

CITY OF SPRUCE GROVE

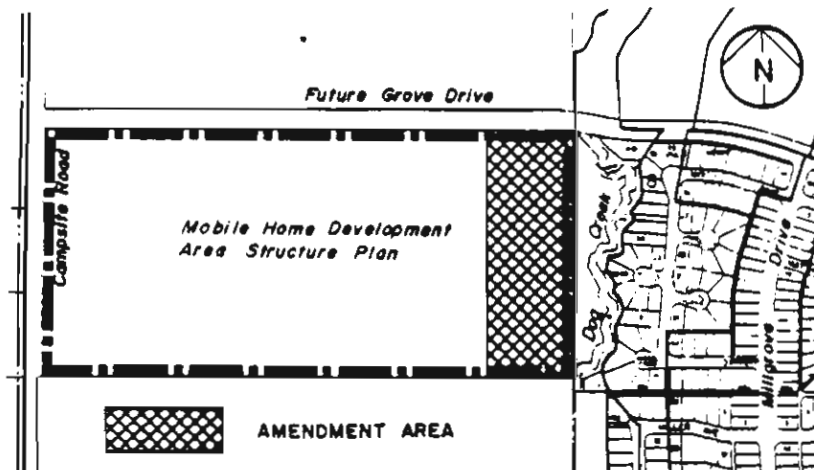
BY-LAW NO. C-108-90

MOBILE HOME DEVELOPMENT AREA STRUCTURE PLAN AMENDMENT

Being a By-Law to amend By-Law No. 657-82, the By-Law that adopts the Mobile Home Development Area Structure Plan for the City of Spruce Grove in the Province of Alberta.

Pursuant to Sections 64 and 139 of the Planning Act, being Chapter P-9 of the Revised Statutes of Alberta 1980, including amendments thereto, the Council of the City of Spruce Grove, duly assembled, hereby enacts as follows:

That the Plan and Area Structure Plan Map, pursuant to Clauses 1 to 6 of By-Law No. 657-82 of the Mobile Home Development Area Structure Plan, be amended for the area outlined on the map below:



The amendment area is for a proposed parcel 5.31 ha (13.12 acres) in size located at the east side of Block 3, Plan 822 2998 within the south half of the southwest quarter of Section 9, Township 53, Range 27, West of the 4th Meridian.

The amendment provides a planning framework for the development of a seniors co-op housing project as outlined in the text and Figure 3, Land Use Plan of the Co-Op Housing Area Structure Plan Amendment Report dated September 1990.

This By-Law shall take effect on the date of its final reading.

First Reading Carried 9 October 1990

Second Reading Carried 22 October 1990

Third Reading Carried 22 October 1990

Signed by City of Spruce Grove Mayor and City Clerk

**CO-OP HOUSING
AREA STRUCTURE PLAN
AMENDMENT
DRAFT REPORT**

SEPTEMBER 1990

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1.0 INTRODUCTION

The subject Area Structure Plan amendment has been compiled to set out planning concepts and constraints for the development of a Co-op multiple family housing development on a parcel 5.31 ha (13.12 ac) in size. The area is located on the east side of the Mobile Home Development Area Structure Plan prepared for Wil-Pal Holding Co. Ltd. in November of 1982. Pursuant to this Area Structure Plan, the subject lands were designated as a mobile home subdivision of approximately 175 lots. The lands were to be designated R-MHS land use. (Residential-Mobile Home Subdivision). The amendment proposes to maintain the residential character of the area while altering the housing type. The housing type will be changed from mobile homes to standard housing units.

The City of Spruce Grove currently needs housing that is affordable to accommodate its senior citizen population. The last few years saw an increase in the number of 55 plus senior type multiple family condominium developments. These developments, though catering to seniors, basically targeted the upper middle and upper income bracket. The co-op housing proposed will provide a more affordable housing product for seniors.

The plan examines the practicality of this type of housing in relation to the needs of the residents and the suitability of such development in the Plan area.

2.0 REGIONAL CONTEXT

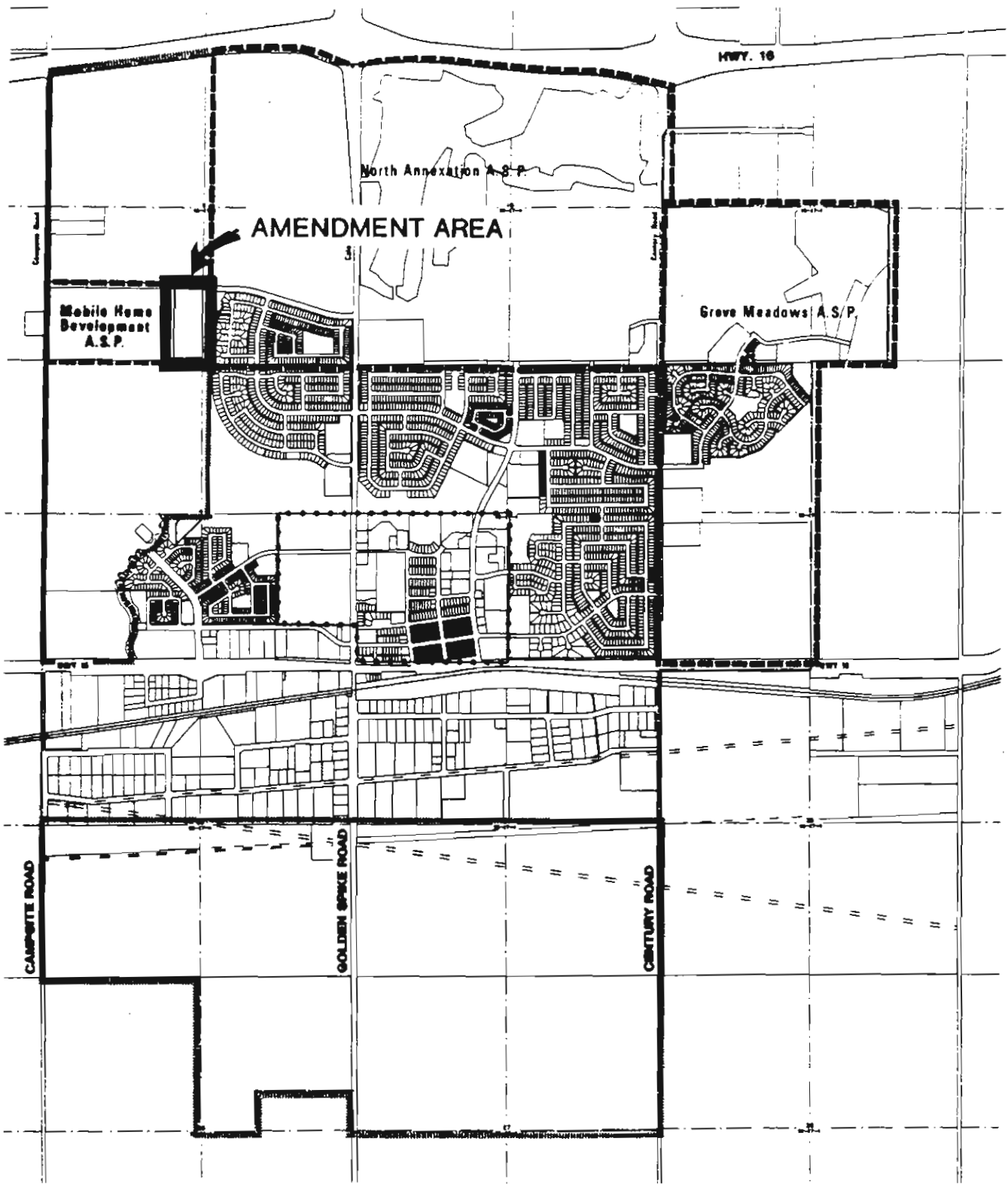
The amendment area is located within the City of Spruce Grove. The City of Spruce Grove is located west of the City of Edmonton. Spruce Grove, along with St. Albert, Stony Plain, Sherwood Park, Leduc, and Morinville form the Edmonton Metropolitan region. Spruce Grove plays an important role within the regional network providing a pool of labour and serving as a source of employment.

3.0 URBAN CONTEXT

The amendment area is located in the northwest portion of Spruce Grove. The site is bordered by Dog Creek and the Millgrove subdivision to the east. To the north is the future alignment of Grove Drive and land currently utilized for crop production. The area to the north is presently covered by a proposed area structure plan. The structure plan proposes a balanced residential development consisting primarily of single family dwellings.

To the south the site is bordered by land which is utilized for crop production.

To the west the amendment area is bordered by lands proposed for the development of a mobile home park subdivision. A subdivision application has recently been submitted to the Edmonton Metropolitan Regional Planning Commission.



4.0 RELEVANT PLANNING DOCUMENTS

(A) EDMONTON METROPOLITAN REGIONAL PLAN

(B) GENERAL MUNICIPAL PLAN

The Plan has been developed pursuant to the goals and objectives stated as per Bylaw 714/84. The following goals have been incorporated into the amendment.

"To encourage a full range of housing which is affordable to various income groups within the municipality."

The purpose of co-operative housing and, more particularly the senior concept of the amendment, is to provide affordable housing for the senior segment within Spruce Grove. Affordable housing is an important requirement of the senior population as many are on a limited or fixed income.

Secondly,

"To ensure that all residents of the town can live in a dwelling which is situated in a liveable urban environment."

The proposed amendment as mentioned above meets the housing needs of seniors within the community who wish to retire in the area as opposed to the City of Edmonton.

Thirdly,

"To ensure the residential expansion takes place in an efficient and economical manner."

The subject residential expansion is the logical extension of development. Grove Drive, a major arterial road which will eventually traverse Spruce Grove from east to west, exists in close proximity to the area and is planned to abut the north boundary of the plan area. The plan has been developed in a manner which provides development which is both efficient and economical.

Fourthly,

"To endeavour to provide a mix of housing which meets community lifestyles, stages in the life cycle, income levels and aspirations."

As mentioned previously, the subject amendment will provide housing for those at a specific stage in the life cycle; "the senior stage". (The housing provided will be affordable housing directed toward the middle income bracket).

Finally,

"To encourage the necessary housing for persons on modest or fixed income in cooperation with governmental agencies, non-profit organizations and the private sector."

The co-operative housing concept will allow for affordable housing for those with a modest or fixed income. Furthermore, the co-operative which will be formed will be a non-profit organization.

As evidenced from the above, the Co-operative Housing amendment has been developed in accordance with the goals and objectives of the General Municipal Plan.

(C) LAND USE BYLAW

The land within the amendment area is presently districted UR (Urban Reserve Holding District) pursuant to the City of Spruce Grove Land Use Bylaw No. 531.

The district is intended to reserve those areas of the municipality which are rural in character or land use for urban development other than industrial until such time as a subdivision plan has been accepted in principle or approved for other specific uses not permitted in this district. The development proposed will require an amendment to the Land Use Bylaw. The Bylaw will be amended to provide a district which will accommodate 88 single family and semi-detached residential dwelling units.

(D) MOBILE HOME DEVELOPMENT AREA STRUCTURE PLAN

The Mobile Home Development Area Structure Plan designates this area and a portion to the west as a mobile home subdivision. The plan called for a subdivision of approximately 175 lots to be designated R-MHS - Residential - Mobile Home Subdivisions.

The R-MHS districts general purpose is to provide for mobile home and modular home development on subdivided lots.

The general intent of the plan, which was to provide affordable housing within the area, has been maintained.

5.0 SITE FEATURES

(A) NATURAL SITE FEATURES

In determining the suitability of land for development, the made and natural site features must be considered. The following section examines those characteristics.

5.A.1 Topography and Soils

The land within the plan area rolls gently, sloping east towards Dog Creek. The site contains approximately 3 meters of relief throughout (see Figure 2). Sandy loam topsoil varying from 200 to 600 mm in thickness covers soil horizons formed from pitted deltaic alluvium origins.

The lands are classified Class I in accordance with the ARDA Canada Land Inventory. Class I soils have no significant limitations in use for crops.

The topography and soils will not pose a significant constraint to development.

5.A.2 Drainage

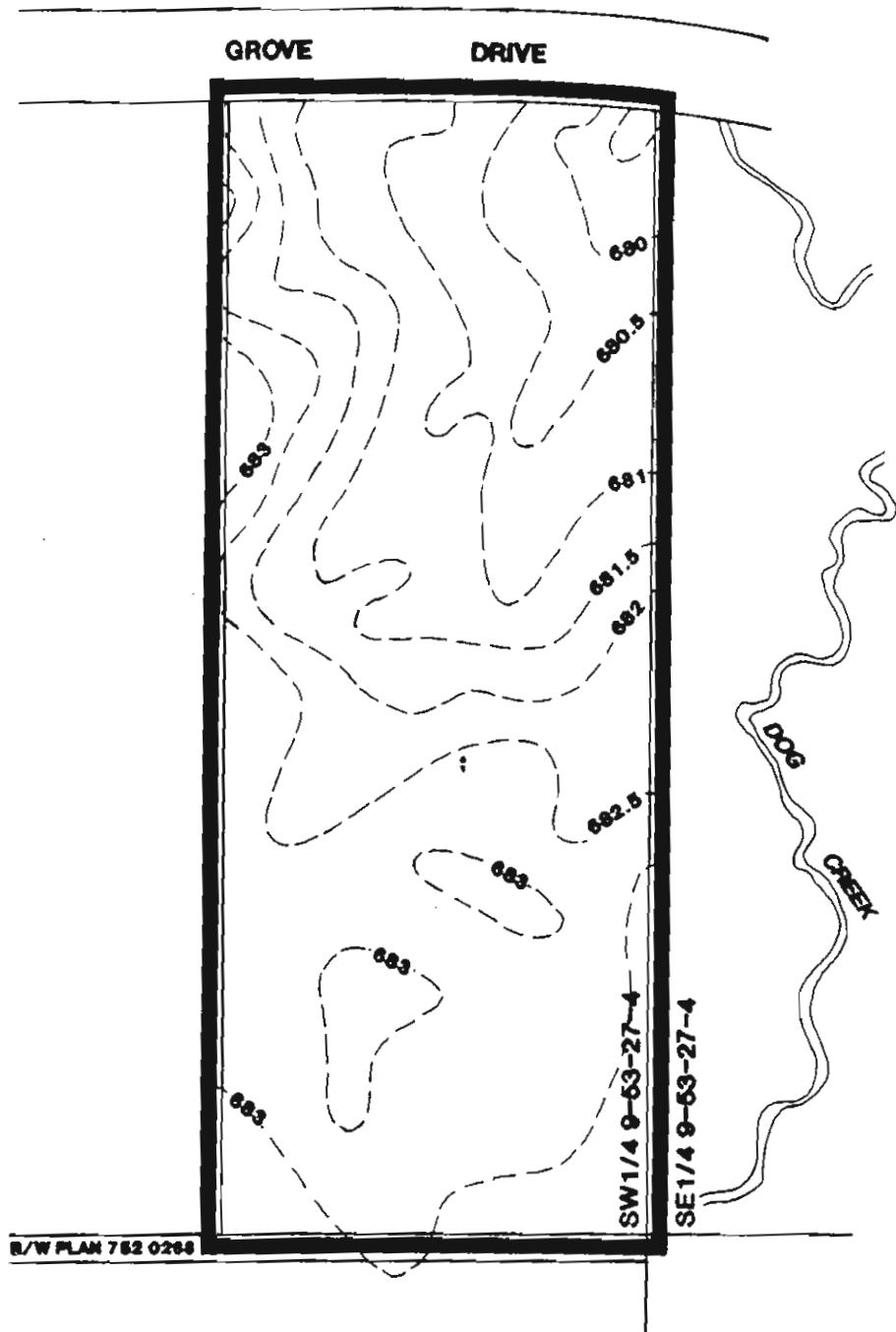
Lands within the plan area are well drained. The area is absent of any areas of standing water.

Drainage flows from south to north and west to east discharging into Dog Creek.

Existing drainage patterns will not pose a significant constraint to development.

5.A.3 Vegetation

The natural vegetation has been removed from the site some time ago. The land is currently utilized for agricultural purposes, more specifically, the growing of cereal crops.



(B) MAN MADE SITE FEATURES

The site does not contain any man made features. There are no improvements or structures on site.

6.0 PROPOSED DEVELOPMENT

The proposed development consists of a co-operative housing development for senior citizens. The development will consist of residential lands, private park space, a recreational vehicle compound, a stormwater management facility, community center and an internal circulation system. (See Figure 3).

The residential component will consist of a co-operative housing development capable of supporting approximately 88 dwelling units. The units will consist of single family and semi-detached dwelling units. However, the proposal will be predominantly single family dwellings. The 88 units will result in a density of 16.6 dwelling units per ha (6.7 d.u.p.a.). It is projected that the population of the amendment area will be approximately 132 persons. The residential component encompasses an area of 3.37 ha.

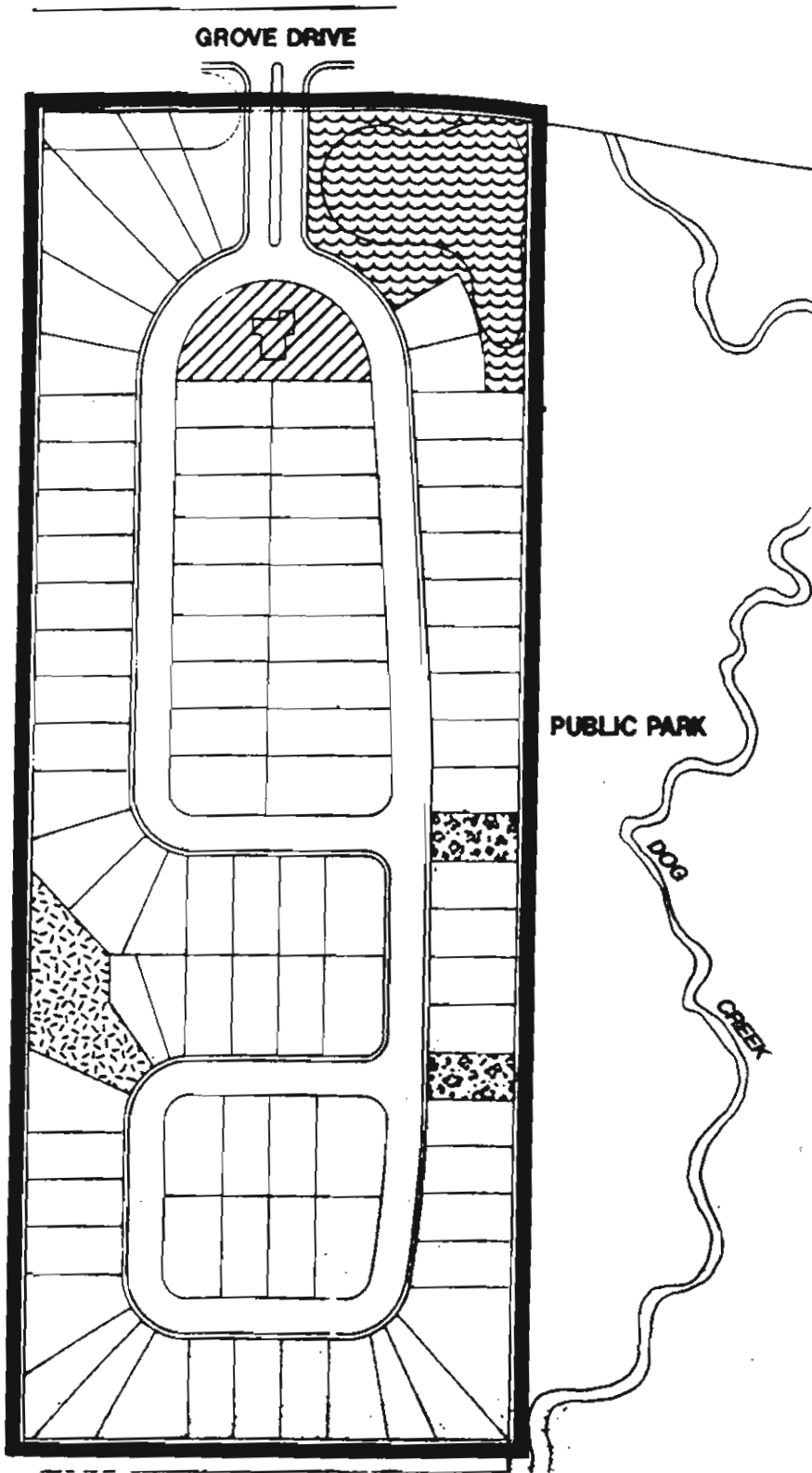
The units range in size from 69.1 m² (744 sq. ft) for the semi-detached units to 90.1 m² (970 sq. ft) for the larger single detached units. The intent is to provide affordable housing oriented towards senior citizens on a fixed or limited income. The plan proposed two small private parkettes on the east side of the development. These parkettes encompass an area of approximately 682.26 m² (.068 ha). The parkettes will serve as passive recreational areas as well as providing a link to the Dog Creek ravine and associated walking system.

A stormwater management facility is proposed for a .34 ha area located in the northeast corner of the amendment area. In addition, the amendment proposes 0.48 ha parcel at the entrance to the development which will support a community centre. The community centre will be approximately 115.9 m² (1,248 sq. ft) and will help meet the active and passive recreational needs of the residents. In addition, the centre will serve as a meeting place for the residents.

A recreational vehicle storage compound has been proposed for the area adjacent to the west boundary of the area. The recreational vehicle storage area will comprise an area of approximately .12 ha and will serve as storage space for recreational vehicles of those within the co-operative. In addition, the storage area will provide emergency access from the amendment area to the balance of the Mobile Home Development Area Structure Plan located to the west.

The transportation system will consist of one main entrance from the future alignment of Grove Drive. The entrance is located centrally along the north boundary of the amendment area. The internal system consists of two loops which link to the main entrance road. The transportation system encompasses 0.93 ha.

It should be noted that all areas stated above are preliminary and are subject to change dependant on final design.



IMC
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



-  STORMWATER MANAGEMENT POND
-  PRIVATE COMMUNITY CENTRE
-  PRIVATE PARK
-  RECREATION VEHICLE STORAGE COMPOUND

Figure 3

LAND USE PLAN

7.0 SERVICING

(A) WATER

A 600 mm diameter waterline presently exists at the intersection of Calahoo Rd. and Grove Drive. In order to service the subject amendment area the line will be extended west along Grove Drive to the development. The line will be 500 mm diameter from Calahoo Rd. west 300 m. At this point, the line will be 400 mm diameter up to where it enters the subject area. The co-operative housing development will be served with a 200 mm diameter looped line.

(B) STORMWATER MANAGEMENT

The plan area falls within the watershed of Dog Creek, which is a tributary of Atim Creek and thus the Sturgeon River basin. Stormwater management design principles will ensure that peak flows in Dog Creek arising from the development will not exceed peak pre-development flows.

An interior stormwater system will be developed which will consist of a stormwater management pond and piped local system.

The stormwater pond will discharge into Dog Creek at the northeast corner of the plan area.

Runoff from minor events in the area will be conveyed to the stormwater storage facility through the stormwater system. Excess runoff during major events will discharge to the existing drainage course (Dog Creek) after being managed in the pond facility.

Total discharge to the creek will be controlled to pre-development runoff rates.

(C) SANITARY

Adequate sanitary sewage capacity currently exists in the Capital Region Sewage Commission line to the north of the property. Discussions will take place with the

Commission regarding connection to that line. Proper engineering sizing of lines will be done during preliminary design of this development.

8.0 IMPLEMENTATION

The subject project will be developed in its entirety. The project will be developed in the spring of 1991.