan,
- c. in accordance with this section and Division 6, provide for the imposition and collection of a levy to be known as a "redevelopment levy", and
- d. authorize a designated officer, with or without conditions, to perform any function with respect to the imposition and collection of that redevelopment levy.

(2) An area redevelopment plan must be consistent with

- a. any intermunicipal development plan in respect of land that is identified in both the area redevelopment plan and the intermunicipal development plan, and
- b. any municipal development plan.

Plan contents

635 An area redevelopment plan

- a. must describe
 - i. the objectives of the plan and how they are proposed to be achieved,
 - ii. the proposed land uses for the redevelopment area,
 - iii. if a redevelopment levy is to be imposed, the reasons for imposing it, and
 - iv. any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary, and
- b. may contain any other proposals that the council considers necessary.

2.2 Policy Context

The following municipal documents have been reviewed to understand the future direction of the City and establish the policy direction for the Augustana ARP.

The City of Camrose Sustainability Plan (2010)

Under the Province of Alberta's Municipal Sustainability Initiative, the City of Camrose adopted a Sustainability Plan in 2010, addressing the five pillars of sustainability: economy, governance, ecology, culture, and society. Under each of these headings, the Sustainability Plan sets out long-term vision for Camrose along with short- and medium-term goals for delivering the vision. One of the top priorities for the City of Camrose Sustainability Plan is the creation of "high-density, walkable, diverse, and mixed-use communities". Several goals are outlined to help reach this vision, including the encouragement of infill and higher density in all areas of the city. The Sustainability Plan also emphasizes the responsible use of natural resources and energy, including the application of established green building standards with the possibility of density bonuses for new development.

The Augustana ARP is a key tool in helping deliver some of the goals set out in the City of Camrose Sustainability Plan and provides the necessary guidance to steer future development.

The City of Camrose Municipal Development Plan (2011)

The City of Camrose Municipal Development Plan (MDP) was adopted by Council on August 22, 2011, with the vision statement to create "a dynamic regional community focussed on providing an exceptional quality of life". In line with the Sustainability Plan, the MDP sets out a number of goals to realize the vision, including the encouragement of infill and higher density development in appropriate areas, supporting affordable housing initiatives, and incorporating established green building and design standards into all new building practices. The MDP recognizes the importance of creating a mix of housing types to meet the needs of a diverse population, which in turn will increase mobility choices and foster more pedestrian-friendly communities. It is also noted that redevelopment should be contextually appropriate within existing mature neighbourhoods to ensure that new development is sensitive to existing heritage areas.

The preservation and enhancement of natural and recreational areas is also an important theme that the City of Camrose MDP addresses. Natural areas are rightfully valued as an important community resource, which should be protected and incorporated into the design of future urban growth areas.

The Augustana neighbourhood is described as a 'Built Area' in the MDP. As such, the role of the neighbourhood is to support the demand for different types of housing, utilize existing infrastructure, and promote a walkable community.

The City of Camrose Land Use Bylaw (2017)

The City of Camrose Land Use Bylaw (LUB) (#2929-17) was approved in 2017. The Land Use Bylaw serves as the primary tool for regulating and controlling land use and the development of buildings within the city. Land use districts applicable within the Augustana ARP area, including the following:

- R1 – Low-Density Residential
- R2 – Medium-Density Mixed Residential
- R3 – Medium-Density Residential
- R4 – High-Density Residential
- SRD – Special (Historic) Residential
- C2 – Highway Commercial
- SCD – Special (Historic) Commercial
- M1 – General Industrial
- I – Institutional
- PR – Parks and Recreational

Augustana Campus Long Range Development Plan (2018)

The Augustana Long Range Development Plan Amendment is a land use planning framework approved by the University Board of Governors. The Plan incorporates the newly acquired 'land bank', identifies locations for new facilities, and describes the multimodal transportation network. The land bank has been identified for mixed-use and residential buildings and two short- and long-term concept plans have been created for enrollment projections of 1,200 to 1,600 and 1,600 to 2,000 students respectively. The Plan is supplemented with design guidelines that provide direction for the built form and massing of future buildings.

The City of Camrose Green Space Master Plan (2014)

The City of Camrose Green Space Master Plan was approved by Council in August of 2014. The Plan serves as a strategy for providing and protecting green space within the City and aims to provide a balance between conservation and growth while maintaining the diversity and abundance of green space Camrose is known for.

The Green Space Master Plan describes a future green space concept and proposes a future green space typology framework. The future green space concept identifies the potential for future links and trails along the following right-of-ways in the Augustana Neighbourhood:

- 46 Avenue, from 50 Street to the CN rail line;
- 48 Avenue (Highway 13), along the northern edge of the neighbourhood, from 37 and 68 Streets; and
- 48 Street, (transitioning to 47 Street) from 46 to 55 Avenues.

The green space typology framework recommends two new green space typologies (Natural Areas and Greenways) which build on the existing typology framework (Parkland, School Yards, Golf Courses, and City-owned Land). Each of the green space typologies includes standards of provision related to distribution and size. Objectives, policies, and priority actions are developed for each of the typologies. Using this typology framework, the two interior green spaces in the Augustana neighbourhood, located between 47 and 48 Streets are classified as Community Parks. The green spaces along the CN rail line are classified as City Parks.

The City of Camrose Transportation Master Plan (2017) Update

The City of Camrose Transportation Master Plan (TMP) was updated in 2017 to address the changes in population, land use, development, and economics since 2007. The Plan sets the policy direction for transportation and mobility-related infrastructure and programs throughout the City of Camrose. The Plan seeks to effectively move people and goods throughout the City while addressing transportation and traffic issues to determine where investments are necessary. Policies and strategic actions are identified for walking, cycling, transit, the movement of goods, and driving.

The TMP proposes 6 street classifications that define a purpose for each street. Three of the street classifications are applicable in the Augustana Neighbourhood, and include the following:

- Urban Arterial;
- Neighbourhood Collector; and
- Local Street.

In addition to identifying the purpose of specific streets in the City of Camrose, the TMP proposes an active transportation network throughout the City. In the Augustana neighbourhood, proposed corridors for the active transportation network include the following:

- 47 Avenue, west of 48 Street;
- 46 Avenue, west of 47 Street to Jubilee Park;
- 47 Street, south of 46 Avenue, passing behind Viewpoint in front of Brookside, traversing the CN rail line; and
- 48 Street, from 46 to 49 Avenues.

The City of Camrose Downtown Area Redevelopment Plan (2019)

The City of Camrose Downtown Area Redevelopment Plan (DARP) (Bylaw 3018-18) was adopted by Council on April 15, 2019. The DARP establishes a 25-year framework for the comprehensive implementation of development, and redevelopment in Downtown Camrose. Overall the Plan aims to foster new development which attracts residents and visitors to create a place for people and commerce. The goal of the Plan is to incorporate a mix of uses, diversity in housing, supportive public spaces, and a variety of amenities to foster a vibrant community.

The DARP emphasizes improved infrastructure and connectivity, public art and public places, respecting heritage, encouraging mixed uses, fostering intensity, promoting business development and retention, and involving the community to achieve the Plan's vision. Nine planning precincts are identified in the Plan, each with unique characteristics and specific functions. Together the precincts build upon their strengths, and through short-, medium-, and long-term implementation strategies, work towards achieving the Plan's vision.

The DARP includes a conceptual urban design framework as a tool to assist the development of actions, plans and initiatives. The framework identifies several features along 48 Avenue including:

- Gateways at 46, 48, 50, and 51 Streets;
- Bike lanes along 46, 48, and 50 Streets;
- Pedestrian connections along 46, 48, 50, and 51 Streets; and
- Streetscape improvements along 49, 50, and 51 Streets.

The City of Camrose Arts and Culture Master Plan (2016)

The City of Camrose Arts and Culture Master Plan (2016) sets a vision and supporting strategy for arts and culture by aligning city and community goals. The Plan was developed by consulting with a wide range of stakeholders on the opportunities for the arts and culture sector and where improvements could be made.

The Plan identifies four focus areas (Organization of Arts and Culture, Financial Stability and Equity, Community Strengthening, and Reputation Building) with a series of recommended actions. Each recommendation is designated as a short-, medium-, and long-term action to build a strong cultural identity in the City of Camrose. Through this Plan, the City of Camrose aims to deepen its cultural legacy, maximize their assets, become more inclusive to a diverse range of backgrounds, and expand opportunities for the City and surrounding region. Important considerations for the Augustana neighbourhood include the following:

- Uniquely situated between two assets, Downtown Camrose and the University of Alberta Augustana Campus, which provide the City with significant opportunities to expand future growth in arts and culture;
- Incorporating public art; and
- Investing in heritage preservation.

City of Camrose Heritage Survey and Inventory (2011)

The City of Camrose Heritage Survey and Inventory was undertaken in 2011. The project focussed on identifying commercial and residential buildings located in the City's core and constructed during the early 20th century. The Inventory contains a list of resources that meet the selection criteria for designation as a Municipal Historic Resource. It is important to note that inclusion on the Heritage Inventory has no planning or legal restrictions on the site and does not impact the status of the property. The Inventory is a living list of historic resources within the City, with the ability of other properties to be added as required. Additionally, the the City of Camrose is continuing heritage management by developing a Heritage Management Plan which is expected to be completed in early 2021.

As one of the City's oldest districts, the Augustana neighbourhood contains several resources that were identified during the heritage survey. In total, 11 properties were identified and added to the Heritage Inventory, many of which are clustered around 48, 49, and 50 Streets in the Augustana neighbourhood. Common architectural styles include the following:

- Craftsman and craftsman influence;
- Foursquare;
- Homestead influences and revival;
- Queen Anne;
- Tudor revival; and
- Victorian with Queen Anne influences.



Craftsman style
(4707 49 Street).



Foursquare style
(4702 48 Street).



Simple Foursquare style
(4716 49 Street).



Homestead influence
(4720 48 Street).



Tudor Revival style
(4706 48 Street).



Victorian with Queen Anne influence
(4717 49 Street).

2.3 Planning Process

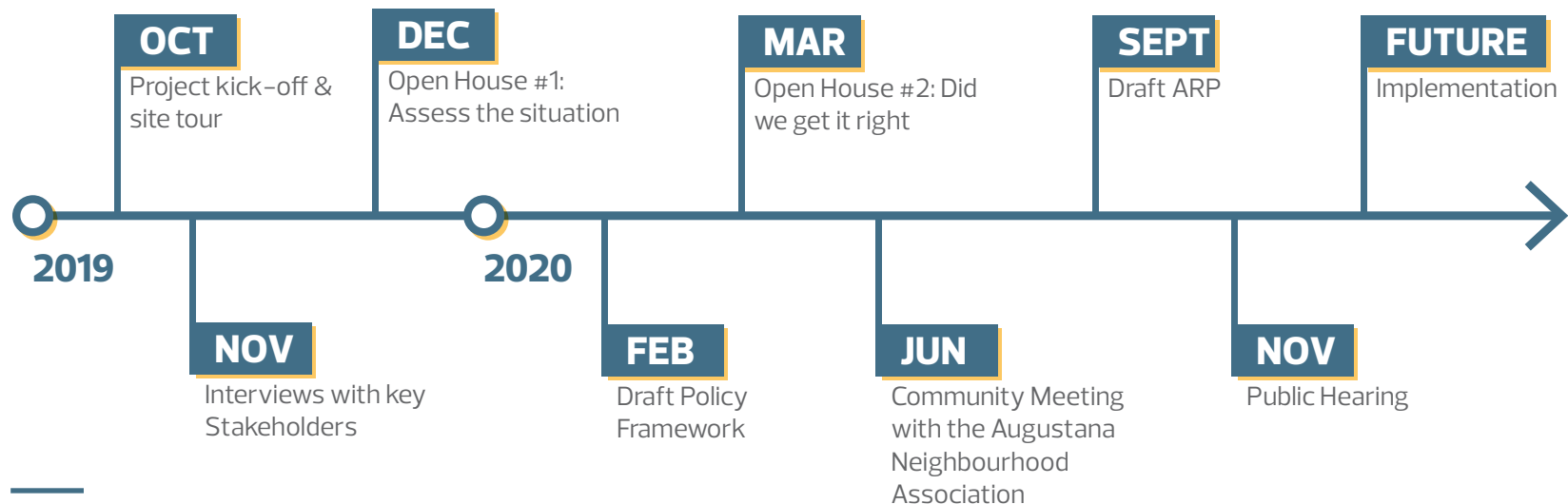
This ARP is a long-range (25 year) policy document intended to guide the City of Camrose, developers, local businesses, and residents in making sustainable, responsible, and accountable decisions concerning land use, development, and public improvements within the community of Augustana.

The Augustana ARP is not a static document, but will evolve and adapt to changing circumstances to accommodate new trends and to promote innovative initiatives. The ARP also addresses the ongoing administration, monitoring, and implementation of the ARP objectives and policies.

2.4 Public Engagement

Augustana Neighbourhood ARP Local Improvements (2015)

A series of public engagement events was held in 2015 to collect information on local improvements in the Augustana Neighbourhood. A drop-in Open House event was attended by 75 community residents and a survey collected 18 responses. Four local improvement packages were presented to community members. The majority of residents indicated a desire to replace and upgrade existing sidewalks, improve the pedestrian experience by addressing missing sidewalks, and replace curbs and gutters. In addition, some residents indicated additional improvements, such as public art, would help create a sense of place in the community; however, a priority should be improving existing infrastructure. The majority of residents supported a cost-sharing framework with the City of Camrose.



Project timeline.

Augustana ARP Update (2019–2020)

Public participation is a key component of any planning process. A comprehensive consultation program was designed to seek detailed input from all stakeholders including citizens, the business community, civic agencies, and government agencies. The consultation methods used for the 2019–2020 update of the Plan includes the following:

- Interviews with key stakeholders to gain a more detailed understanding of the existing context, development challenges, and contentious policies within the existing ARP;
- Two interactive Open Houses, designed as drop-in sessions, to collect feedback from the community; and
- Community meeting with the Augustana Neighbourhood Association.

Open House #1: Assess the situation

The purpose of Open House #1 (December, 2019) was to introduce residents and landowners to the ARP update process, review key themes and policy directions within the existing ARP, assess the current challenges and strengths of the neighbourhood, and identify potential opportunities to be considered during the Plan update. Approximately 59 people attended the event. After reviewing all stakeholder feedback a new approach was developed, including a series of districts, goals for each district, and a future land use concept.

Open House #2: Did we get it right

The purpose of Open House #2 (March, 2020) was to focus on reviewing the proposed approach for managing growth in the community, validating the high-level recommendations, and reviewing the policy directions. Approximately 30 people attended and provided feedback on the revised vision, guiding principles, and future land use concept.



Open House #1, December 2019.



Open House #2, March 2020.

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3 Existing Conditions

Introduction

Existing neighbourhood conditions can provide an understanding of the community which will inform the development of the ARP policies. The following sections analyze and summarize the following themes:

- Architectural styles;
- Land use;
- Street network;
- Parks and the urban forest;
- Infrastructure; and
- Active transportation.

3.1 Architectural Style

The architectural style of Augustana neighbourhood is a mixture of older historic buildings (in the west of the Plan area) and single-detached infill homes and post-war bungalows (primarily located in the east of the Plan area).

Historic Development

A Heritage Survey and Inventory was completed in 2011 to identify potential historic resources in the City of Camrose. Of the existing properties listed in the Inventory of Historic Resources, a majority of those identified in the Augustana neighbourhood were constructed pre-1920, with a few significant resources being constructed in 1929 and 1933. The historic properties in the Augustana neighbourhood follow the general architectural trends of many communities throughout Alberta in the early 1900s and include Craftsman, Foursquare, Tudor Revival, Homestead, Victorian, and Queen Anne styles.

Common architectural features of the historical buildings include:

- Hipped, gable, truncated pyramid, and gambrel roofs;
- Hipped, gable, pediment, and shed dormers;
- Enclosed, flared, and return eaves;
- Stucco, brick, and clapboard siding often in contrasting colours;
- Double-hung, bay windows often in a three, six, or nine over mullion configuration with contrasting trim;
- Enclosed and open porches;
- Detailing such as brackets, exposed purlins, dentils, half-timbering, wood corner boards, tapered wood columns, Doric columns, and masonry piers.

Many of the historic resources in the Augustana Neighbourhood are located in the northwest portion of the community along 48, 49, 50 and 51 Streets. This area can be identified as an area of historical significance (refer to **Map 3**). Although these resources are listed on the Heritage Inventory, there are no additional planning or legal restrictions placed on the properties.



Example of a gambrel roof and enclosed front porch.



Example of a gable roof with bell cast eaves, open front porch, and Doric columns.

Post-War Development

Much of the remaining residential development in the Augustana neighbourhood occurred in the post-war (WWII) period. During this time, the popular development and architectural trends consisted of one-storey bungalows, built with readily available materials and modest architectural detailing.

Multi-unit developments interspersed throughout the neighbourhood were largely constructed during the 1960s and 1970s. These developments are usually two to three storeys with flat roofs and balconies that provide additional amenity spaces for residents. More recent, larger-scale, multi-unit developments, typically three to four storeys in height, are located along 48 Avenue and 50 Street. These developments typically include hipped roofs, vinyl siding, and balconies for additional amenity space.

The Brookside development, within the southern portion of the Plan area, offers a modern interpretation of the local historic character including colour palette and trim detailing. The condition of the residences varies considerably across the Plan area although, on the whole, the neighbourhood retains a sense of pride and ownership for the properties.

Opportunities

Opportunities include respecting the existing historical architecture and character of this area, promoting contextually sensitive infill development, and diversifying residential housing typologies throughout the neighbourhood.

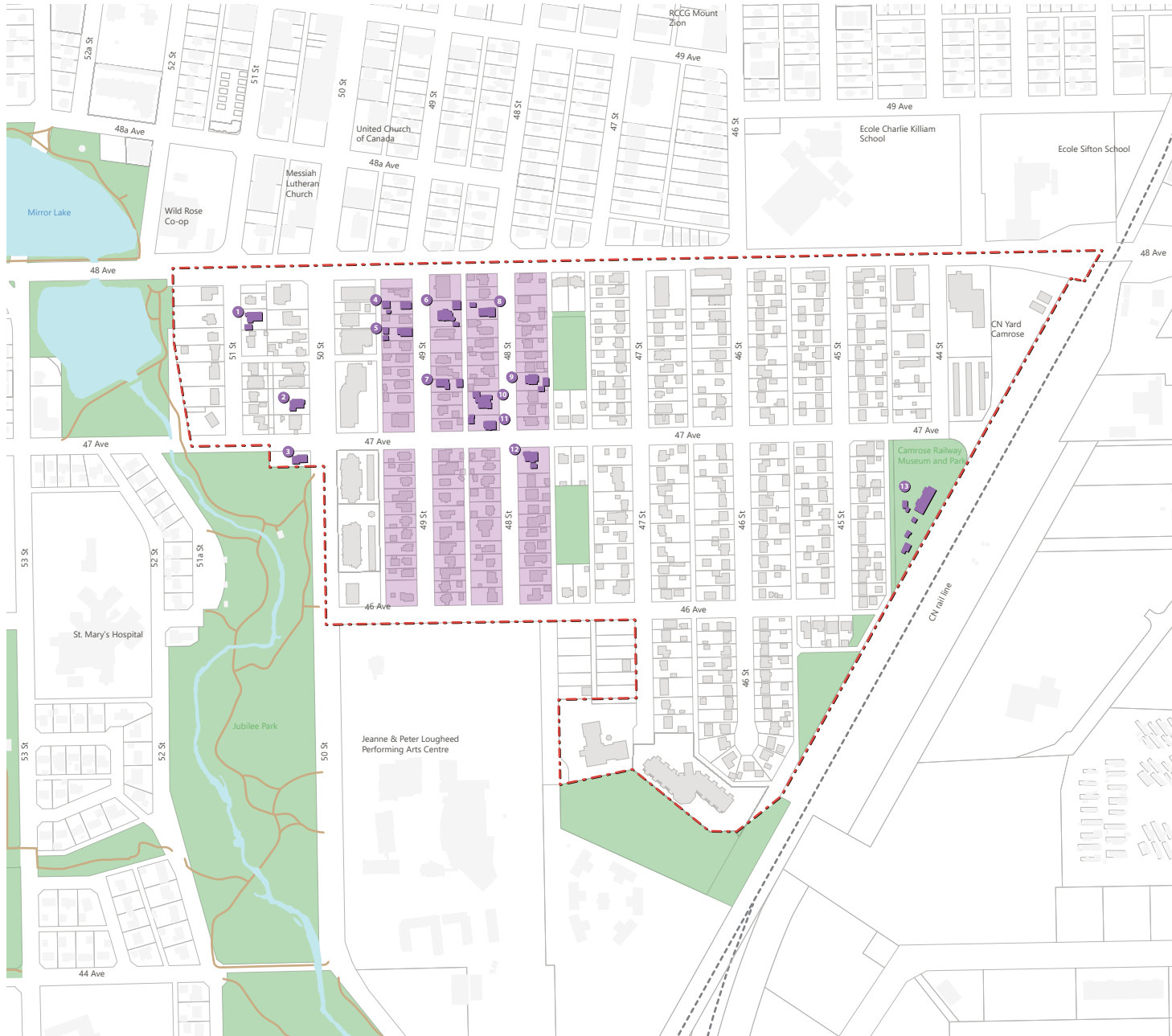


Example of a post-war bungalow.



Example of a multi-unit development.

Map 3. Neighbourhood Character



--- Augustana ARP Boundary

— Trail

— Waterbody

--- Railway

■ Public Park/Green Space

Heritage Character

■ Area of Historical Significance

■ Property listed on the Heritage Survey

① 4717 51 Street

② 4704 50 Street

③ 4624 50 Street

④ 4720 49 Street

⑤ 4716 49 Street

⑥ 4717 49 Street

⑦ 4707 49 Street

⑧ 4720 48 Street

⑨ 4707 48 Street

⑩ 4706 48 Street

⑪ 4702 48 Street

⑫ 4623 48 Street

⑬ Camrose Railway Museum and Park



3.2 Existing Land Use

The following is a brief description of existing land use in the neighbourhood (refer to **Map 4**).

Residential Uses

- Residential uses are the predominant land use throughout the neighbourhood, generally consisting of low-density, single-detached housing typologies.
- Medium-density, mixed-residential and medium-density residential uses are interspersed north of 47 Avenue with higher density development concentrated along 48 Avenue (Highway 13) and 50 Street.

Commercial Uses

- General commercial uses are currently located along 48 Avenue (Highway 13).

Commercial Industrial Uses

- Industrial uses are located on the east boundary of the Plan area along 44 Street between 47 and 48 Avenues.

Institutional Uses

- Institutional uses are located towards the south boundary of the Plan area. These include the Viewpoint and Brookside developments.
- Institutional uses also include St. Andrew's Anglican Church along 50 Street.

Parks and Recreational Uses

- Parks and recreational uses are predominantly green spaces with active and passive recreational opportunities.
- Parks are located along the CN rail line to the east of the Plan area, as well as 47 and 48 Streets (two interior parks).

Opportunities

Opportunities exist to encourage the transition of commercial/industrial land uses in the east of the Plan area to include commercial/residential uses such as live-work uses and building typologies. In addition, there are opportunities to encourage mixed-use land uses at the edges of the neighbourhood.

Map 4. Existing Land Use



--- Augustana ARP Boundary

— Trails

— Waterbody

--- Railway

Land Use

Low-Density Residential

Medium-Density Residential

High-Density Residential

Commercial Industrial

Commercial, Mixed-Use

Public Park/Green Space

Institutional

Note: This map indicates generalized land uses as they exist within the neighbourhood. This map does not reflect the land use bylaw or ARP land use designations.

3.3 Active Transportation

Bike Network

Although there are currently no facilities that support bicycle transportation in the Augustana neighbourhood, the City of Camrose Transportation Master Plan proposes several corridors in the community which support the broader City-wide active transportation network. These corridors include 46 and 47 Avenues and 48 Street (refer to **Map 5**).

Trails

There are no trails or pathways within parks or along key corridors in the Augustana neighbourhood. Nearby park spaces, such as Jubilee Park along the west of the Plan area, have a significant trail system that provides several access points along the boundary of the community. These trails provide access to Stoney Creek, Mirror Lake, and the river valley system throughout the City of Camrose.

Opportunities

The neighbourhood is well situated with respect to many key destinations such as existing recreational facilities, the University, Lougheed Performing Arts Centre, and Downtown Camrose. Opportunities for improvement include encouraging the development of bicycle facilities along key corridors and trails in existing park spaces.

Map 5. Active Transportation Network

--- Augustana ARP Boundary

— Waterbody

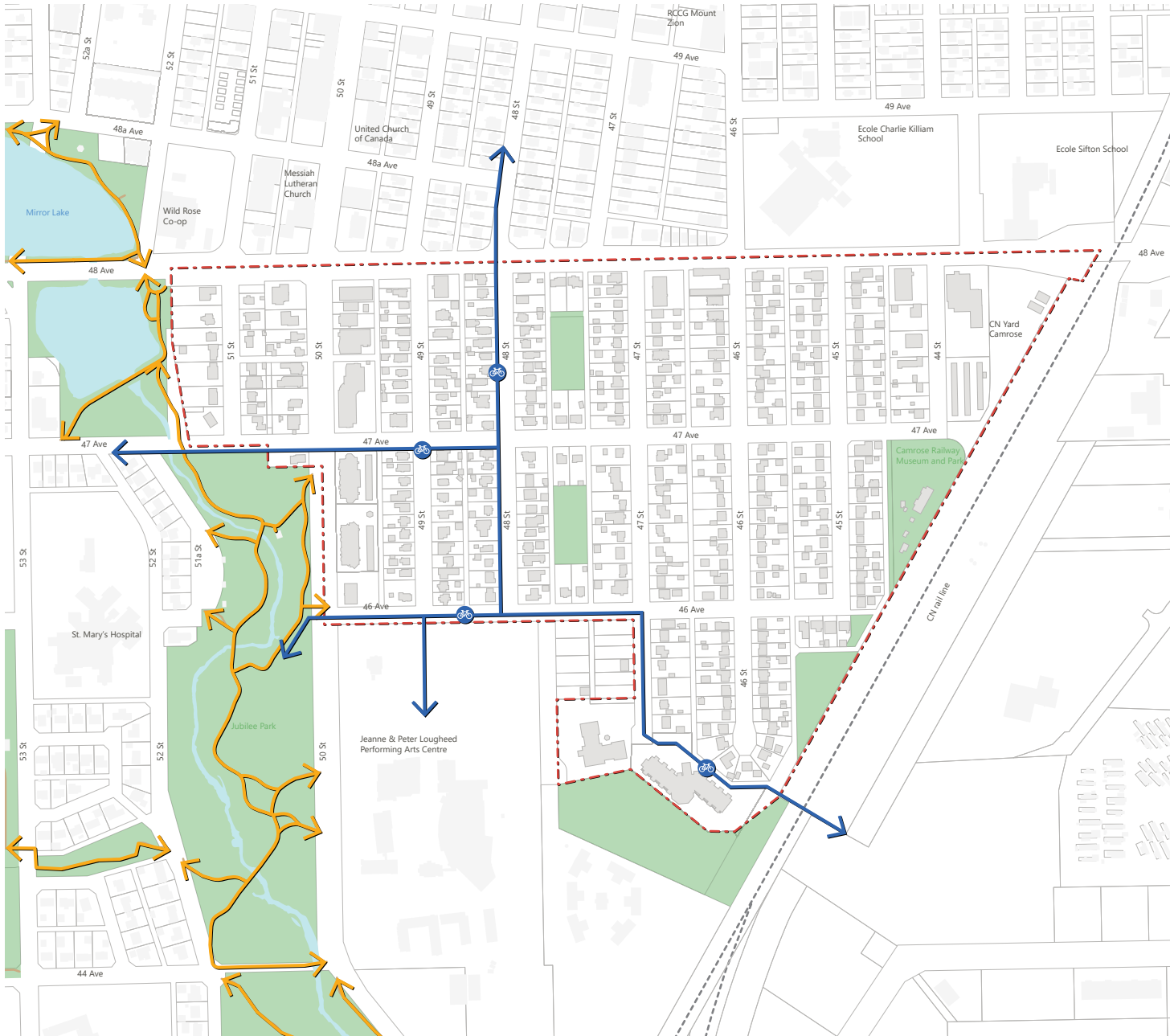
--- Railway

■ Public Park/Green Space

Active Transportation Network

🚲 Proposed Active Transportation Network

👉 Existing Trail



3.4 Street Network

Street Network Classification

The City of Camrose Transportation Master Plan (2017) identifies the following street classifications within the Augustana neighbourhood (refer to **Map 6**):

- Urban Arterial, which includes 48 Avenue (Highway 13);
- Neighbourhood Collector, which includes 44, 46, 48, 50 Streets and 47 Avenue; and
- Local Streets, which include the remaining roadways.

All of the north-south oriented streets in the neighbourhood provide access to 48 Avenue (Highway 13) except for 49 and 51 Streets. 50 Street is the only connection south of the neighbourhood that connects to Camrose Drive (Highway 13A). All streets within the Augustana neighbourhood allow for on-street parking.

Signalized intersections are located at the intersections of 48 Avenue (Highway 13) and 46, 48, 50, and 51 Streets. Internal vehicle circulation is managed by a series of stop signs typically located at the intersection of two neighbourhood collector roadways.

Rear Lanes

The rear lanes in the Augustana neighbourhood play a dual role for vehicle access and as a key north-south connection for pedestrians using the interior parks. The lanes used most frequently include those directly adjacent to the interior parks between 47 and 48 Streets. Access onto 48 Avenue is also permitted from these lanes.

Public Realm

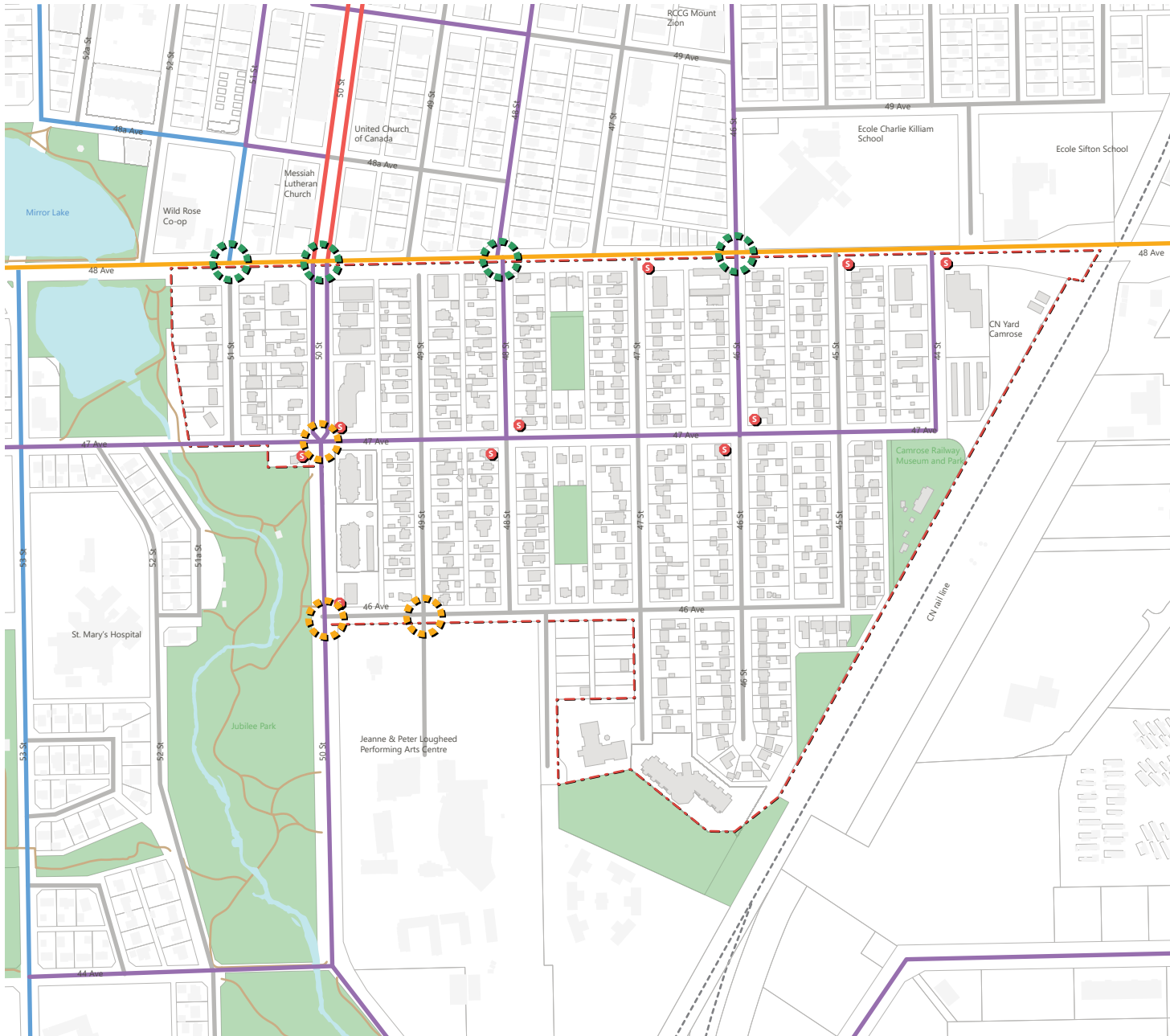
The block structure in the Augustana neighbourhood represents a strong grid pattern. Grid patterns facilitate connections between origins and destinations by offering direct pathways and provide relative ease of wayfinding. These characteristics support and encourage a walkable community.

Typical right-of-ways in the neighbourhood consist of boulevard sidewalks with mature trees, vehicular parking on both sides of the street, and sufficient lane width for traffic in both directions. A series of signalized intersections is located along 48 Avenue (Highway 13), some of which include pedestrian-activated signals to manage the safe movement of vehicles and pedestrians. Marked crossings are located along 50 Street and 46 Avenue.

Opportunities

Opportunities for improvement include enhancing pedestrian crossings, utilizing traffic calming measures at key locations, providing pedestrian amenities (such as seating areas along key corridors), and enhancing the public realm. Rear lanes in the community should continue to provide access to the interior parks. Opportunities for improvement include wayfinding, lighting, and ensuring these parks are accessible for all ages and abilities.

Map 6. Street Network



- Augustana ARP Boundary
 - Trail
 - Waterbody
 - Railway
 - Public Park/Green Space
- Street Network**
- Urban Arterial
 - Neighbourhood Collector
 - Multimodal Arterial
 - Urban Boulevard
 - Local Street
 - Ⓢ Existing Stop Sign
 - ⦿ Existing Signalized Intersection
 - ⦿ Existing Marked Pedestrian Crossing

3.5 Parks and Urban Forest

The Plan area contains four public parks, three of which are located at the rear of residential blocks and accessed via rear lanes (refer to **Map 7**).

Camrose Railway Museum and Park

The Camrose Railway Museum and Park is located along the eastern boundary of the Plan area between 46 and 47 Avenues. The Museum and Park is home to the 1911 Canadian Northern Railway Depot which includes a bunkhouse, watchman's shed, and track car storage shed.

Interior Parks (Shuman Park)

Located on the interior of two blocks between 47 and 48 Streets, these parks are well used by the local community despite their perception of being tucked away and inaccessible. The south interior park is referred to locally as 'Shuman Park' and contains children's play equipment. The area is also used as an ice rink in the winter. The northern interior park is less frequented other than by dog walkers. It contains a relatively dense copse of aspen trees that are in various states of environmental quality.

South Triangle Park

The southernmost open space is situated adjacent to the CN rail line and is the least used of the four parks (primarily dog walking), likely due to its location. Similar to the interior parks, this open space is only accessible via the rear lanes.

Boulevard Trees

Boulevard trees are an important feature in the Augustana neighbourhood. As an older community, many of the streets feature boulevard sidewalks lined with mature trees. These trees contribute to and enhance the quality of the public realm and add a distinctive character to the neighbourhood. The majority of the boulevard trees are ash and a portion of 46 Street is lined with coniferous trees. There are over 550 public trees in the Plan area.

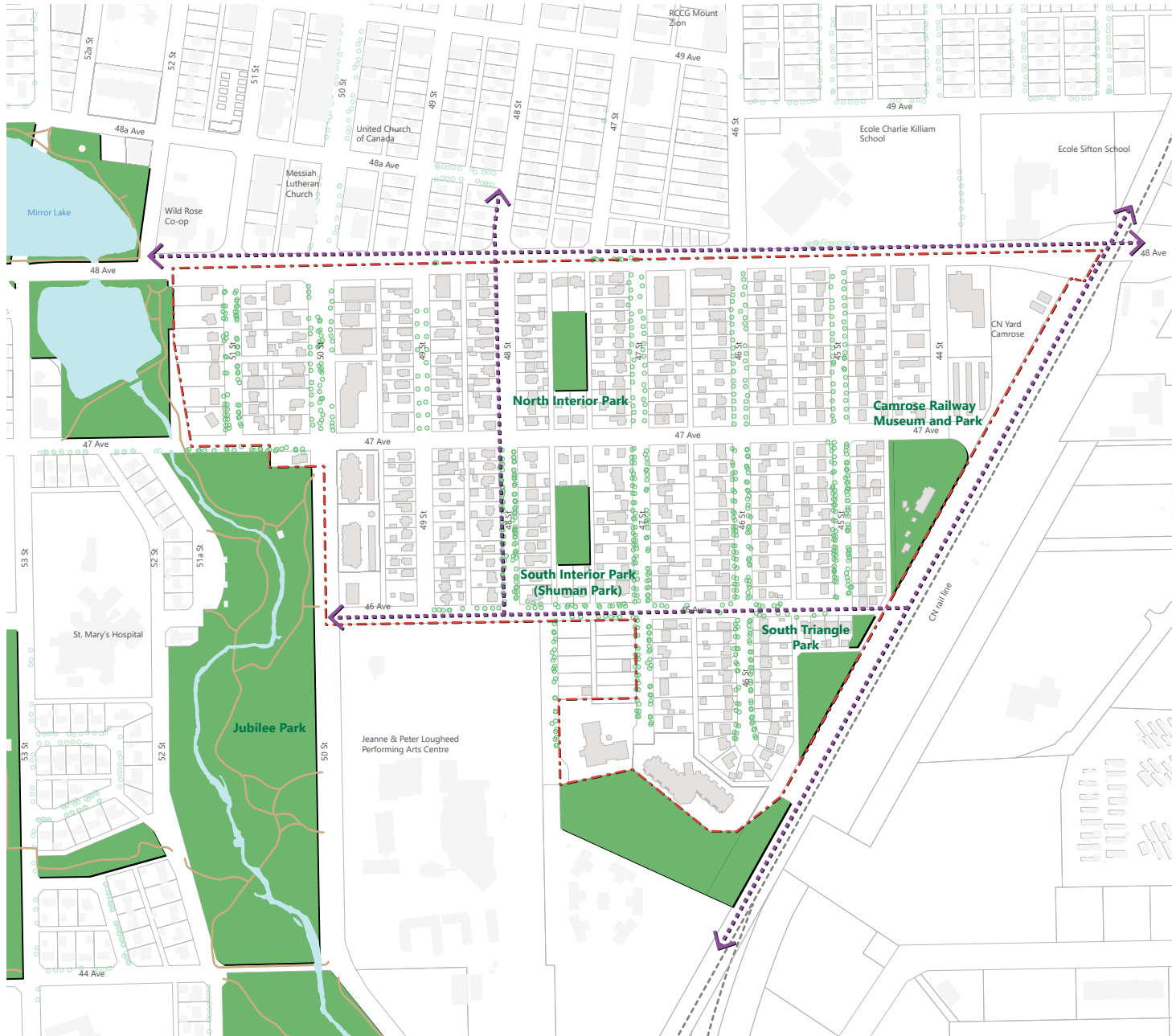
Surrounding Open Spaces

Jubilee Park, located to the west, is considered one of the major recreational resources for the city. It contains an excellent network of trails that are used for cycling and running in the summer, cross-country skiing in the winter, and multiple events year-round. South of the Plan, adjacent to the Viewpoint and Brookside sites, is a small ravine. The steep topography of this wooded area prevents any active use of the space and is mainly used for dog walking.

Opportunities

The City's Green Space Master Plan identifies the opportunity to develop future connections along key corridors in the community. Enhanced connectivity will assist in providing access to green spaces for residents of all ages and abilities. Additional opportunities exist to determine the functionality of each park space, enhancing amenities where necessary to meet the needs of current and future residents.

Map 7. Parks and the Urban Forest



--- Augustana ARP Boundary

— Trail

— Waterbody

--- Railway

Parks and the Urban Forest

■ Public Park/Green Space

● Street Tree

↔ Future Links (Trails) Identified in the Green Space Master Plan

3.6 Infrastructure

Infrastructure, such as stormwater, sanitary and water services, provide essential services to ensure current and future development can be sufficiently accommodated. At present, the neighbourhood is serviced by stormwater, water, and sanitary infrastructure in various conditions (refer to **Map 8**).

Stormwater Drainage

Stormwater drainage is located primarily on 44, 45 and 48 Streets with east-west connections along 46 and 47 Avenues leading to an outlet into Stoney Creek and the Augustana Coulee. A majority of the stormwater infrastructure was installed during the 1950s to 1960s and range in diameter between 300mm to 1050mm. All of the stormwater pipes are constructed of concrete.

Water Service

Watermains provide service along each street and avenue in the Plan area. A small portion along 46 Avenue (between 49 and 50 Streets) consists of a cast-iron pipe, one of only a handful remaining in the city. Watermains are generally 150mm to 200mm in diameter and constructed with either AC or PVC material. The Water Distribution System 2006 Master Plan Update outlines the recommended watermain size of 200mm for new or redeveloping areas. The City of Camrose is planning to replace water mains and water services along 46 Street, south of 48 Avenue, in 2020.

Sanitary Sewer

Sanitary sewer lines provide service throughout the Plan area via each street and along most sections of each avenue. Flow is generally east

to west, exiting to a sanitary trunk located in Jubilee Park. Most of the sanitary sewers within the Plan area are 200mm or 250mm in size. The Camrose Sanitary Sewer Master Plan did not identify any capacity issues within the Plan area. Along with the replacement of the water infrastructure, the City of Camrose is planning to replace the sanitary sewer mains and sewer services along 46 Street, south of 48 Avenue, in 2020.

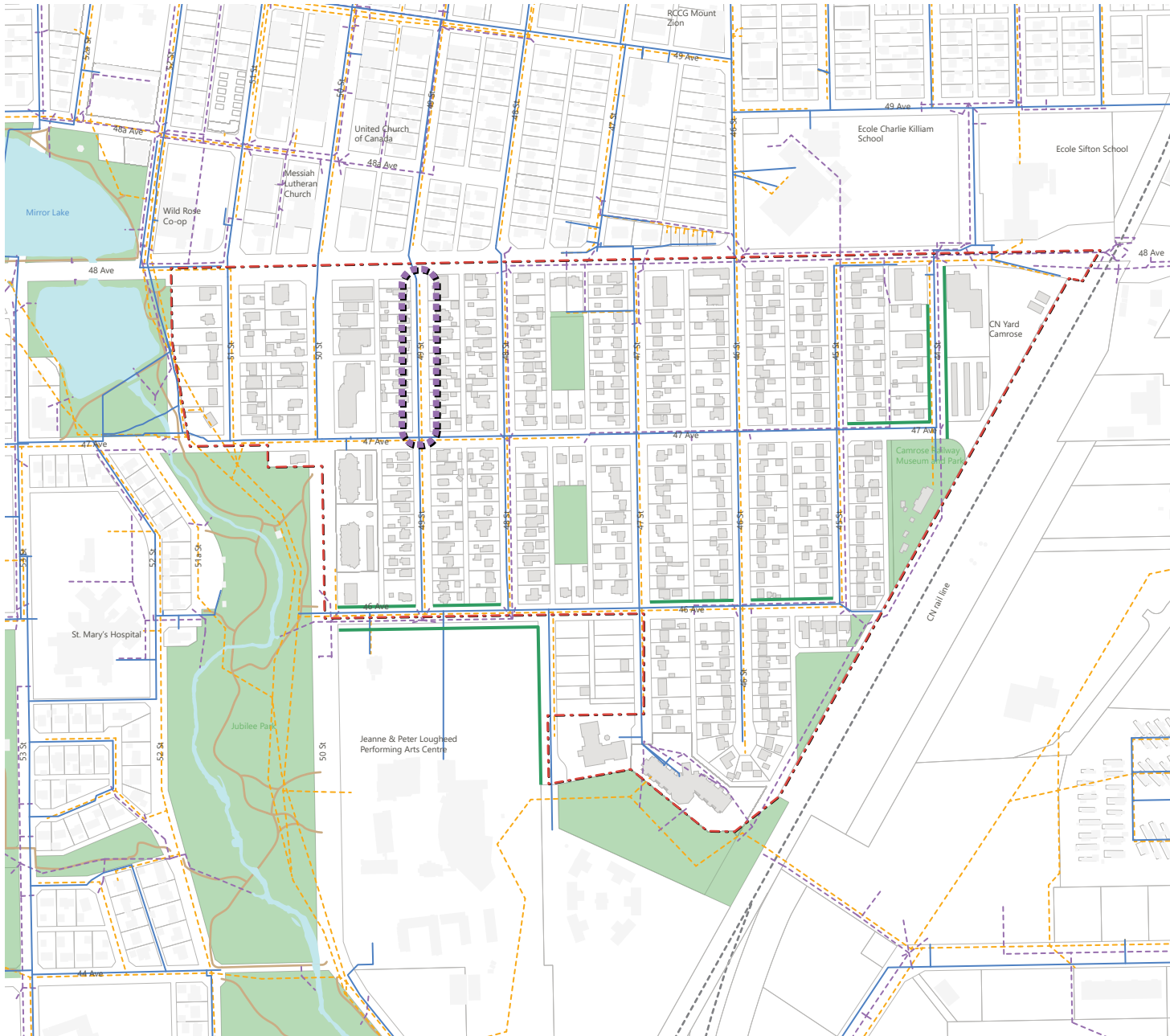
Sidewalks and Street Lighting

While most of the blocks in the neighbourhood consist of sidewalks on both sides of the roadway, there are several locations in the neighbourhood where sidewalks are missing (refer to **Map 8**). Recent improvements to sidewalks along 50 Street and 46 Avenue were conducted through a partnership between the University of Alberta and the City of Camrose. The condition of the existing sidewalks varies considerably within the Plan area. Many of the sidewalks are in “good” condition, while the sidewalks along some blocks are in “fair”, “poor” or “very poor” condition. The City of Camrose is planning to replace the existing sidewalks along both sides of 49 Street between 46 and 47 Avenues in 2020. Following the replacement of the underground infrastructure in 2020, the City is also planning to replace the existing sidewalks along both sides of 46 Street, south of 48 Avenue, in 2021. Street lighting is located along each street and avenue in the neighbourhood. Decorative streetlight improvements have been implemented along 49 Street north of 47 Avenue.

Opportunities

The quality of the public realm, including sidewalks and boulevard trees, has to a certain extent deteriorated over time. A need exists to reinvest in the public realm to ensure infrastructure can continue to support walkability in the neighbourhood. Additional opportunities may exist to upgrade utilities based on the scope of future redevelopment in the neighbourhood. A recurring concern in the neighbourhood is a lack of lighting in the public parks, particularly the south interior park.

Map 8. Infrastructure



- - - Augustana ARP Boundary
- Trail
- Waterbody
- - - Railway
- Public Park/Green Space
- Infrastructure**
- - - Sanitary Sewer
- Watermain
- - - Stormwater
- Missing Sidewalk
- ⊗ Decorative Streetlight Improvement

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A photograph of a potted plant featuring clusters of small purple flowers, a few larger yellow pansy-like flowers, and tall, thin, silvery-grey foliage. The plant is in a light-colored pot with black geometric patterns. The background is a white wooden wall.

4 Vision & Guiding Principles

4.1 Vision

A long-term vision for the Augustana Neighbourhood intends to capture the current aspirations of the community and seeks to establish a future direction for growth and redevelopment. The draft vision for the Augustana neighbourhood is indicated below.

“Augustana is a vibrant neighbourhood, focused on creating a safe, healthy, and connected community. The neighbourhood is defined by its rich heritage, well connected green spaces, and walkable streets which contribute to the unique character of the area. As an important neighbourhood in Camrose, Augustana can meet the needs of current and future residents by growing sustainably and strategically.”



4.2 Guiding Principles

The following set of seven principles establishes a framework to guide the development of policies and provide the high-level direction that will help to realize the vision for the community.

1 Direct medium-density development to the **edges of the neighbourhood**

- Ensure medium-density development:
 - Occurs at the edges of the neighbourhood or street blocks;
 - Utilizes existing infrastructure; and
 - Responds to the surrounding context of the neighbourhood.
- Provide opportunities for amenities by supporting a mix of uses.

2 Respect the existing **historic character**

- Encourage development that respects and contributes to historical development in the area.
- Provide opportunities for context-sensitive infill development which complements the architectural character of the neighbourhood.

3 Provide **opportunities for new development**

- Encourage a range of opportunities for new development, focusing on sensible, context-sensitive infill development at strategic locations. Promote a diversity of uses to meet the needs of current and future generations.

4 Build on **existing assets**

- Create opportunities for a diverse range of housing typologies which contribute to a compact and walkable community.
- Utilize existing infrastructure through efficient land use planning to reduce future costs.

5 Strengthen the **open space network**

- Establish a diverse and connected open space network that provides a range of opportunities.
- Retain and protect the urban forest and boulevard trees throughout the neighbourhood.

6 Promote a high-quality **public realm**

- Promote a high-quality public realm and pedestrian-oriented streetscape to encourage an interconnected pedestrian network.
- Encourage the development of a public realm that is accessible to all ages and abilities.

7 Transition **industrial uses**

- Encourage the transition of industrial and highway commercial uses to live-work uses.
- Consider the development of industrial and commercial building typologies that respect the surrounding context.

4.3 Precinct Areas

The precincts described below reflect the emerging themes captured throughout engagement activities. Precincts are areas within a community that have been identified according to their common characteristics. These characteristics can include land uses, built form, street typology, and function. This approach can help establish a clear policy direction for each precinct and assist municipal planners, developers, and citizens during the development review process (refer to **Map 9**).

Mature Residential Precinct

The Mature Residential Precinct is envisioned to support infill development that responds to the conditions of the surrounding context. The objective for this precinct is to promote infill development at appropriate locations to mitigate potential impacts to the surrounding low-density residential development, while allowing for transitions in mass and density to higher density precincts.

Heritage Character Precinct

The Heritage Character Precinct consists of multiple single-detached housing typologies originally built during the early development of Camrose. The precinct is envisioned to respect the valuable historic properties which provide a unique sense of place and community character. New development is encouraged in a manner that reflects the historical architecture, includes traditional design elements to complements existing properties, and strengthens the precincts architectural character.



Typical built form in the Mature Residential Precinct.



Typical built form in the Heritage Character Precinct.

Medium-Density Residential Precinct

The Medium-Density Residential Precinct is envisioned to provide opportunities for a mix of medium-density residential development typologies along 48 Avenue. Supporting medium-density development in this precinct provides opportunities for new residents to live in the Augustana neighbourhood, utilizes existing infrastructure, and contributes to a diverse neighbourhood.



Typical built form in the Medium-Density Residential Precinct.

Medium-Density, Mixed-Use Precinct

The Medium-Density, Mixed-Use Precinct is envisioned to build on the existing urban structure by supporting similar residential development typologies. This precinct aims to promote new residential development while allowing for commercial opportunities to serve the residents of the Augustana neighbourhood.



Typical built form in the Medium-Density, Mixed-Use Precinct.

Institutional Precinct

The Institutional Precinct is envisioned to continue supporting developments that serve seniors, utilizing the assets of the surrounding park spaces to provide opportunities for active and passive outdoor recreation opportunities. The long-term goal of this precinct is to provide opportunities for all residents to connect socially, building a stronger sense of community. To support a complete community, a key role of the Institutional Precinct is to provide opportunities for residents to age-in-place in their neighbourhood.



Typical built form in the Institutional Precinct.

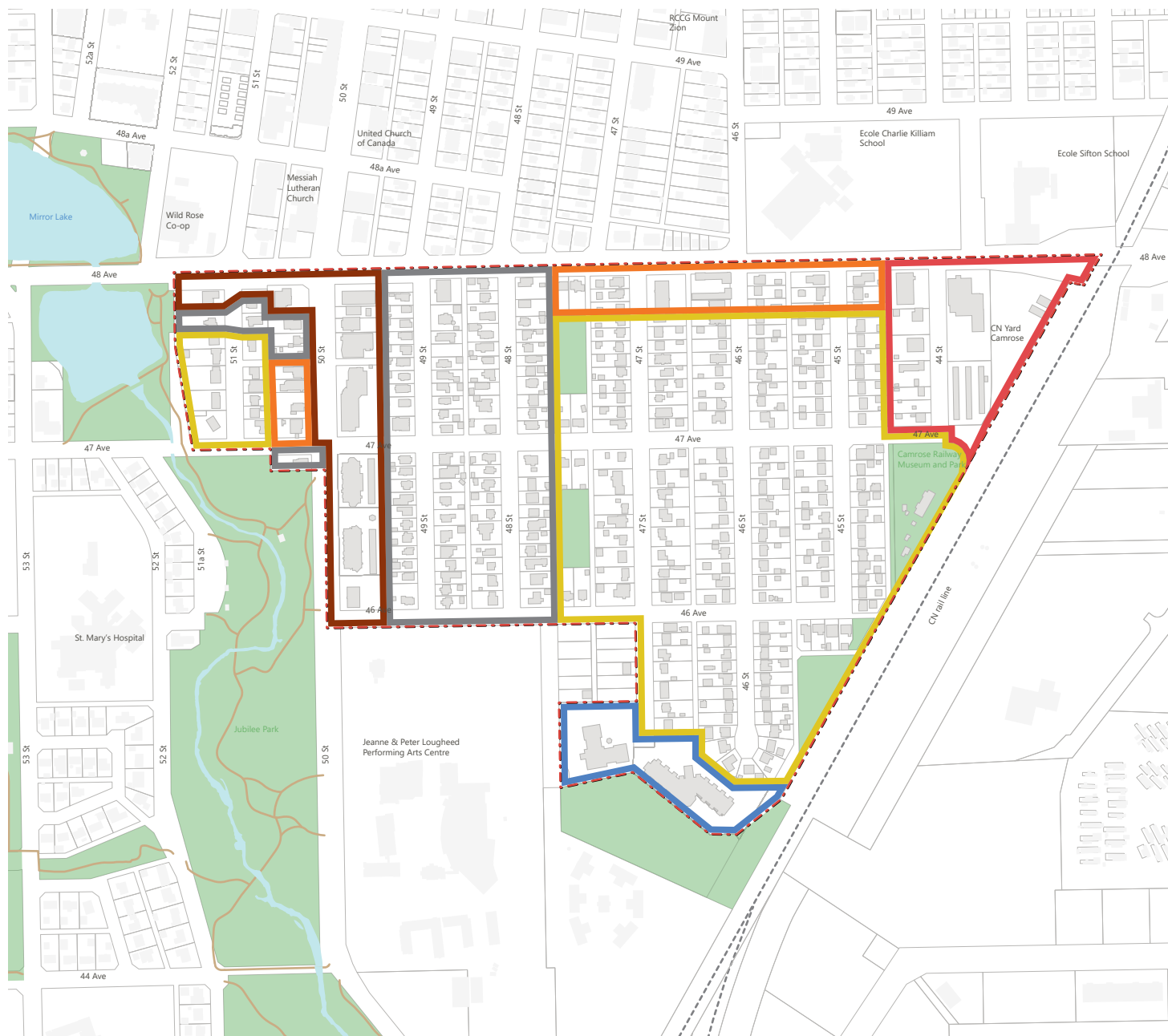
Commercial Industrial, Mixed-Use Precinct

The Commercial Industrial, Mixed-Use Precinct consists of a mix of auto-oriented commercial and industrial service uses. The precinct is envisioned to encourage the gradual transition of auto-oriented, commercial uses to live-work development typologies. Contextually appropriate commercial and light industrial development that can complement the residential character of the surrounding precincts is encouraged.



Typical built form in the Commercial Industrial, Mixed-Use Precinct.

Map 9. Precinct Areas



--- Augustana ARP Boundary

— Trail

— Waterbody

--- Railway

■ Public Park/Green Space

Precinct Areas

■ Mature Residential

■ Heritage Character

■ Medium-Density Residential

■ Medium-Density, Mixed-Use

■ Institutional

■ Commercial Industrial, Mixed-Use

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5 Policy Framework

5.1 Future Land Use Concept

The future land use concept for the Augustana neighbourhood identifies seven different land uses (refer to **Map 10**), designed to address future development opportunities in the neighbourhood. The future land use concept will ensure alignment with City goals and policies, promote infill development, and strengthen the character of the community. Each of the land uses identified in **Map 10** is described below. Associated precedent images are provided to assist in the interpretation of the land use; however, they do not represent the exact details of what may be appropriate for all areas.

Low-Density Residential

Low-density residential land uses can typically be described as single lot residential development, often modest in massing, one to two storeys in height. Residential building typologies such as single-detached structures are the most recognizable form of low-density residential development, however, duplexes, secondary suites, and garage suites are common low-density infill typologies.

Low/Medium-Density Residential

Low/medium-density residential land uses often include similar building typologies as low-density residential areas, however at a slightly higher unit count. Additional density provides opportunities for multi-unit developments up to four units in a townhouse style and may include smaller apartment/condo-style buildings.



Example of low-density residential development.



Example of low/medium-density Residential Development.

Medium-Density Residential

Medium-density residential land uses often contain multiple units on a single lot, capitalize on the use of existing infrastructure, and often contain private amenity spaces (such as balconies) in place of rear-yards. Medium-density residential building typologies include duplexes and multi-unit developments up to 12 units.



Example of medium-density residential development.

High-Density Residential

High-density residential land uses include large, multi-unit residential developments such as apartments or condos. High-density residential land uses maximize existing infrastructure and can provide additional amenities to residents, such as commercial and retail opportunities.



Example of high-density residential development.

Commercial Industrial

Commercial industrial land uses include opportunities to provide services to local residents and the travelling public. These types of land uses typically include warehouses, auto-oriented services, and storage facilities for industrial uses.



Example of commercial industrial development.

Commercial Mixed Use

The commercial mixed-use land use in the Augustana neighbourhood can be described as a mix of commercial services that also promote the opportunity for residential uses. Live-work units are suitable building typologies that can complement commercial uses and provide a gradual transition to surrounding lower density residential uses and building typologies.



Example of commercial mixed-use development.

Institutional

Institutional land uses are designed to provide opportunities for services that benefit the broader community. In the Augustana neighbourhood, institutional uses include the Brookside and Viewpoint developments.



Example of institutional development.

5.2 General Policies

The following objectives and policies are applicable to the whole Plan area. Additional policies are provided for detailed direction in each precinct area.

Objectives

- Provide opportunities for context-sensitive infill development that responds to the existing character of the neighbourhood.
- Require site design and building design to contribute to the adjacent public realm.

Policies

General

- 5.2.1 Future land use within the Augustana ARP area shall be in general accordance with **Map 10**.

Site Design and Streetscape

- 5.2.2 All new development shall front the street and provide separate entrances for each unit on the main floor.
- 5.2.3 The privacy of adjacent homes shall be maintained through the use of fencing, screening, and landscaping.

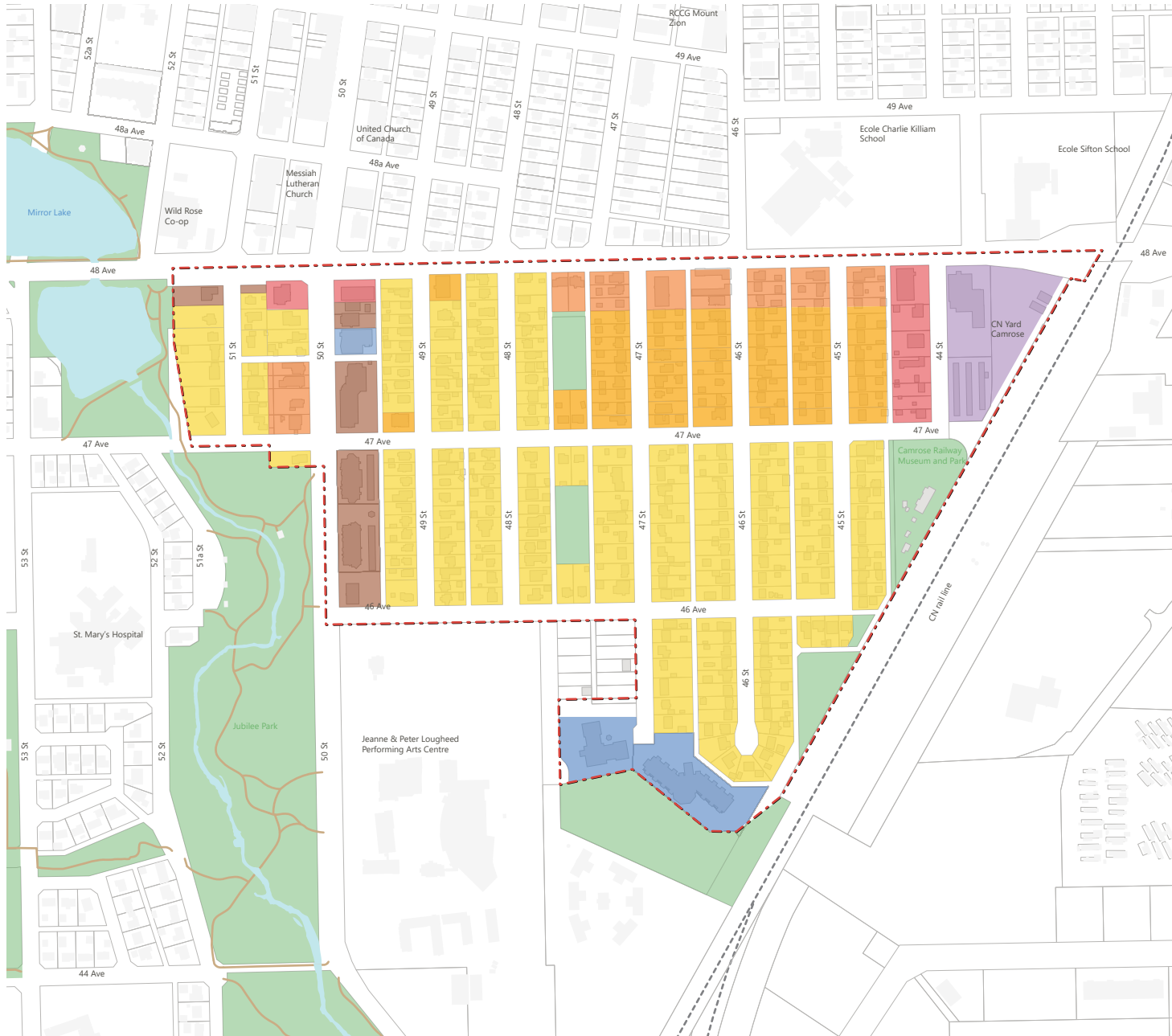
Built Form

- 5.2.4 Duplexes and multi-unit development up to 4 units are required to incorporate design features that distinguish one unit from any other. Separate units shall be delineated by articulated roof treatments, walkways, material treatments, lighting, and landscaping.

Parking

- 5.2.5 Parking shall be in accordance with the City of Camrose Land Use Bylaw.
- 5.2.6 All parking shall be accommodated on-site at the rear of the building and accessed via the lane, where feasible.
- 5.2.7 Front drive garages will not be permitted with any new development. Where a parcel contains a legally existing front driveway, that driveway should be permitted to remain provided it is in the same location and has the same or narrower width. Where a parcel does not have access to a rear lane, a front drive garage will be permitted.

Map 10. Future Land Use Concept



- - - Augustana ARP Boundary
- Trail
- Waterbody
- - - Railway
- Public Park/Green Space
- Future Land Use**
- Low-Density Residential
- Low/Medium-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial Industrial
- Commercial, Mixed-Use
- Institutional

5.3 Mature Residential Precinct

Objectives

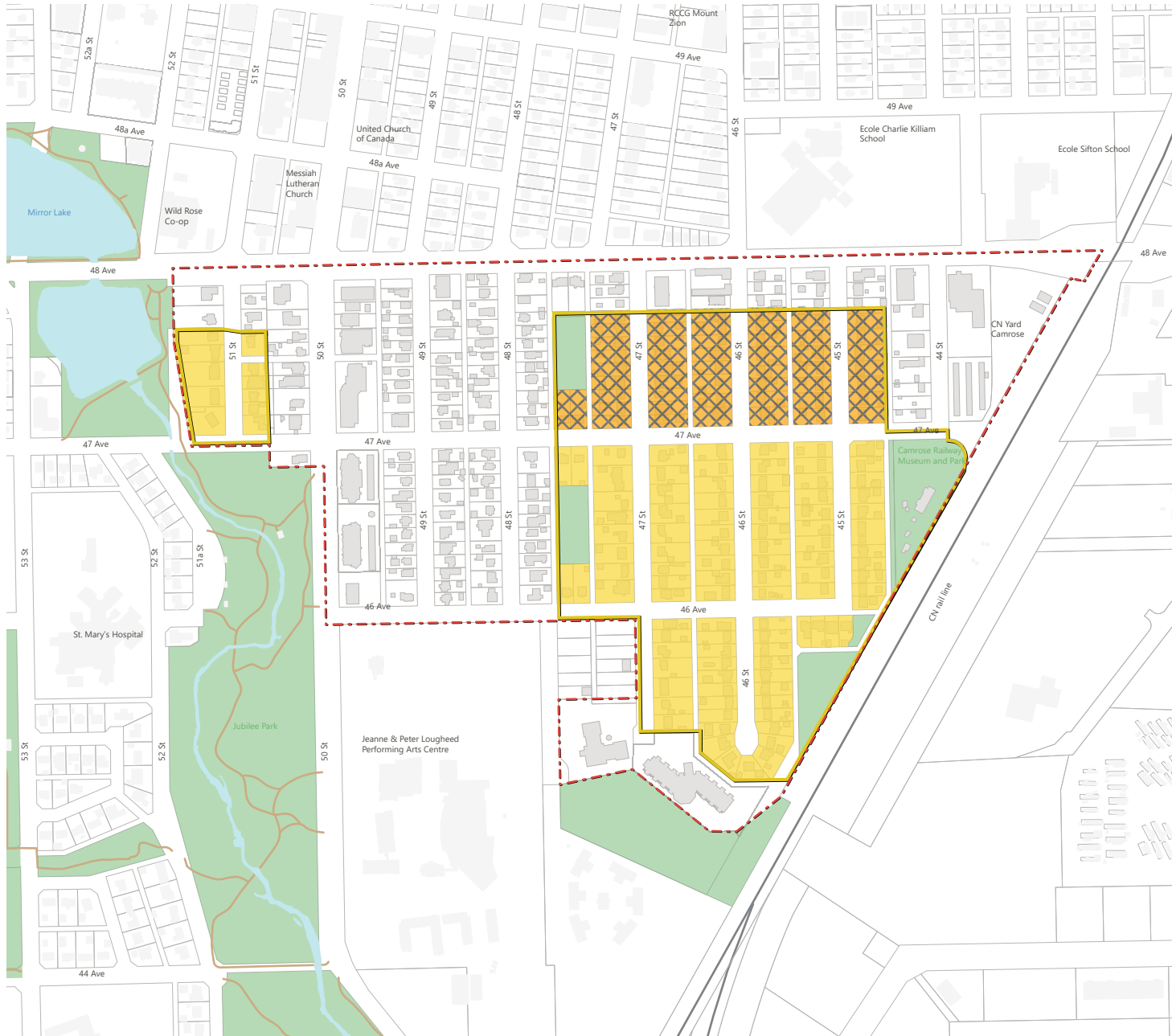
- Encourage residential uses as the primary use.
- Promote redevelopment which responds to the surrounding context and is compatible with the existing character of the area.
- Encourage the development of medium-density, multi-unit residential forms at strategic locations.
- Ensure the retention of existing boulevard trees.
- Promote the appropriate transition of scale and mass from higher density to lower density built form typologies.

Policies

- 5.3.1 The City will consider and encourage the following building typologies within this precinct, subject to specific criteria established in this section.
- a. Single-detached dwellings;
 - b. Duplexes;
 - c. Secondary suites;
 - d. Garage suites;
 - e. Multi-unit housing.
- 5.3.2 New single-detached dwellings will be considered throughout the Mature Residential Precinct.
- 5.3.3 New duplexes dwellings will be considered throughout the Mature Residential Precinct.
- 5.3.4 Multi-unit development up to 4 units will be encouraged on corner lots along the north side of 47 Avenue with flanking frontages along 47 Avenue.

- 5.3.5 Multi-unit development up to 5 to 10 units, north of 47 Avenue, may be considered on a case by case basis subject to provision of a community contribution to the satisfaction of the Development Authority. The exact nature of community contribution will be negotiated between the Development Authority and the developer in consultation with the community.
- 5.3.6 Multi-unit development up to 4 units may be considered along the south side of 47 Avenue on a case by case basis subject to rezoning of land and the following design criteria:
- a. Each residential unit shall provide a separate ground floor entrance along the avenue frontage.
 - b. The building face along the respective street frontage shall be articulated using techniques such as entrances, porches, windows, and other architectural features. Use of blank walls should be prohibited.
 - c. Parking shall be provided within the subject site and accessed from the rear lane.
 - d. Provide appropriate landscaping to ensure privacy concerns are addressed to the satisfaction of the Development Authority.
- 5.3.7 Secondary suites (basement suites, additional suite on the main level) and garage suites will be allowed throughout this precinct. On each lot, either a secondary suite or garage suite will be allowed in addition to the principal dwelling unit, but not both.

Map 11. Mature Residential Precinct



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

■ Public Park/Green Space

Policy Direction

■ Mature Residential Precinct

■ Single-detached dwellings, duplexes, secondary suites, and garage suites will be considered

■ Single-detached dwellings, duplexes, multi-unit housing up to 4 units, secondary suites, and garage suites will be considered

⊠ Multi-unit housing from 5-10 units will be considered subject to the provision of a community amenity contribution

Note: Please refer to policy 5.3.4 and 5.3.6 for where additional multi-unit developments up to 4 units may be considered.



5.4 Historic Character Precinct

Objectives

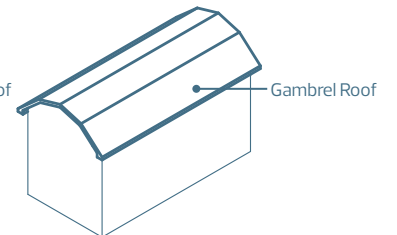
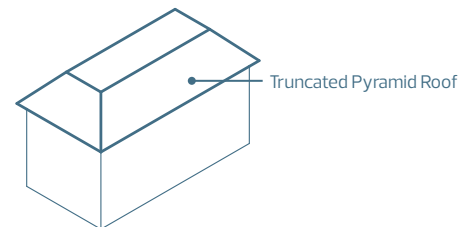
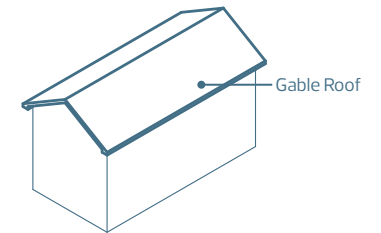
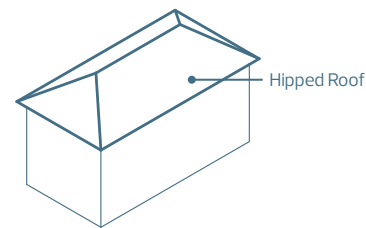
- Respect the historic properties throughout the precinct.
- Require new development to complement the historical character of the precinct.
- Provide opportunities for contextually sensitive infill development.

Policies

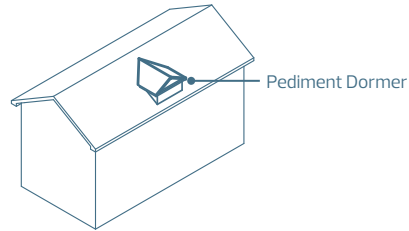
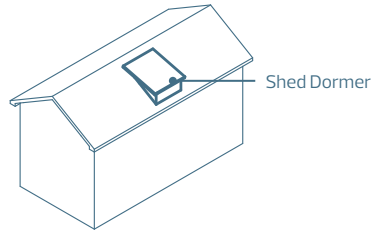
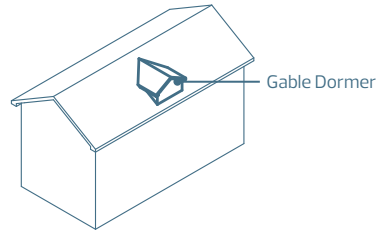
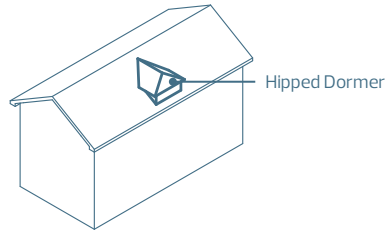
- 5.4.1 The City will consider and encourage the following building typologies within this precinct, subject to specific criteria established in this section.
- a. Single-detached dwellings;
 - b. Duplexes;
 - c. Secondary suites;
 - d. Garage suites.
- 5.4.2 New single-detached dwellings and duplexes will be considered in this precinct, subject to the provision of context-specific architectural and building design features in accordance with the following criteria:

Roofs

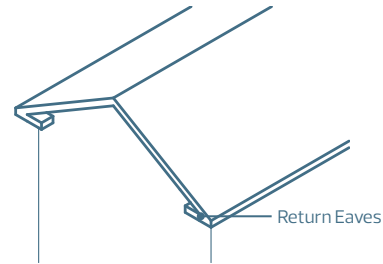
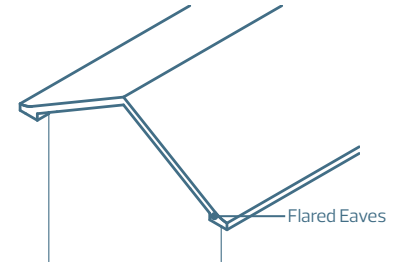
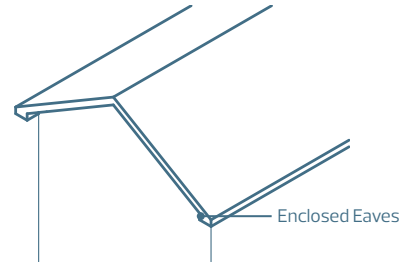
- a. Roofs shall be of a hipped, gable, truncated pyramid or gambrel style.



b. Articulation of roofs through the use of dormers should be encouraged. Where applied, dormers shall be hipped, gable, pediment, or shed roof style.

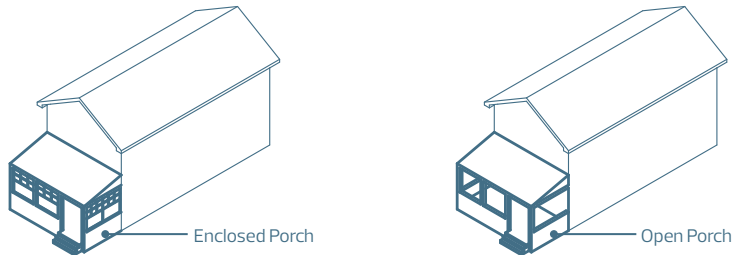


c. Roofs are encouraged to include enclosed, flared, or return eaves.



Porches

- d. Development is encouraged to include front porches that are enclosed or open.
- e. New development shall utilize high-quality, durable materials that are generally consistent with traditional building materials. Materials may include but are not limited to stucco, brick, and the use of multiple materials on each building is encouraged.

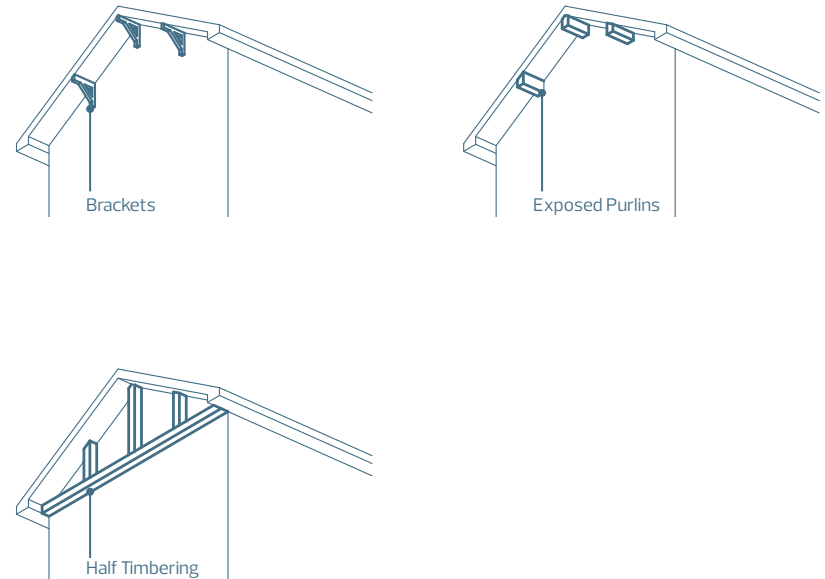


Windows

- f. Windows shall have the appearance of a hung style window.
- g. Traditional patterns of arrangement of windows are encouraged.
- h. Traditional mullion configuration of windows are encouraged.

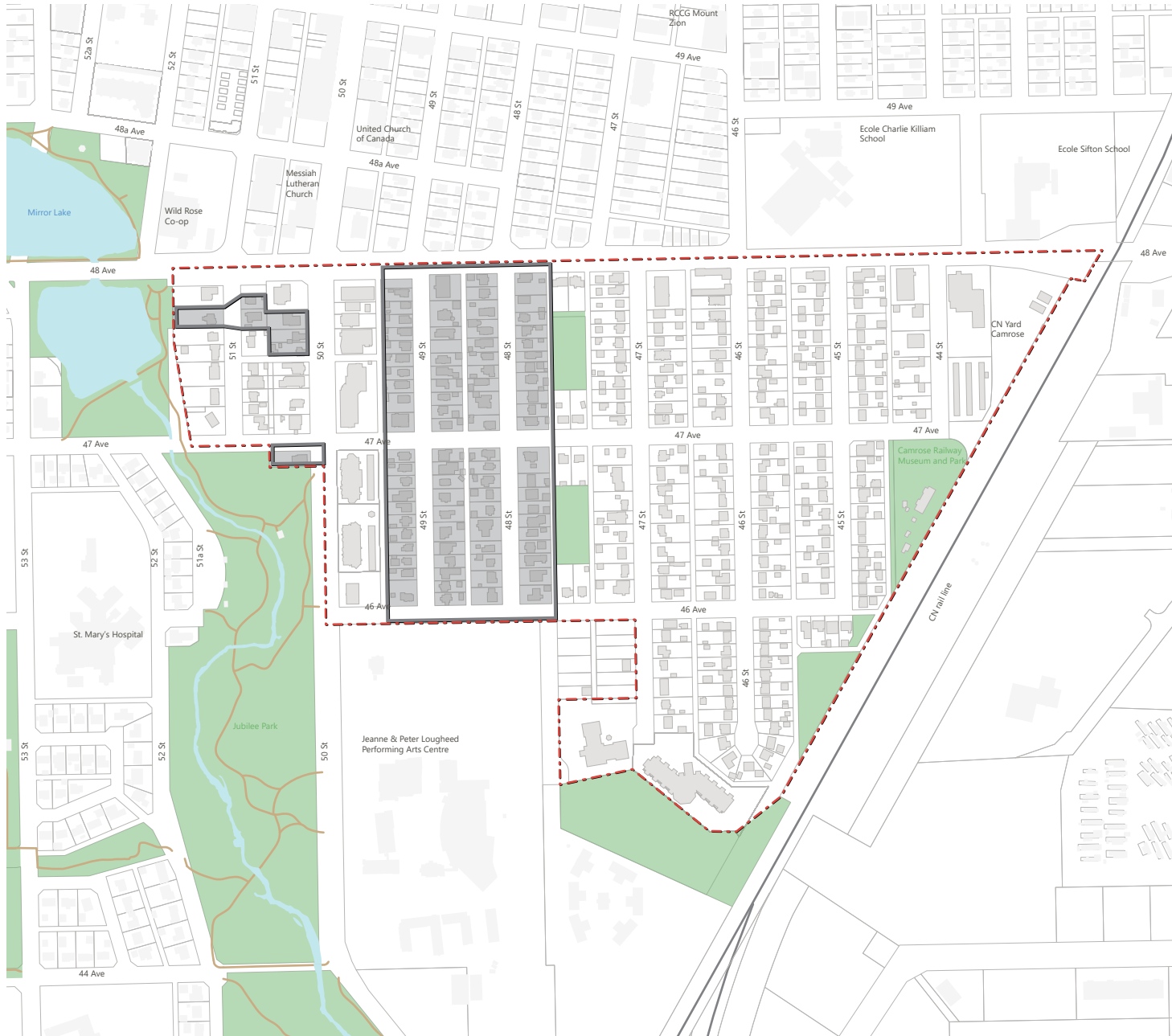
Architectural Detailing

- i. Development is encouraged to use multiple colours and follow traditional patterns of application
- j. Architectural detailing shall be generally consistent with traditional architectural styles that are commonly found in the precinct. Architectural detailing may include brackets, exposed purlins, half-timbering, wood corner boards, tapered wood columns, Doric columns, or masonry piers.



- 5.4.3 Secondary suites (basement suites, additional suite on the main level) and garage suites will be allowed throughout this precinct. On each lot, either one secondary suite or garage suite will be allowed in addition to the principal dwelling unit, but not both.
- 5.4.4 Each new development shall submit a "Character Statement" demonstrating how the proposal fits in with the precinct's context and aligns with City policies.

Map 12. Historic Character Precinct



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

■ Public Park/Green Space

Policy Direction

□ Historic Character Precinct

■ New single-detached dwellings and duplexes with design controls will be considered. Secondary suites and garage suites will be considered.

Note:

1. Cannot exceed 2 dwelling units per 50' x 125' lot.

5.5 Medium-Density Residential Precinct

Objectives

- Provide opportunities for a mix of medium-density residential building typologies.
- Provide appropriate transitions to surrounding lower density development.

Policies

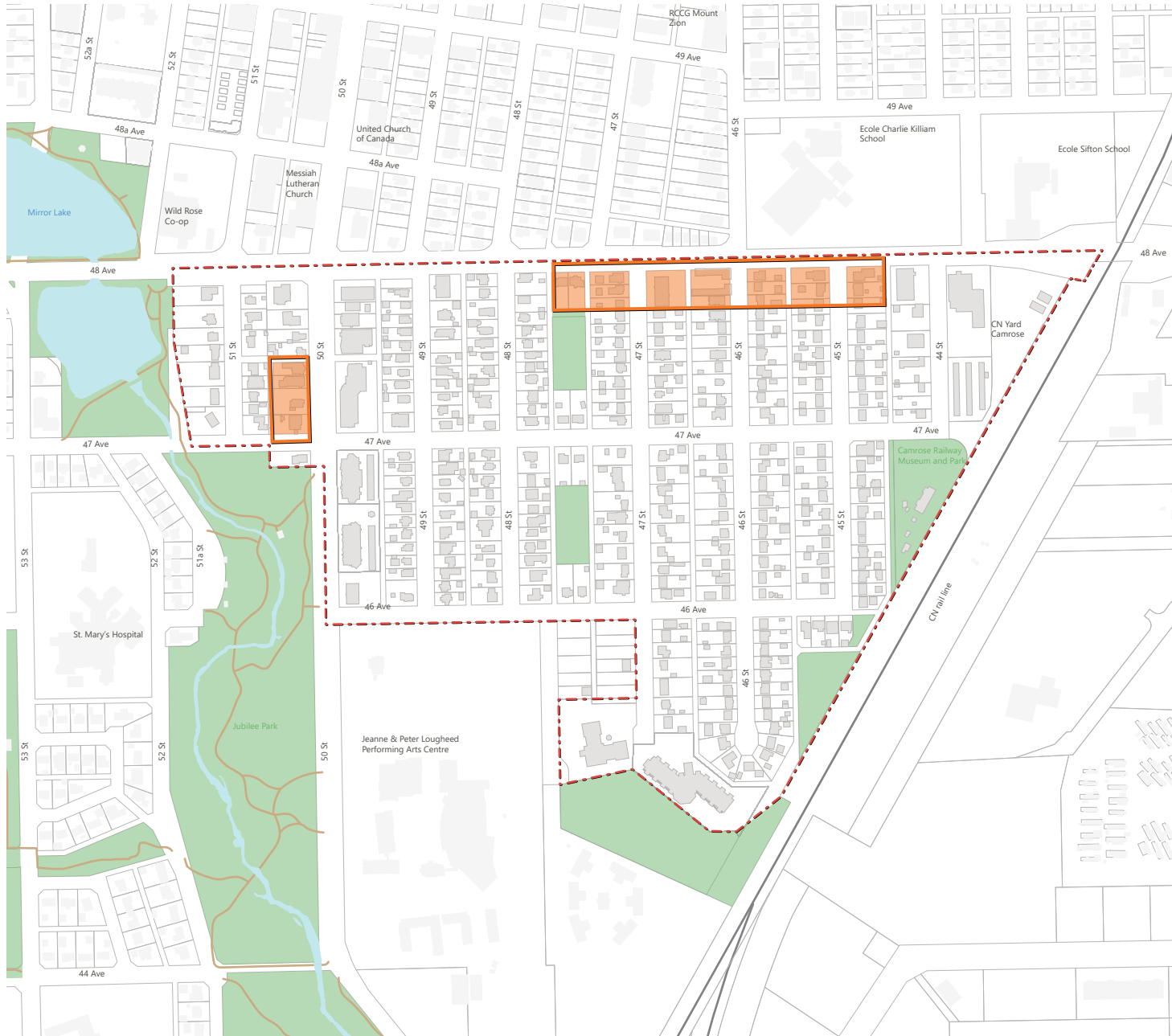
- 5.5.1 The City will consider and encourage the following building typologies within this precinct, subject to specific criteria established in this section.
- a. Duplexes; or
 - b. Multi-unit housing.
- 5.5.2 The medium-density residential precinct may be extended to the west or east adjacent to 48 Avenue subject to providing a 'Character Statement' meeting all of the design criteria for the applicable precinct, a plan amendment, public engagement, and a rezoning application.
- 5.5.3 New single-detached dwellings will not be considered in this precinct.
- 5.5.4 New duplexes dwellings and multi-unit dwellings up to 12 units will be considered throughout this precinct.

- 5.5.5 New multi-unit dwellings up to 12 units should consider the use of the following:
- a. Step backs to transition the building mass to the maximum height of the adjacent zone;
 - b. Articulated facades to provide visual interest;
 - c. Minimize overlook through the placement of windows, doors, and balconies;
 - d. Ground floor units should interact with the street and include individual entrances for each unit.



Example of medium-density residential development.

Map 13. Medium-Density Residential Precinct



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

■ Public Park/Green Space

Policy Direction

□ Medium-Density Residential Precinct

■ Duplexes and multi-unit up to 12 units will be considered

Note: Latitudinal extensions of the Medium-Density Residential Precinct may be considered, refer to policy 5.5.2.

5.6 Medium-Density, Mixed-Use Precinct

Objectives

- Provide opportunities for medium-density, mixed-use residential building typologies.
- Provide appropriate transitions to surrounding lower density development.
- Encourage commercial and retail uses that are compatible with the character of the area.
- Support the active commercial uses at ground level.

Policies

- 5.6.1 The City will consider and encourage the following building typologies within this precinct, subject to specific criteria established in this section.
- a. Multi-unit housing; or
 - b. Mixed-use housing.
- 5.6.2 New single-detached dwellings and duplexes will not be considered in this precinct.
- 5.6.3 New multi-unit dwellings will be considered throughout this precinct. New developments will be encouraged to incorporate a variety of residential, commercial, and institutional uses within their site. Stand-alone buildings with residential, commercial/office, and institutional uses may also be considered within this precinct.

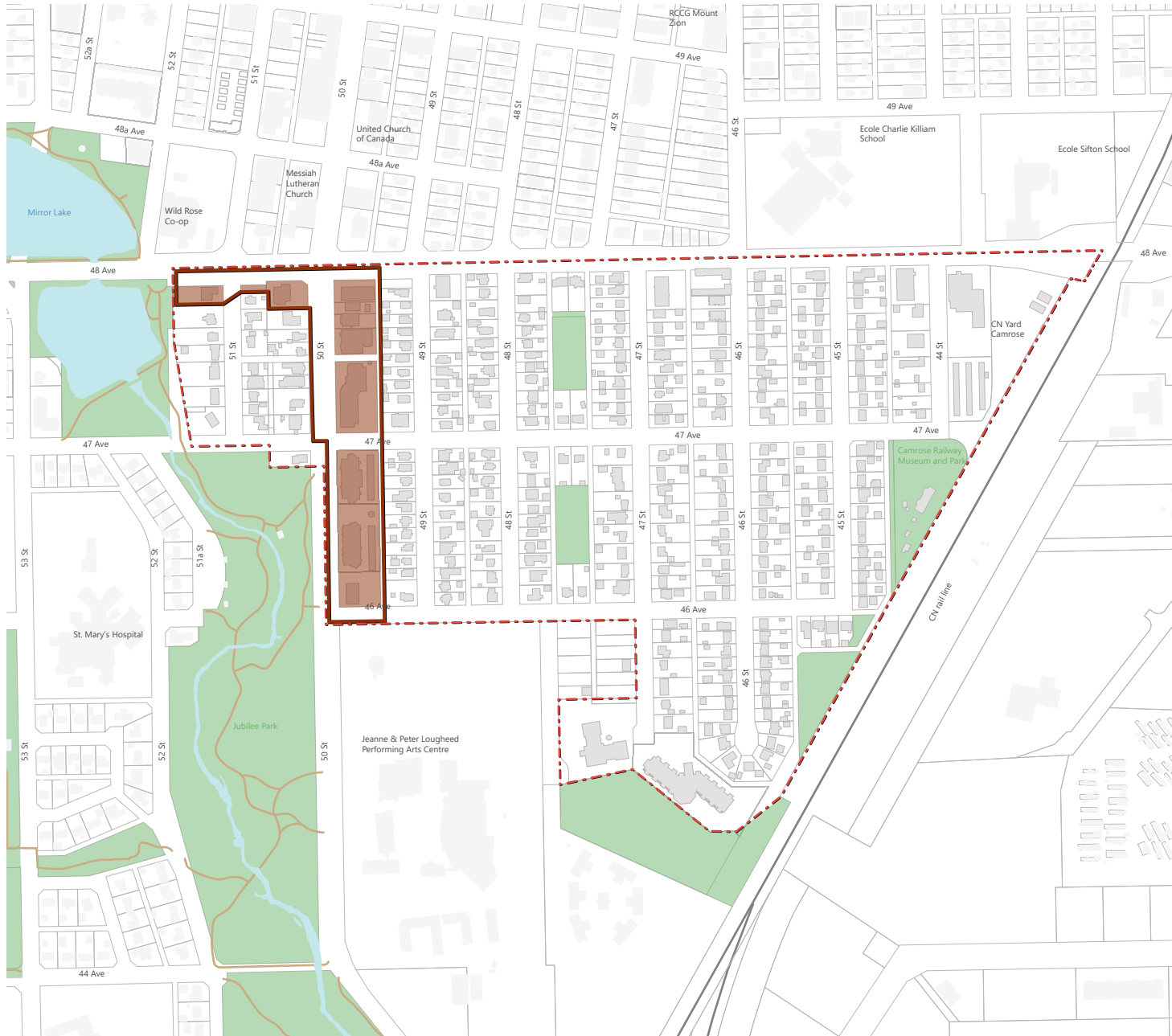


Example multi-unit development.



Example of multi-unit development.

Map 14. Medium-Density Mixed-Use Precinct



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

■ Public Park/Green Space

Policy Direction

■ Medium-Density, Mixed-Use Precinct

■ Multi-unit, mixed-use development with a maximum of 4 storeys will be considered.

Note:

1. The Land Use Bylaw will determine the maximum density.

5.7 Institutional Precinct

Objectives

- Provide opportunities for senior residents and associated amenities.
- Support pedestrian connections to parks, open spaces, and surrounding precincts.

Policies

- 5.7.1 The City will consider and encourage the following building typologies within this precinct, subject to specific criteria established in this section.
- a. Institutional Multi-Unit.
- 5.7.2 Existing multi-unit buildings within this precinct will continue to operate as assisted care facilities.
- 5.7.3 Reuse of existing buildings for other market housing opportunities will be considered to address future market demand.
- 5.7.4 Redevelopment of existing buildings into future market housing or other institutional projects may be considered provided the future development maintains the overall height and massing envisioned for this precinct.

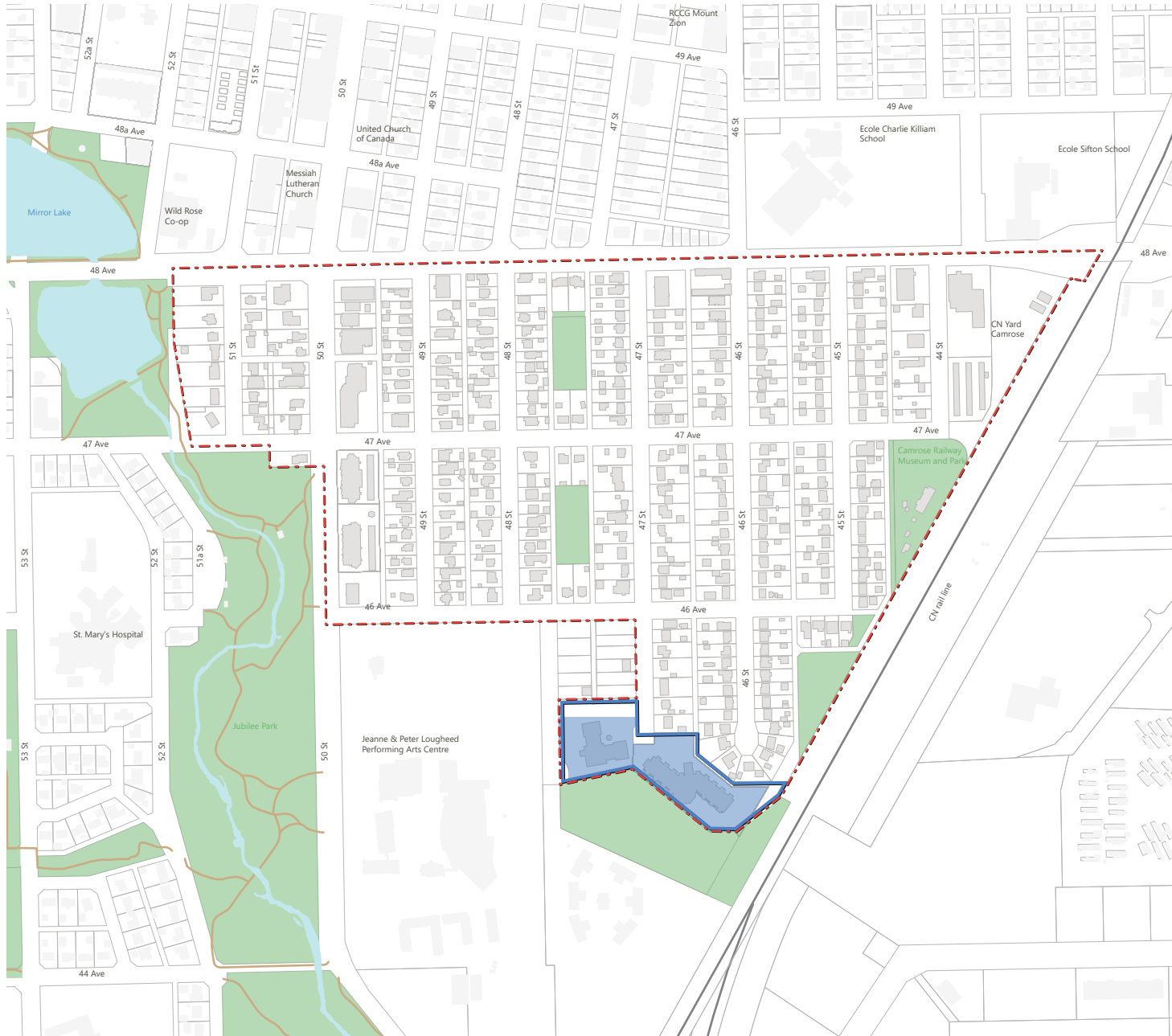


Brookside development.



Walking path and seating area along the Brookside development.

Map 15. Institutional Precinct



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

■ Public Park/Green Space

Policy Direction

□ Institutional Precinct

■ Institutional uses, such as existing life lease facilities, will be encouraged

5.8 Commercial Industrial, Mixed-Use Precinct

Objectives

- Support the transition of commercial and industrial uses to live-work units.
- Ensure development along 44 Street and 48 Avenue incorporate access management and safety.
- Minimize increased vehicular transportation on adjacent residential streets.

Policies

- 5.8.1 The City will consider and encourage the following building typologies within this precinct, subject to specific criteria established in this section.
- a. Live-work units;
 - b. Highway commercial; or
 - c. General industrial.
- 5.8.2 Conversion of existing general industrial uses located on the west side of 44 Street (between 47 Avenue and 48 Avenue) to highway commercial and live-work uses is encouraged in order to minimize land-use conflicts between existing mature residential and general industrial uses.
- 5.8.3 New live-work units will be considered on the west side of 44 Street (between 47 Avenue and 48 Avenue) subject to provision of appropriate transition and privacy from existing general industrial uses.

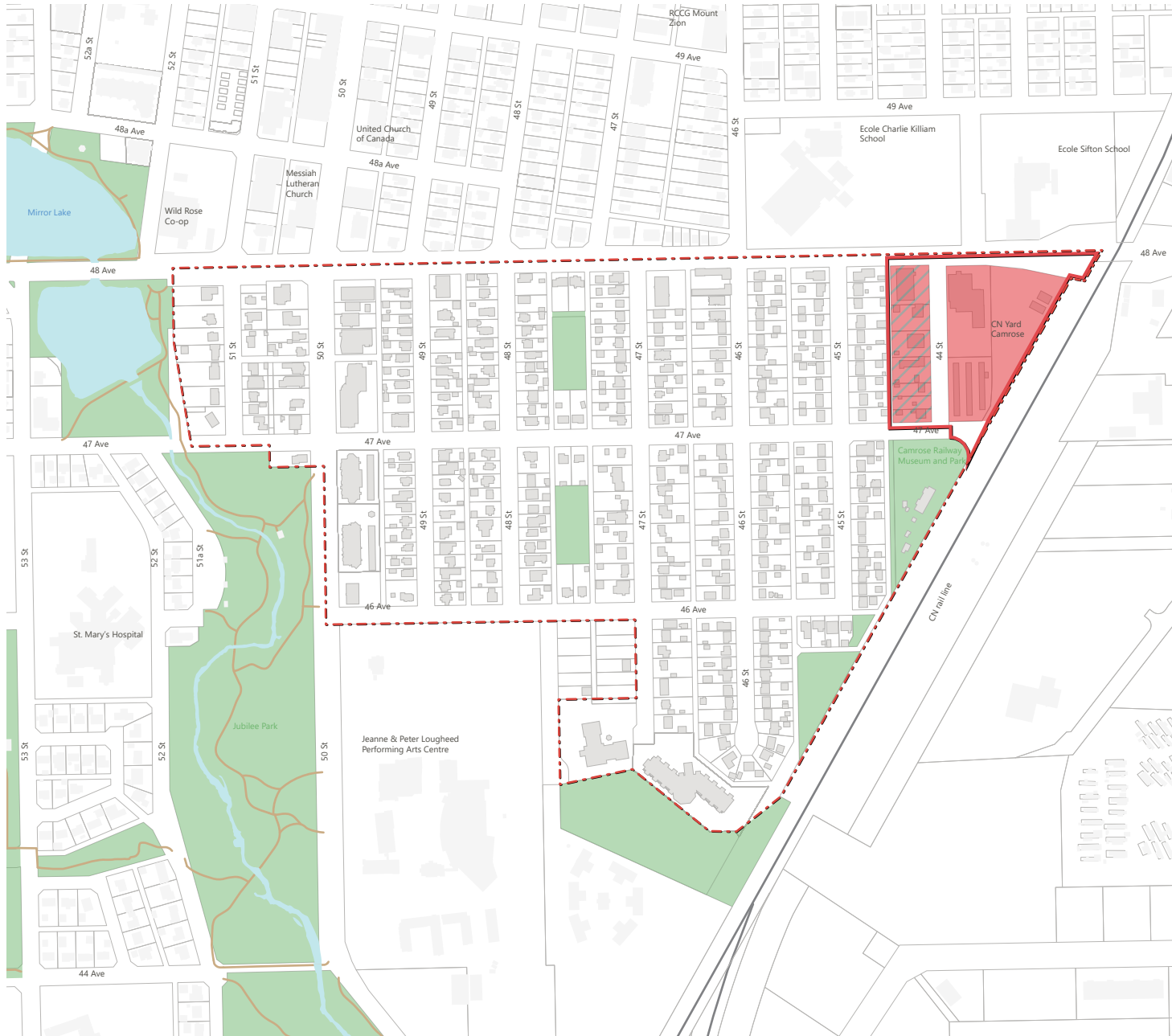


Built form in the Commercial Industrial, Mixed-Use Precinct.



Built form in the Commercial Industrial, Mixed-Use Precinct.

Map 16. Commercial Industrial Mixed-Use Precinct



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

■ Public Park/Green Space

Policy Direction

□ Commercial Industrial, Mixed-Use Precinct

■ Commercial and industrial uses will be considered

▨ Live-work uses will be considered

5.9 Mobility and the Public Realm

The public realm is intended to be a shared space for all users. The network of streets and connections, when designed to be attractive, comfortable, safe, interconnected, and accessible, act as a way to draw people together, encourage social connection, and convey a sense of place.

Objectives

- Establish a safe and efficient multi-modal transportation system that serves the needs of the community and enhances connections throughout the City.
- Integrate the City trail network with access points to sidewalks and streets in order to provide active transportation routes to surrounding communities.
- Maintain and enhance the existing sense of place that is unique to the Plan area.
- Provide a public realm that facilitates community connection and encourages diversity and cross-generational engagement.
- Utilize Crime Prevention Through Environmental Design (CPTED) principles to enhance a sense of safety.

Policies

General

- 5.9.1 Explore opportunities to enhance the sense of place, community connections, and pedestrian and bicycle connections to the park spaces identified on **Map 17**.
- 5.9.2 Enhance the connectivity of rear lanes that provide access to interior park spaces through improved pathways and trails.

- 5.9.3 Encourage new development to contribute to improved pedestrian and cycling connections throughout the Plan area.
- 5.9.4 Require community consultation during the future planning of major transportation changes within the Plan area.
- 5.9.5 Promote public and private initiatives that may help improve the sense of place along 49 Street (Between 46 and 48 Avenues).
- 5.9.6 In order to improve the safety along the CN rail line, opportunities for fencing should be explored in consultation with CN Rail.

Trail and Bike Network

- 5.9.7 Provide trail and bike network connectivity to key destinations throughout the neighbourhood and to adjacent amenities.
- 5.9.8 Encourage the development of a high-quality, on-street bicycle connection to the Downtown, Jubilee Park, Mohler Industrial Area, and Augustana Campus. The following routes should be considered:
- a. 47 Avenue;
 - b. 46 Avenue;
 - c. 48 Street;
 - d. 47 Street.
- 5.9.9 Promote bicycle parking at the front entrance of all multi-unit and commercial developments.

Streetscape and Pedestrian Connections

- 5.9.10 Encourage streetscape enhancements that promote walkability in the neighbourhood and facilitate connections to surrounding destinations. Streetscape improvements may include but are not limited to:
- a. Pedestrian amenities such as benches and seating areas;
 - b. Pedestrian-oriented or decorative street lighting;
 - c. Wayfinding elements and signage;
 - d. Wider sidewalks;
 - e. Curb extensions and highly visible crossings; and
 - f. Public art.
- 5.9.11 Maintain the existing streetscape character by protecting existing boulevard trees within the public realm.



Typical streetscape character in the Augustana Neighbourhood.

Crime Prevention Through Environmental Design (CPTED) Principles

- 5.9.12 Require CPTED principles to be incorporated into new public realm improvements.

Events and Programming

- 5.9.13 Encourage the use of streets for local programs and events. Examples may include but are not limited to:
- a. Temporary street closures; and
 - b. Expanding social and public events into the street.



Example of a temporary street closure for an event.



Upgraded curb ramps.



Pedestrian-oriented lighting along 49 Street.



Short-term bicycle parking at Camrose City Hall.



Example of a seating area.

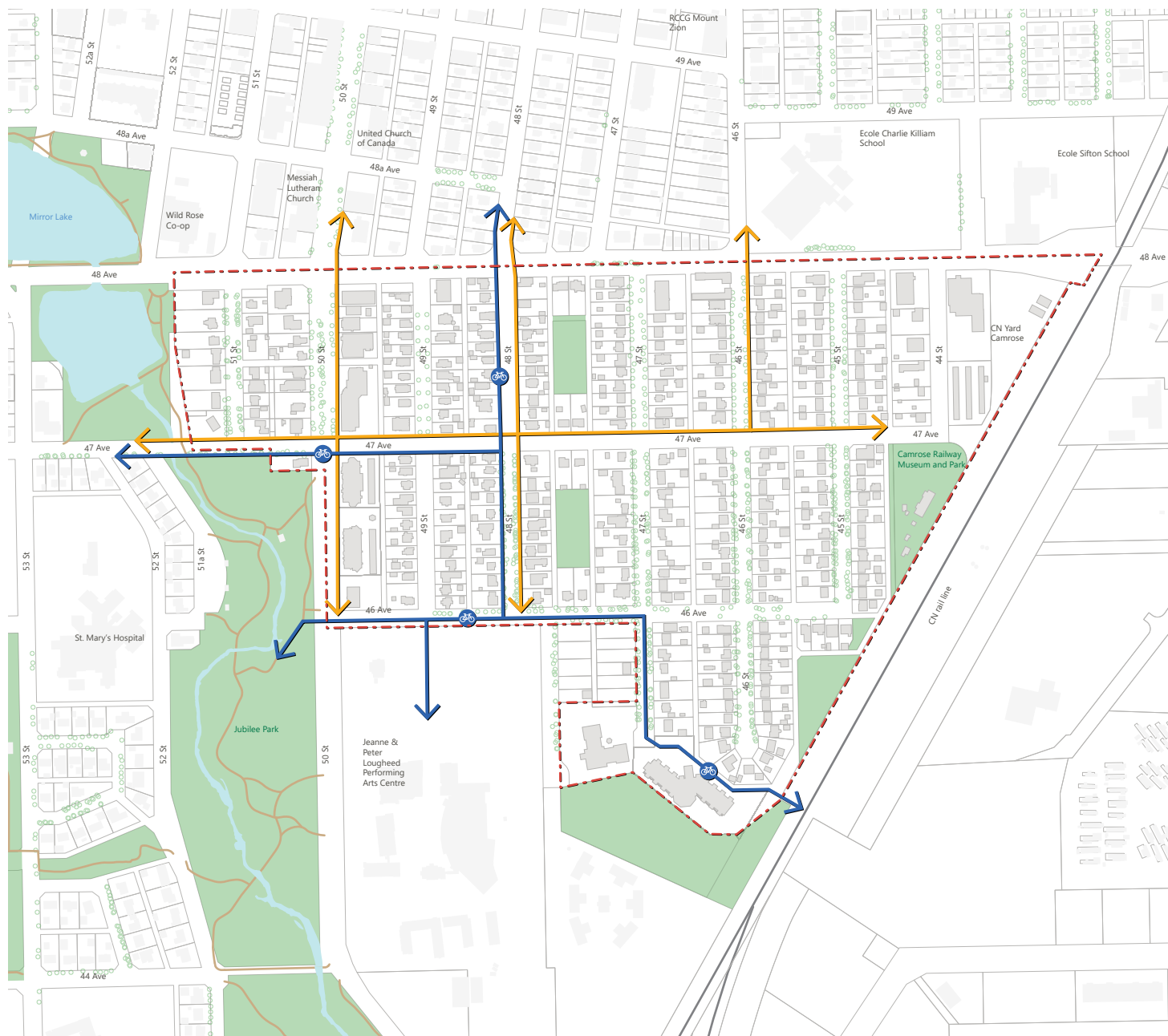


Example of wayfinding.



Example of a curb extension.

Map 17. Mobility and Public Realm



- Augustana ARP Boundary
- Trail
- Waterbody
- Railway
- Public Park/Green Space
- Augustana Neighbourhood Mobility and Public Realm**
- ↔ Potential Bicycle Connection
- ↔ Enhanced Pedestrian Connection

5.10 Parks and the Urban Forest

Parks and the urban forest in a community provide several benefits including those related to the social/cultural, health/wellness, environment/ecological, educational, and economic aspects of a community. For this reason, parks and green spaces often act as social centres in a community and should, therefore, provide convenient access to residents of all ages and abilities, in all seasons. To ensure parks and green spaces meet the needs of all residents in a community, they should be diverse in their function and offer a range of amenities.

The urban forest refers to trees within the public and private realms. Together, trees in the public and private realm enrich the ecological system, support biodiversity, and play a role in creating a healthy sustainable community. Boulevard trees specifically, provide protection for pedestrians, slow traffic, enclose the street, absorb rainwater runoff, and contribute to the character of the streetscape.

Objectives

- Support a means of connecting parks and green spaces with multiple modes of transportation.
- Encourage opportunities for social connection, accessibility in all seasons for people of all ages and abilities, and a range of amenities in park spaces to meet the needs of current and future residents.
- Retain mature trees in park spaces and along boulevards to improve the quality of the local environment and streetscape character within the neighbourhood.
- Align with the aspirations of the Green Space Master Plan through the design and planning of park spaces in the Plan area.

Policies

General

- 5.10.1 Consider enhanced connections and improvements to the existing park and green spaces in accordance with **Map 18**.
- 5.10.2 Encourage park planning based on the hierarchy of parks and green spaces identified in the Green Space Master Plan and support the respective uses identified for Community Parks and City Parks.
- 5.10.3 Encourage the integration of Low Impact Development (LID) and the use of local plant species in park spaces, where feasible.

Parks and Green Spaces

- 5.10.4 Encourage the retention of trees in parks and green spaces to promote the protection of the natural environment.
- 5.10.5 Consider the development of new sidewalks, trails, and pathways to increase the accessibility of park spaces for people of all ages and abilities.
- 5.10.6 Promote a diverse park and green space network to ensure the needs of the community are being met by quantity, function, and design of parks.
- 5.10.7 Promote opportunities for parks and green spaces to be accessible in all seasons for people of all ages and abilities.
- 5.10.8 Encourage the use of lighting at strategic locations to increase the usability of park spaces.

- 5.10.9 Incorporate CPTED design principles into the design of parks and green spaces to provide the following benefits, including but not limited to:
- a. Increased safety;
 - b. Improved access controls;
 - c. Improved wayfinding;
 - d. Improved sense of safety through natural surveillance; and
 - e. Reduction of the potential for injury.

Urban Forest

- 5.10.10 Encourage the retention of boulevard trees to promote the protection of the natural environment and to maintain the character of the streetscape.
- 5.10.11 Encourage opportunities to introduce new trees within the public realm to contribute to the urban forest.
- 5.10.12 Consider the retention of mature trees when undertaking site planning and landscaping.



Boulevard trees along 50 Street.



Old growth Elm trees along 47 Avenue.



Coniferous and deciduous tree-lined streets.



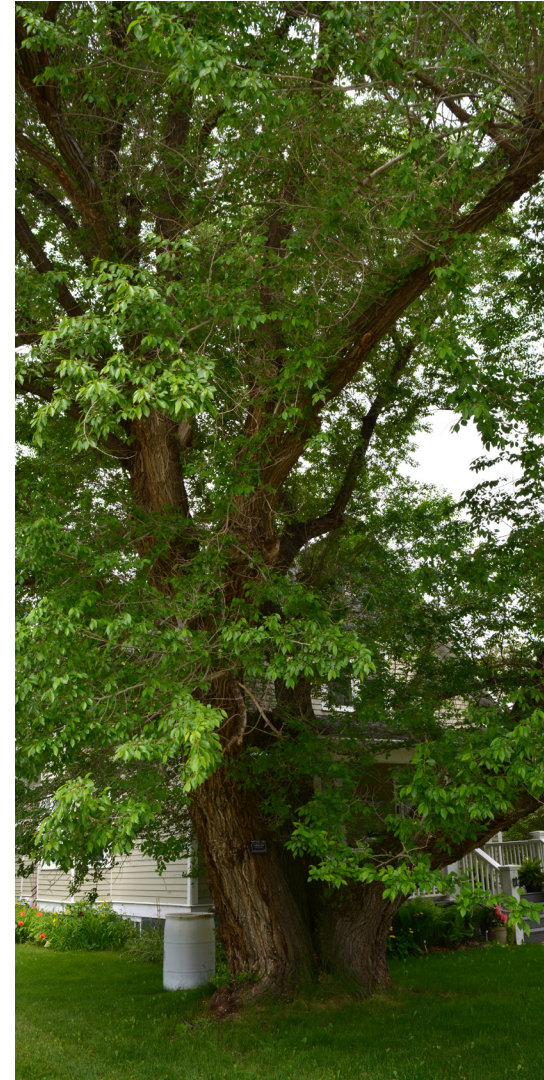
Boulevard trees along 46 Street.



Augustana Coulee to the south of the Plan area.



Camrose Railway Museum and Park.



Heritage Tree 'Chinese Elm' (1917) on 48 Street.

Map 18. Parks and the Urban Forest



--- Augustana ARP Boundary

— Trail

— Waterbody

— Railway

Public Park/Green Space

Parks and the Urban Forest

● Retain Existing Street Tree

--- Opportunity for New Street Tree

↔ Future Walking Paths/Trail

☀ Future Lighting and CPTED Improvements

🌳 Retain Trees and Promote the Protection of the Natural Environment

🏠 Determine Community Needs and Amenities

❄ All Ages and Abilities in All Seasons

↔ Enhanced Park Connection

5.11 Infrastructure

Creating a vibrant, sustainable community requires the support of appropriate water, sanitary, and stormwater systems. Integrating land-use planning and the provision of municipal infrastructure is essential to ensuring a community can support future growth and fluctuating population. A sustainable community also recognizes the opportunities to utilize existing infrastructure and the surrounding natural environment to help manage the demand on municipal services.

Objectives

- Provide for safe, efficient, and cost-effective utility servicing systems within the Plan area for the benefit of all residents and visitors.
- Sustain the balanced development of utility infrastructure systems within the Plan area, which will provide environmentally sustainable and reliable services for residents and visitors.
- Ensure adequate servicing capacity is available to serve future development.
- Ensure new developments can disperse the cost of infrastructure upgrades to subsequent development that benefits from past investment.
- Ensure that new developments within the Plan area adequately manage stormwater runoff either through site design or infrastructure systems.

Policies

General

- 5.11.1 Ensure upgrades to municipal services within the Plan area are based upon projected population growth, the anticipated intensity of non-residential uses, expected demand for utility services, and the cost implications of such upgrades in those redevelopment areas.
- 5.11.2 New developments will be required to undertake servicing studies and may be required to contribute to off-site levies and establish servicing agreements with the City as a requirement for a subdivision or development permit to cover the cost of off-site infrastructure improvements.
- 5.11.3 As per current City regulations, all new redevelopment applications of 0.5ha or under will be required to provide a Drainage Plan to illustrate where drainage is being directed.
- 5.11.4 As per current City regulations, all new redevelopment applications over 0.5ha will be required to ensure that all stormwater runoff is maintained at 35 litres per second per ha. Preparation and submission of stormwater management plans shall be completed by a qualified professional engineer registered in the province of Alberta. Stormwater management plans shall demonstrate how the use of stormwater best management practices will reduce post-development run-off rates to pre-development levels.
- 5.11.5 Encourage the enhancement of strategies to reduce and manage solid waste.
- 5.11.6 Encourage the use of energy efficient lighting and other measures that increase energy efficiency within the public realm.

5.11.7 Promote the use of strategies to reduce demand for potable water consumption, including but not limited to the following:

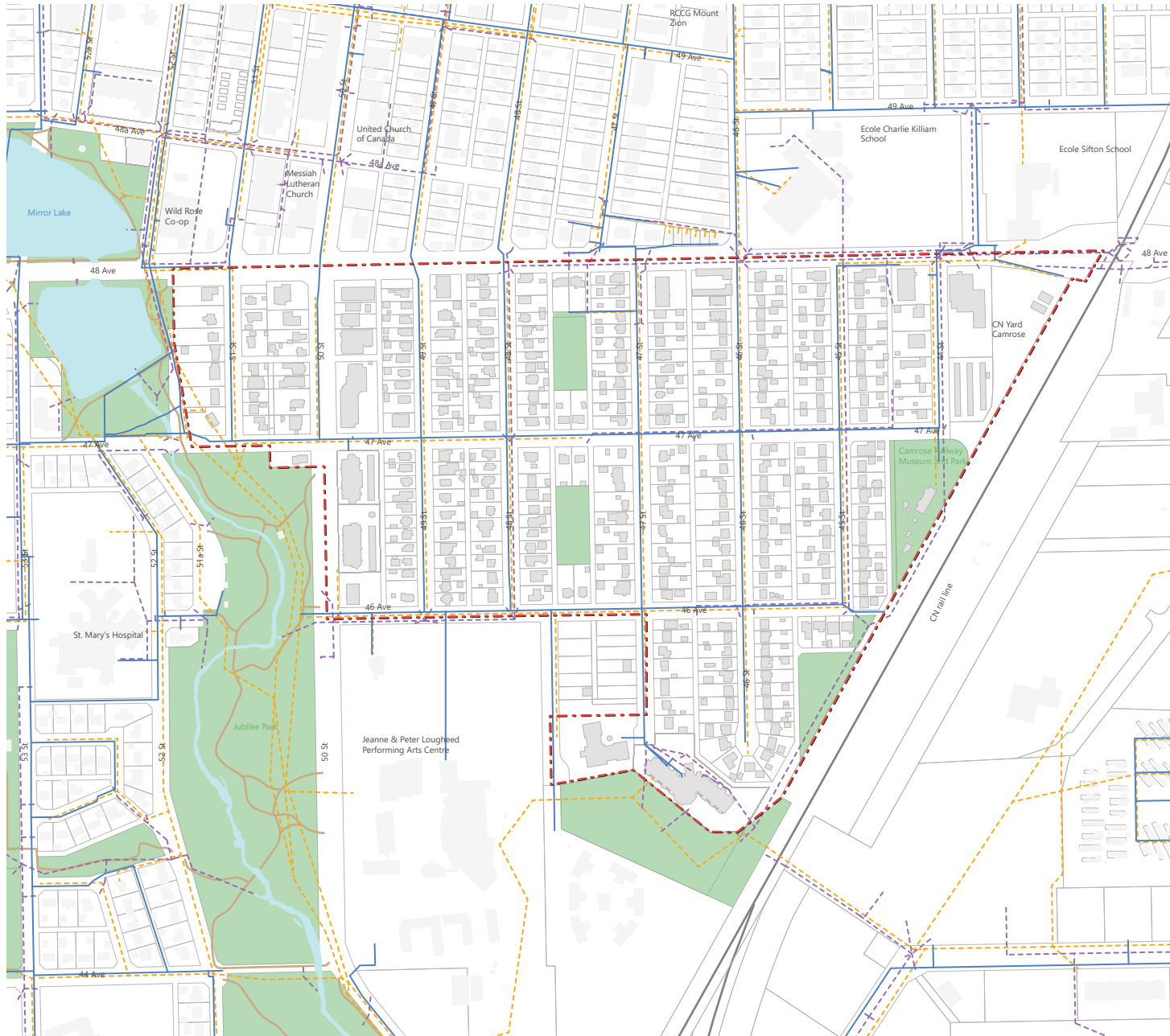
- a. Landscaping strategies, such as xeriscaping and permaculture;
- b. Rainwater collection and water recycling; and
- c. Water metering and efficient water fittings.

Low Impact Development

5.11.8 Promote the utilization of the green infrastructure network and ecological functions of the landscape to reduce demand on the storm-water drainage system through the utilization of the following strategies which include but are not limited to:

- a. Xeriscaping;
- b. Bioswales and bioretention;
- c. Green roofs for commercial and multi-unit development;
- d. Permeable pavement or permeable concrete in suitable locations;
- e. Absorbent landscaping;
- f. Rainwater harvesting.

Map 19. Infrastructure



- Augustana ARP Boundary
- Trail
- Waterbody
- Railway
- Public Park/Green Space
- Infrastructure**
- Sanitary Sewer
- Watermain
- Stormwater

A photograph of a two-story house with light green horizontal siding and dark green trim. The house features a gabled roof with a decorative bargeboard and a small dormer window with a green cupola. A front porch with a railing is visible on the left. The house is surrounded by lush green trees and a lawn. A dark blue semi-transparent banner is overlaid on the bottom half of the image, containing the text "6 Infill Design Guidelines" in white.

6 Infill Design Guidelines

6.1 General Infill Design Guidelines

Built Form and Community Character

The built form refers to the pattern of development in a community. Specifically, the built form of a neighbourhood includes the function, shape, and configuration of structures on a site and their relationship to streets and open spaces. The character of a community can be described by many aspects, one of which is the built form. Characteristics such as building massing, heights, setbacks, site coverage, rhythm, roof form, and relationship to the street are important to understand. Understanding the characteristics of built form and character in a community and how to incorporate and respond to them, creates a cohesive neighbourhood structure.

Guidelines

- 6.1.1 New medium-scale infill development should be directed to the precincts where it is allowed and encouraged.
- 6.1.2 New development should maintain the established street pattern and limit the visual impact on existing homes.

Mass, Scale, and Site Planning

The mass and scale of a building refer to the volume of the structure relative to the site and surrounding development. Understanding the surrounding context is important in order to design new development that does not overwhelm existing structures in an established neighbourhood. By incorporating high-quality architectural design and site planning, the mass and scale of new development can be compatible with and complement existing structures.

Guidelines

- 6.1.3 Roof slopes should be designed to reduce the apparent mass of the development and to minimize the difference in eave elevations between buildings that are adjacent to one another. All elevations in excess of two storeys should be visually broken up with features such as sloped roofs, balconies, stepped and faceted massing, to provide greater detail to the building elevations.
- 6.1.4 The privacy of adjacent dwellings should be maintained through careful placement of windows, doors, patios, and balconies
- 6.1.5 The building and siting of infill development should be sensitive to natural amenities such as sunlight, views, and topography. The development should not negatively impact the environment of the lot and the surrounding neighbourhood.
- 6.1.6 Buildings should be designed and sited to take maximum advantage of the natural characteristics of the specific parcel of land; for example, tree cover, sun angles, views, and relationship to the natural environment.

Building Types and Architectural Style

A community often includes a wide range of building typologies in order to establish a healthy neighbourhood structure. By providing a range of building typologies with a mix of uses, a neighbourhood can support healthy social environments, more efficient means of movement, and economic benefits by providing residents with a range of options.

Architectural styles that are complementary, or speak a similar language, can provide a sense of harmony within a community. Together, architectural harmony within the built environment can support diversity in building typologies through the integration of common elements and features.

Guidelines

- 6.1.7 Where possible, high-quality durable materials should be used.
- 6.1.8 For developments containing multiple buildings within a single neighbourhood block, identical or mirrored front elevations should be avoided. Appropriate architectural detailing (such as colour, materials, and facade articulation) should be provided to ensure visual interest and diversity to the streetscape.
- 6.1.9 Development should follow best practices for construction methods, including energy consumption and material selection.

Rear Lanes

Rear lanes play a multi-faceted role within a community, providing a means to accommodate growing parking demand, supporting municipal services, and facilitating access to the rear of properties. In the Augustana neighbourhood, rear lanes also serve as part of the public realm, supporting pedestrian circulation within the community and providing access to park spaces.

Guidelines

- 6.1.10 An attractive environment should be retained throughout the rear lanes by implementing appropriate fencing, hedges, and landscaping.

Corner Lots

Corner lots in a neighbourhood are characterized by their relationship to two streetscapes and are often located at key intersections. Due to these characteristics, corner lots create the opportunity to establish a strong relationship between the public and private realms on both street frontages, equally. Typically, corner lots are larger than surrounding parcels and can accommodate increased density, providing opportunities to diversity building typologies in a neighbourhood. Consideration should be given to the organization of the site and the relationship to the surrounding context.

Guidelines

- | | | | |
|--------|--|--------|--|
| 6.1.11 | Buildings on corner lots should be articulated with architectural detail (including window treatment, facade articulation, and material selection) so as to address both the principal and flanking streets equally. | 6.1.14 | |
| 6.1.12 | Buildings on corner lots should address both the principal and flanking streets to enhance and contribute to the public/private interface. | 6.1.15 | |
| 6.1.13 | Large expanses of blank facades such as fences or building elevations that offer no detailing should not be allowed. | 6.1.16 | |

Landscaping

Landscaping, within both the public and the private realms, is an important character-defining element in a neighbourhood. Creating a successful and cohesive public/private interface involves blurring the lines between these two realms. Notable features, such as boulevard trees and landscaping on private properties, play a role in establishing a unique aesthetic in a neighbourhood, contributing to the character of the streetscape, and uniting the public and private realms. In the Augustana neighbourhood, many of the sidewalks are lined with mature trees that contribute to the character of the streetscape and ecological systems within the neighbourhood and city.

Guidelines

- | | |
|--------|--|
| 6.1.14 | Landscaping for the site should be consistent with existing vegetation and should emphasize local indigenous plant materials. |
| 6.1.15 | Landscaping should enhance and complement the predominant landscape character of the neighbourhood and create a significant green presence. |
| 6.1.16 | Landscaping of the front yards (and the side yards on corner lots), and those elevations visible from a street or park, should be designed to enhance the development and to accentuate street plantings to create a cohesive streetscape. |

Public Realm and Pedestrian Connectivity

The public realm includes the streetscape, such as streets, sidewalks, paving material, trees, curbs, lighting, and other elements such as parks, plazas, trails, and connections. The design of the public realm, and the connections facilitated by the public realm, contribute greatly to the success of a community. When designed cohesively with surrounding private buildings, the public realm has the opportunity to become a visually interesting and inviting environment that contributes to a sense of place.

Guidelines

- 6.1.17 New sidewalks should conform to City development standards to encourage walkability and be constructed using a high standard of materials and treatment.
- 6.1.18 New development should contribute to a streetscape that is inviting, safe, accessible, and emphasizes the main floor and street facade of the building design features such as
 - a. Principal entries; or
 - b. Porches and balconies.
- 6.1.19 High standards for planting, sidewalk, and boulevard improvements (including street furniture) should be provided on a larger scale, comprehensive redevelopment sites.
- 6.1.20 New development should retain existing boulevard trees. In situations where development cannot take place without the removal of boulevard trees, the applicant should replace lost boulevard trees as directed by the City of Camrose.

6.2 Building Typology Guidelines

Single-Detached Dwellings

A single-detached dwelling is a free-standing building containing one dwelling unit.

Guidelines

- 6.2.1 The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

Duplex

A duplex is a development consisting of only two dwelling units sharing a party wall or common partition which may or may not have a separate title

Guidelines

- 6.2.2 Each residential unit should have front door access to the street.
- 6.2.3 Building height and massing should be compatible with the surrounding context, utilizing articulation and setbacks to reduce massing.

Multi-Unit Development up to 4 Units

A multi-unit development is a residential development consisting of up to four dwelling units in a single building.

Guidelines

- 6.2.4 Natural privacy should be given to each private outdoor space, through architectural design and landscaping.
- 6.2.5 Common open space should be usable, easily supervised, and compatible with the characteristic open space of the neighbourhood.
- 6.2.6 Alternatives to ground level open space should be included in the form of a roof garden, large balcony, or an articulated front porch.
- 6.2.7 Multi-unit developments on corner lots should address both the principal and flanking street (the end unit should have front door access on the principal street, while the remainder of the units should have access from the flanking street).
- 6.2.8 Developments should integrate well with the surrounding context by incorporating proportions and design features that create individuality for each of the units. This could be achieved through:
- Adopting projections or recesses to distinguish each unit.
 - Incorporating appropriate architectural detail from the neighbourhood (including rooflines, front entrances, windows and high quality and durable material selection).

- 6.2.9 The massing of new townhouse developments should be organized to avoid any negative shadowing impacts on adjacent properties.
- 6.2.10 To mitigate the massing impact on the streetscape and to afford views into the site, techniques such as architectural projections and recessions should be utilized to break the overall building massing.
- 6.2.11 Multi-unit developments should include design features that reduce and transition height and massing to surrounding context.

- 6.2.17 Building facades should contain variety in plan and elevation and utilize articulation to reduce the appearance of building bulk and to create visual interest. Such variety should include materials, fenestration, and articulation.
- 6.2.18 Parking shall be located at the rear of the building to prevent dominating the street scene. Any surface parking area should not impact the street or outdoor amenity areas.

Multi-unit Development from 5 to 10 units

A multi-unit development is a residential development consisting of five to ten dwelling units in a single building.

Guidelines

- 6.2.12 Separate outdoor amenity spaces should be created for each ground floor unit.
- 6.2.13 Common outside amenity areas should be provided for upper apartment units (which should have natural surveillance and weather protection), suitable for serving the needs of families with children.
- 6.2.14 The building should have direct access to a lane from which parking can be accessed.
- 6.2.15 To minimize the visual impact on and maximize integration with the existing neighbourhood, multi-unit development should be constructed with durable quality materials.
- 6.2.16 Architectural detail should 'wrap' around the corner to create the use of side yards and minimize blank facades.

Multi-unit, Mixed-Use Development

A multi-unit, mixed-use development is a residential development containing commercial, retail, or institutional amenities at the ground level.

Guidelines

- 6.2.19 Separate outdoor amenity spaces should be created for each residential ground floor unit.
- 6.2.20 Common outside amenity areas should be created for upper apartment units (which shall have natural surveillance and weather protection), suitable for serving the needs of families with children.
- 6.2.21 The building should have direct access to a lane from which parking can be accessed.
- 6.2.22 For mixed-use development, non-residential uses should be:
 - a. Oriented towards the street;
 - b. Provide pedestrian entrances along the street and at grade;
 - c. Provide articulation and multiple accesses;
 - d. Provide a high degree of transparency; and
 - e. Contribute to the public realm.
- 6.2.23 To minimize the visual impact on and maximize integration with the existing neighbourhood, low-rise apartments should be constructed with durable quality materials.
- 6.2.24 Architectural detail should 'wrap' around the corner to create the use of side yards and minimize blank facades.

- 6.2.25 Building facades should contain variety in plan and elevation and be articulated to reduce the appearance of building bulk and to create visual interest. Such variety should include materials, fenestration and articulation.
- 6.2.26 To mitigate the massing impact on the streetscape and to afford views into the site, techniques such as architectural projections and recessions should be utilized to break the overall building massing.
- 6.2.27 Any surface parking area should be located at the rear of the building only and not impact the street or outdoor amenity areas.

Secondary Suites

A secondary suite is a self-contained dwelling unit within a principal dwelling unit, where both dwelling units are registered under the same land title.

Guidelines

- 6.2.28 Secondary suites should be constructed in accordance with the following criteria:
 - a. The lot is zoned for single-detached residential use in accordance with the City of Camrose Land Use Bylaw.
 - b. The lot has not been subdivided to include a duplex development.
 - c. The lot does not contain a garage suite.
 - d. The lot is not part of a multi-unit development.
 - e. The secondary suite is constructed according to the City of Camrose Land Use Bylaw.
- 6.2.29 All secondary suites should have access to outdoor amenity space on-site, which may be shared with the principal dwelling.
- 6.2.30 Any renovations to the exterior of the existing building should retain the character of a single-detached residence and be constructed of high quality and durable materials.

Garage Suites

The City of Camrose Land Use Bylaw does not currently permit garage suites. However, if the Land Use Bylaw is amended in the future to allow for garage suites, the following regulations apply. A garage suite is a stand-alone accessory building, separate from the principal building and containing a dwelling unit.

Guidelines

- 6.2.31 Garage suites may be constructed in the applicable Precincts, provided the following criteria are met:
 - a. The lot is zoned for single-detached residential use in accordance with the City of Camrose Land Use Bylaw.
 - b. The lot has not been subdivided to include a duplex development.
 - c. The lot does not contain a secondary suite.
 - d. The lot is not part of a multi-unit development.
 - e. The garage suite is constructed according to the City of Camrose Land Use Bylaw.
- 6.2.32 All garage suites should have access to outdoor amenity space on-site, which may be shared with the principal dwelling.
- 6.2.33 The maximum height should not exceed that of the principal dwelling.
- 6.2.34 Overlook should be minimized through the placement of windows, doors, and balconies.
- 6.2.35 The vehicle entrance and dwelling entrance should be separated.

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7 Implementation



7.1 Implementation and Administration

Overview of Past and Current Initiatives

Since the adoption of the Augustana ARP in 2012, a number of notable achievements have been implemented, including the following:

- The creation of the Augustana Neighbourhood Association (ANA);
- 2 single-detached residential infill developments along 48 Street;
- Sidewalk inspections to identify sidewalks in the neighbourhood that require replacement/upgrades;
- New sidewalks in several locations;
- Expansion of the interior park spaces by closing unused rear lanes;
- Off-Site Levy Bylaw review; and
- Updating the Transportation Master Plan.

At the time of the preparation of this Plan, several municipal infrastructure improvement initiatives are underway within the Plan area, including the following:

- Sanitary sewer replacement for all properties along 46 Street (south of 48 Avenue)
- Watermain and water service replacement for all properties along 46 Street (south of 48 Avenue)
- Identification of the potential to upgrade the watermain along 51 Street and 49 Street (between 47 and 48 Avenue) from 150mm to 200mm
- Identification of the following sidewalks in fair or poor condition:
 - 46 Street, south of 48 Avenue
 - 48 Street, south of 46 Avenue
 - 48 Street, between 46 Avenue and 47 Avenue
 - 49 Street, between 46 Avenue and 47 Avenue
 - 51 Street, between 47 Avenue and 48 Avenue

- Replacement of all sidewalks along 49 Street, between 46 and 47 Avenues
- Replacement of all surface infrastructure along 46 Street, south of 48 Avenues

Implementation Considerations

The Augustana ARP sets out a long-term vision for the area that will guide future land-use decisions in the neighbourhood. Responsibility for implementation of the ARP rests with City Council, City administration, and through their active involvement in civic affairs, the residents, and businesses within the Augustana neighbourhood.

The City and its partners should play their part by seeking the right mix of development, by securing the high-quality development envisioned by the ARP, by negotiating the best outcomes from developer contributions and by providing the framework of public sector investment and infrastructure. The ongoing leadership from the municipal sector is essential for generating private sector confidence and improving the overall quality of life of the residents of the neighbourhood.

7.2 Adopting and Applying the Plan

The implementation strategy for the Augustana ARP is guided by the following key actions:

- Adopting and Applying the Plan
 - Land Use Bylaw Alignment
 - Review of Development Applications
 - ARP Administration
 - Supporting studies
- Funding the Plan
 - Council Budget
 - Federal/Provincial Grants and Incentives
 - Development Contributions
- Supporting the Plan
 - Partnerships
 - Advocacy
 - Incentives
- Monitoring and Review

Land Use Bylaw Alignment

The Land Use Bylaw is the most effective legislative tool to implement the vision established in the Augustana ARP. Amendments to the City of Camrose Land Use Bylaw (LUB) (Bylaw 2929-17) will be required to align its regulations to the new long-term vision established within the Augustana ARP Plan area.

To achieve the long-term vision established in the ARP, the potential Land Use Bylaw amendments should include the following:

- Live-work units
 - Amend the Land Use Bylaw to include live-work units as a use class
 - Develop specific development regulations for live-work units
 - Add live-work units as a permitted or discretionary use to the appropriate commercial land use districts
- Garage suite
 - Amend the Land Use Bylaw to include garage suites as a use class
 - Develop specific development regulations for garage suites
 - Add garage suites as a permitted use under the R1, R2, and SRD residential districts

Recommendations for Further Studies

The City of Camrose should undertake the following studies, which could provide additional detail and information that could be used to inform the implementation of the ARP.

- Review and amend the current off-site levy bylaw;
- Redevelopment Levy Bylaw;
- Community Amenity Contribution Policy specific to Augustana neighbourhood;
- Schedule of costs for public realm improvements in Augustana neighbourhood;
- Conduct a study for an arts and entertainment corridor connecting the University to Main Street (Bailey Theatre) along 50 Street;
- City level Public Art policy review;
- Development of a tree protection plan specific to Augustana neighbourhood to address the arrival of the Emerald Ash Borer; and
- Develop 'Character Statement' application guidelines or forms to ensure consistency in applications and decision-making.
- Partner with the Augustana Neighbourhood Association to develop Context Statements for each precinct.

7.3 Funding the Plan

Capital expenditure will be required for the implementation of this Plan. Funding should be acquired and sought from multiple sources. The following three key funding sources should be considered:

- Council budget;
- Provincial and Federal grants; and
- Development contributions.

While it is acknowledged that a full range of amenities needs to be provided to support the Plan's vision, it is crucial for infrastructure programs to address current challenges and specific development requirements. The City should commit funding needed to implement the Plan's vision and ensure coordination with new development. Once funding is available, it should be invested in specific areas outlined by the Plan to facilitate change and foster the future growth and development of the Plan area.

As a registered non-profit organization, the Augustana Neighbourhood Association can also apply for specific types of funding that are not available to municipalities.

Council Budget

The Action Plan established in this section will inform the annual Capital and Operating budget allocations required to implement various City-led initiatives. The priorities established for each item established in the Plan should be adhered to.

Federal/Provincial Grants and Incentives

A wide range of provincial and federal grants and initiatives is available to municipalities to undertake a range of projects. These projects can include but are not limited to public realm improvements, transit, housing, brownfield development, placemaking, infrastructure upgrades, and sustainability.

Development Contributions

The MGA provides general direction and legislation for financial contributions from potential developments on the premise that development should offset any additional strain it may have on public infrastructure. These following tools can be utilized by the City of Camrose to leverage funds from potential future development.

Off-Site Levies

The City's Off-Site Levy Bylaw (#2913-17) can be utilized to reimburse the City of Camrose for costs associated with the construction and installation of new or expanded facilities for the following:

- Storage, transmission, treatment or supply of potable water;
- Treatment, movement, or disposal of sanitary sewage;
- Storm sewer drainage facilities;
- Transportation infrastructure; or
- Land required for or in connection with any facilities as determined by the Off-Site Levy Bylaw.

Under the Municipal Government Act (MGA), municipalities can also collect off-site levies for capital costs associated with the land or appurtenances in connection with the purpose of new or expanded community recreation facilities, fire hall facilities, police station facilities, or libraries.

Redevelopment Levy

Division 6, section 647 of the MGA allows for the following:

647 (1) If a person applies for a development permit in respect of development in a redevelopment area and the area redevelopment plan contains a proposal for residential, commercial or industrial development, a redevelopment levy may be imposed on the applicant in accordance with the bylaw adopting the area redevelopment plan.

(2) A redevelopment levy imposed and collected must be used to provide, in respect of the redevelopment area,

- (a) land for a park or land for school buildings designed for the instruction or accommodation of students, or
- (b) land for new or expanded recreation facilities, or both.

(3) On September 1, 1995, a redevelopment levy under the former Act continues as a redevelopment levy under this Part.

(4) A redevelopment levy imposed and collected under this Part or the former Act may be imposed and collected only once in respect of a development.

(5) A redevelopment levy imposed pursuant to this Part may vary between one class of development and another in a redevelopment area.

(6) If a redevelopment levy is collected, the municipality must pay that portion of the levy imposed to provide land for school buildings designed for the instruction or accommodation of students to the one or more school boards.

A redevelopment levy must be associated with a specified redevelopment area. Notwithstanding this, once created, such a levy can be used to pay for parks, public recreational facilities, and schools to support the redevelopment area.

Local Improvement Tax

Local improvement taxes within the City of Camrose area is guided by the Local Improvement Policy (# INF15.0.0). Local improvement taxes are a funding mechanism used to pay for the construction, reconstruction, or replacement of municipal improvements such as roads, sidewalks, and streetscape elements. Generally, a percentage of the cost of work is covered by provincial or City funding, as determined by the Local Improvement Policy, with the remainder being paid by adjacent landowners. Currently, only landowners that directly adjoin the proposed improvements are required to contribute financially.

Incentives

Incentives can provide the necessary capital when there is an impetus to change or develop within the Plan area. The provisions of such funds can remove the financial barriers and trigger investments in the private and public realms.

Community Amenity Contribution

Community amenity contributions are public benefits that are provided by private developers through the redevelopment process. They can typically include park and sidewalk upgrades, public art, heritage preservation, and family-oriented housing. Currently, the City of Camrose does not have a policy that sets out the rules for community amenity contributions. As a part of the ARP update, the City will be encouraged to explore the feasibility of creating a community amenity contribution policy.

Development Incentive Grants

Development incentive grants are a source of municipal funding that is typically used for commercial and mixed-use developments. These types of programs aim to provide matching reimbursement grants for new development that supports attractive, pedestrian-friendly areas. New development that is often applicable includes new commercial buildings with units on the ground floor, mixed-use development that has commercial on the ground floor, and live-work units. Currently, the City of Camrose does not have a development incentive grant program; however, as a part of the ARP update, the City will be encouraged to explore the feasibility of creating this program.

7.4 Supporting the Plan

To implement the Augustana ARP, the City of Camrose must take the lead on purposeful and focused actions. Taken alone, the adoption of the ARP, alignment of the LUB, supporting studies, and funding will not be enough in achieving the Plan's future vision. The City must also take a leadership role in bringing together partners, advocating for community building priorities, and establishing an environment where community builders are interested in realizing the Plan's vision.

Partnerships

Implementing the ARP will in part require support and cooperation between the municipality and various local organizations. Partnerships with key stakeholders and institutions that could be approached include:

- Augustana Neighbourhood Association
- Camrose and District Chamber of Commerce
- University of Alberta Augustana Campus
- Bethany Group
- Camrose Railway Museum and Park – Canadian Northern Society
- Downtown Camrose BRZ
- Tourism Camrose
- Camrose Arts Society
- Camrose Arts Council
- Camrose Wildlife and Greenspace

The exact nature of potential partnerships and responsibilities of involved partners should be established through additional public engagement and collaboration with respective stakeholders.

Augustana Neighbourhood Association

The Augustana Neighbourhood Association will be circulated, all variances, discretionary uses, rezoning applications, and subdivisions within 3 business days of these applications having been deemed complete by the Development Authority.

Advocacy

The City should explore the following advocacy measures aimed towards celebrating the uniqueness of the Augustana neighbourhood.

Promoting a Municipal Historic Resources Program

As one of the neighbourhoods with the highest concentration of heritage resources in the City, the history of the area is a contributing factor to the local neighbourhood character. In order to maintain and enhance the historic character of the neighbourhood, several tools or programs can be made available to landowners. The following is a brief list of tools or programs that can be implemented to conserve the historic resources within the Plan Area:

- Establish a heritage inventory amendment process whereby landowners can apply to have their properties added to the inventory of heritage resources. The application should include details on the historical significance of the structure, architectural significance, historical context, degree of changes that have occurred over time, and historic documents.

- Establish a process whereby heritage resources can be designated as a Municipal Historic Resource. Under the Historical Resources Act (s.26), municipalities can designate Municipal Historic Resources through the passage of a bylaw. This designation protects a historic resource from demolition and significant alterations while providing the opportunity for financial incentives and other funds to maintain the resource.

Urban Forest

The urban forest is a significant contributor to the livability and character of the Plan area. A study conducted by the University of Alberta found over 2,700 trees in the Plan area. These trees provide a structural value of over \$3.9 million and a functional value of \$63,900 a year. The City should work with landowners and local experts to further understand the benefits of the urban forest and mitigate potential future risks.

Celebrating Local Community

Celebrating everyday community efforts to create a more beautiful community is a way to strengthen community connections and create attractive places to live, work, and play. The City or local neighbourhood association could establish programs or initiatives, such as Front Yards in Bloom, as a way to celebrate local community efforts to create more livable communities.

7.5 Monitoring and Review

Monitoring and review will have a crucial role to play in providing feedback and information on the performance of policies within the ARP. It will determine how well policies are working and whether any appropriate policy adjustments are needed. A monitoring report produced every 5 years should be developed by the City. The purpose of the report is to:

- Provide information on key trends in the municipality;
- Identify the effect of planning policies, through appropriate performance measures, on the social, economic, and environmental outputs of the Augustana ARP;
- Help determine how well the municipality is meeting its objectives, targets, and programs identified in the Augustana ARP; and
- Support and inform future plans and policies.

The report should evaluate and demonstrate the effectiveness of planning policy and decision –making, identify areas where objectives are not being met, and where local plans, policies, or internal development processes need to be reviewed.

Prior to the 5–year review, the City should undertake the necessary amendments to the ARP Neighbourhood Concept and proposed land use based on, but not limited to, the following criteria:

- Community needs;
- The need for affordable housing;
- Diversity for housing stock;
- Development pressures in the area;
- Infrastructure capacity; and
- Market demand.

7.6 Phasing and Delivery

The Plan provides a long-term vision for the anticipated built form and public realm improvements in the area. Future market demand and economic conditions will be the driving forces for the phasing of development.

7.7 Action Plan

The following is a detailed Action Plan that outlines key actions necessary to implement the long-term vision established for the area. The Action Plan allocates responsibilities for various stakeholders and provides a high-level direction for potential costs and implementation timelines. Timelines are generally as follows:

- Short term, 1-5 years
- Medium term, 6-10 years
- Long term, 11-15 years

Adopting and Applying the Plan

Regulations

Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Land Use Bylaw Update to align with the policies within the Plan. Amendments should also include provisions for live-work units and garage suites	All	Short	City Council, City Administration	Operating Budget
Review and amend the current off-site levy bylaw	All	Short	City Council, City Administration	Operating Budget
Conduct a City-level Public Art Policy review	All	Medium	City Council, City Administration	Operating Budget

Projects

Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Identify opportunities for planting new trees within the public realm	All	Medium	City Administration	Capital Budget, Operating Budget
Enhance the connectivity of rear lanes and adjacent streets (46 and 47 Avenues) that provide access to the north interior park, south interior park, and triangle park	Mature Residential	Medium	City Administration	Capital Budget
Develop a high-quality, on-street bicycle connection to Downtown, Jubilee Park, Mohler Industrial Area, and Augustana Campus	All	Medium	City Administration	Capital Budget
Improve sidewalks and walking paths to and within the south interior park and through the triangle park	Mature Residential	Medium	City Administration	Capital Budget, Operating Budget
As a part of infrastructure replacement and renewal, incorporate LID features as part of the streetscape improvement and open space design projects	All	Ongoing	City Administration	Capital Budget
Explore opportunities with CN Rail to improve the safety along the CN rail line.	All	Long	City Administration	Capital Budget, Operating Budget

Studies

Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Develop a schedule of costs for potential public realm improvements within the Augustana neighbourhood	All	Short	City Council, City Administration	Operating Budget

Programs

Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Develop a tree protection plan specific to the Augustana neighbourhood to address the arrival of the Emerald Ash Borer	All	Medium	City Administration	Operating Budget

Incentives and Funding

Framework	Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Study	Undertake a review of federal and provincial grants and initiatives that are available and support the vision and policies of the Plan	All	Short	City Administration	Operating Budget
Study	Conduct a study to examine a Community Amenity Contribution Policy	All	Short	City Administration	Operating Budget
Study	Conduct a study on the applicability of Development Incentive Grants within the Augustana neighbourhood	All	Medium	City Administration	Operating Budget

Partnerships

Framework	Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Program	Undertake targeted stakeholder consultation sessions to establish potential partnerships with the following organizations: <ul style="list-style-type: none"> · Augustana Neighbourhood Association · Camrose and District Chamber of Commerce · University of Alberta Augustana Campus · Bethany Group · Camrose Railway Museum and Park – Canadian Northern Society · Downtown Camrose BRZ · Tourism Camrose · Camrose Arts Society · Camrose Arts Council · Camrose Wildlife and Greenspace 	All	Short	City Administration, Partner Organizations, Local Community	Partnerships

Advocacy

Framework	Initiative	Precinct	Timeline	Responsibility/ Lead	Funding Source
Program	Develop a Municipal Historic Resources Program	All	Medium	City Council, City Administration	Operating Budget
Advocacy	The City should work with the Augustana Neighbourhood Association to promote community gatherings, festivals, and discuss ongoing planning successes and issues	All	Short	City Administration, Land Owners, Businesses, Augustana Neighbourhood Association	Operating Budget, Volunteer Contributions
Advocacy	Encourage the use of energy-efficient lighting when replacing street lights	All	Short	City Council, City Administration	



8 Definitions

8.1 Definitions and Concepts

This section is intended to provide the reader with a clearer understanding of the definitions of terminology and concepts used through this Plan.

Active transportation means modes of transportation that use the physical activity of a human. Common active transportation modes include walking and cycling. Encouraging active transportation has many community and societal benefits that can improve the vibrancy and livability of a neighbourhood.

Accessibility or barrier-free access is a design characteristic that ensures the built environment is accessible to all individuals with physical or cognitive difficulties.

All ages and abilities is a design characteristic that ensures the built environment is conducive for all individuals, regardless of their age or physical and cognitive difficulties.

Building typology refers to the classification of a set of buildings based on their form or function.

Character Statement refers to document that describes a proposal for new development and how the character of the proposal is influenced by and responds to the abutting context.

Community amenity contribution refers to contributions made by developers, through the redevelopment process, to benefit the local community or users of their buildings.

Complete community refers to a planning concept that aims to create communities that meet the basic needs of all residents by integrating aspects of land use, transportation, and urban design.

Complete streets is a design characteristic that ensures streets are designed to be safe for people of all ages and abilities who walk, bike, take transit, or drive.

Connection/pathway refers to a planning concept whereby a person moves through a city. Connections or pathways can refer to streets, sidewalks, trails, or other channels by which people move and connect to destinations.

Context-sensitive development refers to a design approach that seeks to understand the unique characteristics of a place to inform decision-making, minimize effect and impacts, and maximize positive outcomes.

Context Statement refers to a summary document that provides a brief narrative of a historic resource, precinct, or area. A Context Statement typically includes a description of the historic place or resource, the heritage values, and character-defining elements.

Corridor refers to a transportation route that connects key destinations.

Crime Prevention through Environmental Design (CPTED) is a multi-disciplinary approach to deterring criminal behaviour through environmental design. CPTED strategies rely upon the ability of the design approaches to influence offender decisions that precede criminal acts.

Destinations refers to locations in a community where people and transportation routes converge or cross. Destinations can also be a concentration of particular uses or characteristics, such as a park or seating area at a street corner.

Diverse open space network refers to diversity in the amenities provided by parks and open spaces to meet the needs of a population.

Duplex means a development consisting of only two dwelling units sharing a party wall or common partition which may or may not have a separate title.

Flanking frontage means, in the case of a corner lot, the longest property line that abuts a street.

Garage suite also referred to as garden suites, carriage homes, or laneway homes, are stand-alone accessory buildings separate from the principal building and containing a dwelling unit. Garage suites are typically built in the rear yard of single-detached homes.

Heritage inventory refers to a list of historic resources that merit conservation but are not legally protected from demolition or alteration.

Historic resource means a building, structure, landscape, or other important feature that has a unique historical value.

Infill development refers to the process of developing parcels of land within existing urban settings to efficiently utilize existing infrastructure investments and land resources.

Land use refers to the classification of land based on the primary use of that land.

Live-work means a structure that contains a dwelling unit in addition to floor space dedicated to the purpose of conducting work.

Local improvements refers to a project that benefits a community or neighbourhood more than the municipality as a whole. A local improvement is undertaken near or adjacent to property owners and is paid, in whole or in part, by the benefitting property owners through a local improvement tax. Improvements include, but are not limited, to alley lighting, alley reconstruction, curb crossing, decorative street lighting, or sidewalk reconstruction.

Mixed-use means development or buildings designed for more than one type of land use on the same parcel of land, such as residential and retail development or office and retail development.

Placemaking refers to actions that transform an urban space into a vibrant 'place', creating a 'sense of place', for the enjoyment of all age groups where people are attracted, where they feel safe, and where they feel comfortable. Good placemaking can be achieved in a variety of ways to address site-specific issues and challenges.

Precinct refers to an area within a community that has been identified according to its common characteristics. These characteristics can include land uses, built form, and street typology and function. This approach can help establish a clear policy direction for each precinct and assist municipal planners, developers, and citizens during the development review process.

Private realm means lands within private ownership.

Public realm means the space around, between and within buildings that is publicly accessible, including streets, squares, parks, and open spaces.

Public/private interface refers to the lands between the public realm and private realm, often along a property line. A successful public/private interface is created when the defining line between the two land ownerships is blurred, creating shared spaces in which individual aspects of each realm contribute to and create a cohesive space.

Row house/townhouse refers to a form of multi-unit housing where three or more dwelling units are joined side-by-side, sharing a common partition or party wall.

Secondary suite means a second self-contained dwelling unit within a principal dwelling unit, where both dwelling units are registered under the same land title.

Sense of place refers to a concept used to describe and characterize the relationship between people and spatial environments. Often, a sense of place refers to a feeling or perception held by people in a community where a place fosters a sense of attachment or belonging.

Single-detached dwelling means a free-standing residential building containing one dwelling unit.

Streetscape refers to the characteristics of the built and natural environment that contribute to the design and visual quality of a street.

Subdivision refers to the act of dividing a single parcel of land into two or more parcels, each with a separate title.

Sustainable growth refers to a land-use planning approach that considers the environmental, economic, and social characteristics of a community to guide future growth and development to meet the needs of current and future residents.

Walkability means the characteristics of a city, for example the networks of roadways, trails, and sidewalks, that are conducive to allowing individuals to walk to everyday destinations with ease and enjoyment.

Wayfinding refers to characteristics within a city that provide people with information to enhance their understanding and experience of a space.

Winter design refers to elements in the public and private realms that celebrate winter, such as colour, materials, lighting, and landscaping.

Zoning refers to the regulation and control of land uses through the application of rules. Regulations and rules are define and describe 'zones' and these regulations and rules control the physical development of parcels of land.



9

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