

Town of High River
Bylaw No. 3495/84

LITTLE BOW PARK AREA REDEVELOPMENT PLAN

Third Reading to Adopting Bylaw No. 3495/84
was given by the Council of the Town of High River
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Prepared at the request of and in co-operation with the Town of High River
by the Calgary Regional Planning Commission, Calgary, Alberta.

Copies available from the High River Town office.

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1.0 BOUNDARIES

The boundaries of the Little Bow Park Area Redevelopment Plan are shown on Figure 1. The boundaries may be described as follows:

North – Third Ave. SE

South – The lane south of Eight Avenue SE and the Little Bow Recreation Area

East – Third St. SE

West – Centre St. SE

2.0 GOALS

1. To implement the policies of the High River General Municipal Plan, 1983 in the Little Bow Park area.
2. To ensure that the Little Bow Park area is maintained as a stable residential neighbourhood, providing a high amenity environment and central residential location for a mix of population, income and lifestyle groups.
3. To identify improvements to the public environment (parks, recreation facilities, pedestrian paths, roadways) that will be required to meet the needs of the community.
4. To ensure that the new commercial development is:
 - a. Limited to the periphery of the Little Bow Park area,
 - b. Appropriate in type and intensity for an area central to High River,
 - c. Compatible with adjacent residential uses.
5. To ensure that a balance is achieved between town-wide needs community interests.

3.0 FUNDING

1. In the implantation of an aspect of the plan which involves a cost, the funds may not be obtained through “General Benefit” or “General Revenues”.

4.0 LAND USE

4.1 RESIDENTIAL LAND USE

4.1.1. RESIDENTIAL LAND USE OBJECTIVES

The following objectives are the basis of the residential land use policies proposed for the Plan Area:

1. To ensure preservation of viable detached single family areas within Little Bow Park

2. To provide for retention of low density development and for redevelopment in the medium density rang in appropriate areas.
3. To provide for a mixture of family-oriented dwelling units.
4. To protect residential areas from undesirable impacts of commercial and in industrial uses.
5. To promote innovative residential redevelopment.
6. To provide for mixed residential/commercial uses as a transition between the Central Business District and residential areas.
7. To ensure that residential redevelopment maintains the character of the community.

4.1.2. RESIDENTIAL LAND USE POLICIES

This section describes the residential land use policies for the Little Bow Park Area. The distribution of proposed land uses is shown on Figure 2. Three residential land use policy areas are proposed. These are:

1. Conservation
2. Conservation and Infill
3. Medium Density

4.1.2.1 Conservation

This area is to be maintained as a detached single family residential area. New single family development and renovation of existing detached single family housing is encouraged.

4.1.2.2. Conservation and Infill

Within the conservation and infill area redevelopment of sites which are vacant or have dwellings in poor condition is encouraged. Existing good quality housing stock should b retained and where redevelopment is to occur, the redevelopment should be limited to family oriented detached single family, duplex and semi-detached housing.

4.1.2.2 Medium Density

It is intended that this area continue to be redeveloped with a variety of housing types providing detached single family and apartment accommodation. Residential redevelopment to a maximum of approximately 44 units per net hectare (18 units per net acre) is encouraged. Those uses permitted in the Conservation and Infill area would be permitted with the addition of apartments and dwelling groups as discretionary uses. To improve the dwelling unit mix in Little Bow Park a minimum of 50 percent of the dwelling units in all multiple family developments should contain two or more bedrooms.

Innovative infill housing is encouraged provided it is compatible with the neighbourhood.

4.1.3 Land Use Districts

This section outlines the application of the land use districts of Bylaw 3297/80, the Town of High River Land Use Bylaw to the Little Bow Park Area Redevelopment Plan. The residential policy areas correspond to districts of the Land Use Bylaw as follows:

Policy Area		Land Use Bylaw District
Conservation		R-1
Conservation and Infill	R-2	
Medium Density		R-2X

Figure 3 shows the assignment of proposed land use districts. Design guidelines reflecting the intent of the recommended land use policies are detailed in Section 4.7.

4.2 COMMERCIAL AND INDUSTRIAL LAND USE

4.2.1 COMMERCIAL AND INDUSTRIAL LAND USE OBJECTIVES

The following objectives are the basis of the commercial land use policies proposed for the Plan Area.

1. To provide for commercial expansion in central High River.
2. To ensure that commercial development is compatible with residential development.
3. To preserve the historic and aesthetic nature of the area.
4. To promote redevelopment of industrial sites to commercial uses.

4.2.2 COMMERCIAL AND INDUSTRIAL LAND USE POLICIES

This section describes the commercial and industrial land use policies for the Little Bow Park Area. The distribution of proposed land uses is shown on Figure 2. A single land use policy area, Central Business Expansion, is proposed.

4.2.2.1

Commercial development in Little Bow Park should be directed to Centre Street and Third Avenue between Centre Street and Second Street.

4.2.2.2

Existing industrial development should be gradually phased out within Little Bow Park and such uses should be replaced by commercial development.

4.2.2.3

Commercial development on Third Avenue should be pedestrian-oriented and restricted to uses compatible with residential development. Auto-oriented uses should be restricted to sites fronting on Centre St.

4.2.2.4

Auto-oriented uses should be compatible with traffic and road characteristics, should be of a high aesthetic standard and should not create conflicts with residential uses.

4.2.2.5

Mixed commercial/residential development may be permitted along Third Avenue allowing pedestrian-oriented retail commercial activities at ground level with upper floors used for residential apartment development. Ground floor development will initially be residential with conversion to commercial uses at such time as other commercial areas approaching full development.

4.2.3 LAND USE DISTRICTS

This section outlines the application of the Land Use Districts of Bylaw 3297/80, the Town of High River Land Use Bylaw to the Little Bow Area Redevelopment Plan. The commercial policy area corresponds with the Central Business Expansion, CB-2, Land Use Bylaw District. Figure 3 shows the assignment of proposed land use districts. Design guidelines reflecting the intent of the recommended land use policies are detailed in Section 4.7.

4.3 PARKS AND RECREATION FACILITIES

4.3.1 PARKS AND RECREATION OBJECTIVES

The following objectives are the basis of the parks and recreation policies proposed for the Plan Area:

1. To provide for improved facilities in existing parks.
2. To ensure that parks and recreation facilities are balanced with population needs.
3. To provide for a pedestrian network linking Little Bow Park to recreational, commercial and residential areas within High River.
4. To develop existing town-owned open spaces to maximize their potential for recreation use.
5. To identify locations where the PS (Public Service) District has not been applied in accordance with the Land Use Bylaw No. 3297/80.

4.3.2 PARKS AND RECREATION POLICIES

This section describes the parks and recreation policies for the Little Bow Park Area. Existing park sites and town-owned land within the area are shown on Figure 2.

4.3.2.1 Improvements to Existing Parks

4.3.2.1.1 Little Bow Park. It is intended that Little Bow Park accommodate children's play apparatus, walkway/bike paths, and that is also provide for passive recreation activities. It is proposed that the appearance of the Little Bow River to be upgraded.

4.3.2.1.2 Little Bow Recreation Area. Facilities in the Little Bow Recreation Area serve town-wide needs. Any additional facilities should be provided in accordance with the Recreation Master Plan.

4.3.2.2 New Parks

It is proposed that parks be developed on town-owned lands in Little Bow Park. These sites are shown in Figure 2 and are considered desirable for future park uses to improve their appearance and usability.

4.3.2.3 Walkway / Bike path System

The town-wide walkway/bike path system should be accommodated within Little Bow Park in accordance with High River General Municipal Plan. The system will utilize existing parks and roads in the area and portions of the network may be acquired through the subdivision process of purchase. The proposed system route through Little Bow Park is shown on Figure 4.

4.3.3 LAND USE DISTRICTS

Figure 3 shows the assignment of proposed land use districts. Existing Town-owned land adjacent to Little Bow Park (East part of Block 3, Plan 6596JK) should be added to the PS (Public Service) District. Since town-owned parcels on Fifth Avenue and Seventh Avenue could retain residential designations and be developed as parks no change in land use is proposed. Institutional and residential uses presently designated PS (Public Service) should be re-designated to residential districts excepting the Early Childhood Services Centre which could remain designated PS.

4.4 TRANSPORTATION

4.4.1 TRANSPORTATION OBJECTIVES

The following objectives are the basis of the transportation policies proposed for the Little Bow Park Area.

1. To accommodate town-wide transportation needs and to minimize negative impacts on the Plan Area.
2. To upgrade local roads and sidewalks to current town standards.
3. To improve the safety of intersections in the Plan Area.

4.4.2 TRANSPORTATION POLICIES

The following describes the proposed transportation policies for Little Bow Park. Proposed roadway designations are shown on Figure 4.

4.4.2.1

Eighth Avenue should be designated as a collector street.

4.4.2.2

Third Avenue should be designated as an arterial street.

4.4.2.3

It is proposed that Seventh Avenue be closed at Centre Street by means of a barrier to reduce through traffic utilizing local streets in Little Bow Park.

4.4.2.4

Substandard roads should be paved to town standards in conjunction with utility improvements in the Plan Area.

4.4.2.5

Sidewalks should be provided throughout Little Bow Park.

4.4.2.6

It is proposed that Centre Street (Highway 2A) be widened. The road widening scheme should consider lot depths on the east side of Centre Street and potential impact on their development as well as the appearance of this major entrance to town. Tree planting and landscaping should be considered as part of the upgrading of the street.

4.4.2.7

It is proposed that traffic engineers investigate appropriate control devices for the following intersections within Little Bow Park:

- a. Fourth Ave. And Second St.,
- b. Eight Ave. and First St.,
- c. Eight Ave. and Third St.

4.5 UTILITIES AND SERVICES

4.5.1 UTILITY AND SERVICE OBJECTIVES

The following objectives are the basis of the utility and services policies proposed for the Plan Area.

1. To ensure that the capacity of the utilities and services is adequate to met demand created by redevelopment.
2. To schedule servicing improvements to minimize conflicts with proposed street work.

4.5.2 UTILITY AND SERVICE POLICIES

This section describes the utility and servicing policies for the Little Bow Park Area.

4.5.2.1

Monitor the provision of utilities and services to the Plan Area, particularly in higher density redevelopment areas.

4.5.2.2

Utility and servicing upgrading should proceed at least one year in advance of proposed street work in order to facilitate scheduling and to minimize settlement of resurfaced areas.

4.6 HISTORIC PRESERVATION

4.6.1 HISTORIC PRESERVATION OBJECTIVES

The following objectives are the basis of the proposed historic preservation policies for Little Bow Park.

1. To encourage the preservation of historical buildings within the Plan Area.
2. To promote the designation of significant historical sites pursuant to the Alberta Historical Resources Act.

4.6.2 HISTORIC PRESERVATION POLICIES

This section describes the historic preservation policies for Little Bow Park. Older structures in the Plan Area are identified in Figure 6 and classified as Priority A, B or C, with Priority A being the highest rating.

4.6.2.1

Provincial designation of Priority A sites should be sought pursuant to the Alberta Historical Resources Act.

4.6.2.2

Provincial designation of Priority B and C sites should be sought as part of High River's overall historic site designation sequencing.

4.6.2.3

It is proposed that building permits and sign applications be monitored to ensure that:

- a. renovations including alterations or additions and
- b. the placement, height and size or signs

not be permitted to detract from the design, character or appearance of significant older buildings.

4.6.2.4

Any future widening of Centre Street should consider the siting of the "Gateway Hotel".

4.7 URBAN DESIGN

4.7.1 RESIDENTIAL

1. Building setbacks for all forms of residential development should be consistent with the setback requirements for single family development.
2. Buildings should be oriented to front onto streets.
3. Mature vegetation, particularly in front yards should be retained.
4. Multiple family development parking should be:
 - a. Paved
 - b. Accessed from the lane
 - c. Screened from view from the street
 - d. Provided at a standard that will minimize on-street parking
5. Building height should not exceed 10.5m (34.45 ft.)

4.7.2 COMMERCIAL

1. Commercial sites should be developed in such a manner that will minimize impacts on adjacent residential areas through such means as:
 - a. Careful consideration in the location of access points;
 - b. Location and screening of parking areas;
 - c. Limiting the range of permitted uses on sites adjacent to residential areas or within mixed use residential/commercial buildings.
2. Restricted Commercial sites should be pedestrian-oriented and concentrate landscaping in the front yard of the site.
3. The Central Business Expansion commercial area should provide a suitable appearance along Centre Street as a major entrance to Town and provide for safe pedestrian movement.

4.7.3 HISTORIC PRESERVATION

1. Historic sites should be restored to their original exterior appearance.
2. Restoration of historic buildings should be directed to retention of the structures as functional and productive elements of the community.
3. Advertising and signage should be compatible with the architecture of the buildings.

5.0 PLAN IMPLEMENTATION

OBJECTIVE	IMPLEMENTATION ACTION	TIMING
RESIDENTIAL		
<ul style="list-style-type: none"> ▪ To ensure preservation of viable detached single family areas within Little Bow Park. 	Retain existing single family (R-1) designation	Completed
<ul style="list-style-type: none"> ▪ To provide for retention of low density development and for redevelopment in the medium density range in appropriate areas. 	Redistricting of designated areas	1984
	Revise the Land Use Bylaw as necessary	1984
<ul style="list-style-type: none"> ▪ To provide for a mixture of family oriented dwelling units. 	Evaluate redevelopment proposals with respect to the Plan's Policies and Objectives.	Ongoing
<ul style="list-style-type: none"> ▪ To protect residential areas from undesirable impacts of commercial and industrial uses. 	Redevelopment proposals will be evaluated with respect to this Plan's Policies and Objectives.	Ongoing
<ul style="list-style-type: none"> ▪ To promote innovative residential development. 	Evaluate redevelopment proposals and consider variance of Land Use Bylaw requirements.	Ongoing
<ul style="list-style-type: none"> ▪ To provide for mixed residential/commercial uses as a transition between the Central Business District and residential areas. 	Redistricting of those blocks facing Third Avenue between Centre Street and Second Street.	1984
	Provide in the Land Use Bylaw for ground floor residential development as a temporary use.	
<ul style="list-style-type: none"> ▪ To ensure that residential development maintains the character of the community 	Redevelopment proposals will be evaluated with respect to the Plan's Policies and Objectives.	Ongoing
COMMERCIAL		
<ul style="list-style-type: none"> ▪ To provide for commercial expansion in central High River. 	Redistricting of the sub-area	1984
<ul style="list-style-type: none"> ▪ To ensure that commercial development is compatible with residential development. 	Evaluate redevelopment proposals with respect to this Plan's Land Use policies and objectives.	Ongoing

- | | | |
|--|--|---------|
| | Direct commercial development to designated areas. | Ongoing |
| ▪ To preserve the historic and aesthetic nature of the area. | Evaluate redevelopment proposals with respect to this Plan's Land Use policies and objectives. | Ongoing |
| ▪ To promote redevelopment of industrial sites to commercial uses. | Redistricting of the sub-area | 1984 |

PARKS AND RECREATION

- | | | |
|--|---|---------|
| ▪ To provide for improved facilities in existing parks | Design and construction

Funding for construction will be provided on a town-wide basis | 1984-86 |
| ▪ To ensure that parks and recreation facilities are balanced with recreation needs. | Monitor population growth and age distribution | Ongoing |
| ▪ To provide for a pedestrian network linking Little Bow Park to recreational areas within High River | Design and construction in conjunction with town-wide pedestrian/bicycle system.

Funding for construction will be on a town-wide basis | Ongoing |
| ▪ To develop existing town-owned open spaces to maximize their potential for recreational use | Design and construction

Funding for construction will be provided on a town-wide basis | 1984-86 |
| ▪ To ensure that the PS (Public Service) District is used only to designate public and quasi-public uses | Redistrict all non-public or quasi-public sites | 1984 |

TRANSPORTATION

- | | | |
|---|--|---------------------------------|
| ▪ To accommodate town-wide transportation needs and to minimize negative impacts on the Plan Area | Designation of Eighth Avenue as a collector street and Third Avenue as an arterial street

Closure of Seventh Avenue at Centre Street by road closure bylaw

Acquire properties for Centre Street widening | 1984

1984

Ongoing |
|---|--|---------------------------------|

- | | | |
|--|---|----------------|
| <ul style="list-style-type: none"> ▪ To upgrade local roads and sidewalks to current town standards | <p>Design and Construction</p> <p>Funding for construction of local roads will be provided on a local basis</p> | <p>Ongoing</p> |
| <ul style="list-style-type: none"> ▪ To improve the safety of intersections in the Plan Area | <p>Investigation by traffic engineers of appropriate control devices for intersections</p> | <p>1984</p> |

UTILITIES

- | | | |
|---|---|----------------|
| <ul style="list-style-type: none"> ▪ To ensure that the capacity of the utilities and services is adequate to meet demand created by redevelopment | <p>Monitor systems and upgrade as necessary</p> | <p>Ongoing</p> |
| <ul style="list-style-type: none"> ▪ To schedule servicing improvements to minimize conflicts with proposed street work | <p>Co-ordinate servicing system and road improvements</p> | <p>Ongoing</p> |

HISTORIC PRESERVATION

- | | | |
|---|---|----------------|
| <ul style="list-style-type: none"> ▪ To encourage the preservation of historical buildings within the Plan Area | <p>Monitor building permits, sign applications and demolition permit applications</p> | <p>Ongoing</p> |
| | <p>Consider historical buildings when widening Centre Street</p> | <p>Ongoing</p> |
| <ul style="list-style-type: none"> ▪ To promote the designation of significant historical sites pursuant to the Alberta Historical Resources Act | <p>Seek provincial designation of priority A, B and C historic sites</p> | <p>1984</p> |