

THE CITY OF SPRUCE GROVE

BYLAW C-994-17

SPRUCE VILLAGE AREA STRUCTURE PLAN AMENDMENT

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality may adopt and amend an area structure plan;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-552-05, the Spruce Village Area Structure Plan;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-552-05, Spruce Village Area Structure Plan, be amended as outlined in Schedule 1 which is attached to and forms part of this bylaw.
2. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 10 April 2017

Public Hearing Held 8 May 2017

Second Reading Carried 8 May 2017

Third Reading Carried 8 May 2017

Date Signed **MAY 10 2017**

Signed by Spruce Grove Mayor and City Clerk



Averton
design is everything

Spruce Village

Spruce Village Area Structure Plan Amendment

Prepared for Averton Homes
by IBI Group

Table of Contents

1	Background	1
1.1	Amendment.....	1
2	Location and Context	1
2.1	Surrounding Neighbourhood Context	1
2.2	Existing and Surrounding Land Uses – Amendment Area	2
3	Land Use.....	2
3.1	Rationale for the Amendment	2
3.2	Commercial	2
3.3	Residential	3
3.4	Open Space	3
3.5	Statistics.....	3
4	Transportation System.....	3
5	Servicing.....	3
6	Staging.....	4

1 Background

This document describes a proposed amendment to the Spruce Village Area Structure Plan (ASP) and has been prepared on behalf of Averton Homes (Alberta) Inc. The Spruce Village ASP was approved by Spruce Grove Council as Bylaw C-552-05 on June 13, 2005, amended as Bylaw C-669-07 in December 2007, and as Bylaw C-713-09 in September 2009, and as Bylaw C-934-15 in October 2015.

Exhibit 1 – Approved Concept Plan presents the approved ASP Development Concept from 2015.

1.1 Amendment

The Plan area encompasses approximately 71.27 ha of land including privately held lands and the City's Jubilee Park. This ASP amendment proposes to change a medium density residential site to a neighbourhood commercial site adjacent to an existing convenience retail store and gas bar.

The area of the proposed amendment is 0.39 ha and is identified in the proposed development concept (**Exhibit 2 – Proposed Development Concept**).

This proposed ASP amendment is required because:

- The site has new development interest with the purpose to provide neighbourhood commercial services.
- The anticipated population and population density will decrease from that found in the approved Spruce Village ASP Land Use Statistics (**Table 1**);
- A medium density residential site has been removed from the Plan in favour of the neighbourhood commercial site;

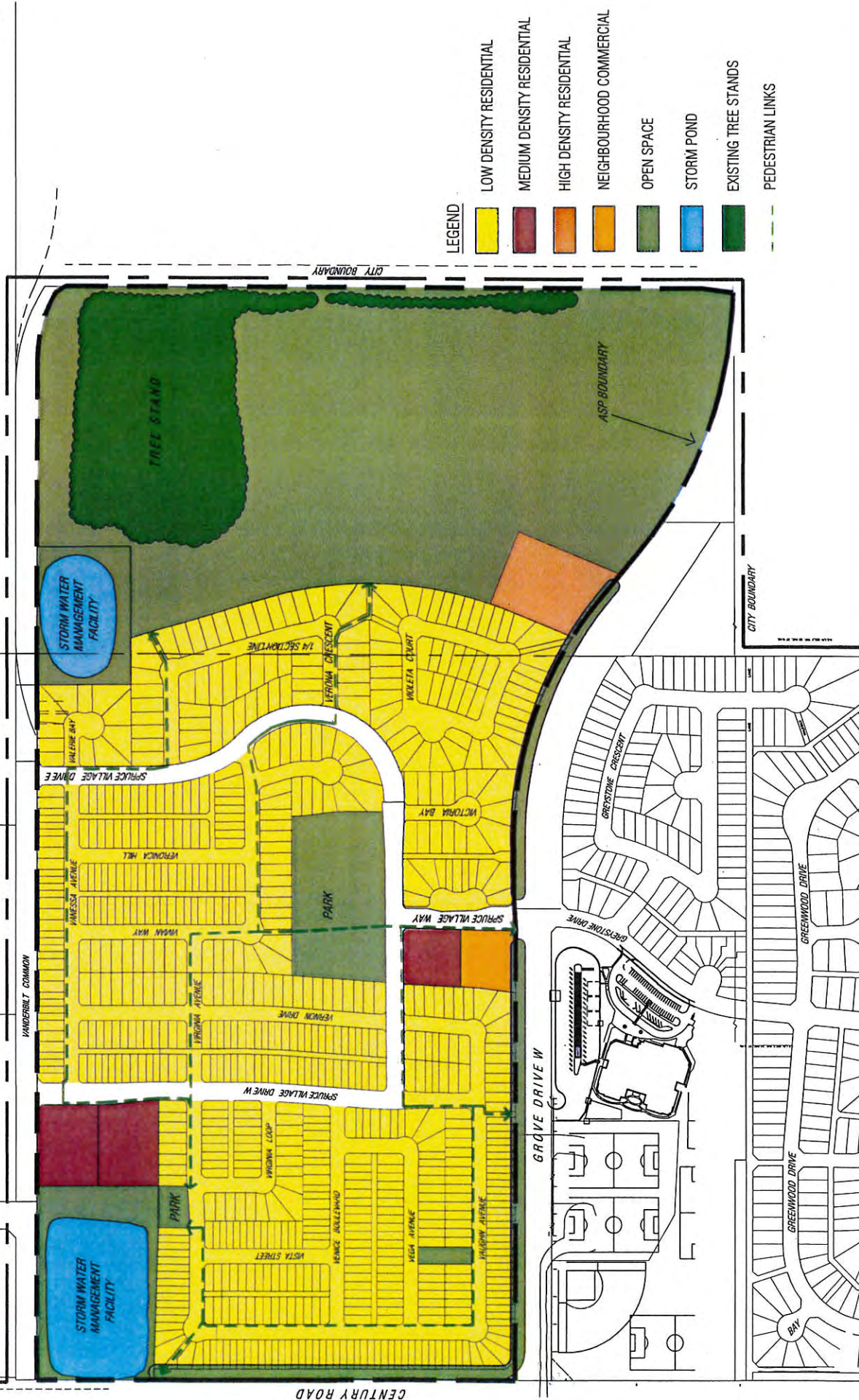
2 Location and Context

The Spruce Village Area Structure Plan is located in the south half of 11-53-27-4, north of Grove Drive and east of Century Road in the City of Spruce Grove.

2.1 Surrounding Neighbourhood Context

As shown in **Exhibit 3 – Context Air Photo**, the Grove Meadows area to the south of the Spruce Village ASP area has been substantially developed as a residential neighbourhood and Greystone Centennial School and associated City sport fields are located immediately south of Grove Drive. Jubilee Park was developed as a regional park and opened in 2012. Lands to the west of the Plan area (i.e. west of Century Road) are under development as mainly low density residential in the Hilldowns neighbourhood and are under the North Central Area Structure Plan. The proposed Commercial (C-3) land use in the Plan area is compatible with surrounding development.

To the east of Jubilee Park are Greenbury and Prescott neighbourhoods, which are developing low to medium density residential under the Pioneer Lands Area Structure Plan. To the north is Kenton, which is being developed as a residential neighbourhood and Westwind, which is being developed as a regional commercial development.



**IBI GROUP PROFESSIONAL
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Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

SPRUCE VILLAGE AREA STRUCTURE PLAN BYLAW C-934-15
EXHIBIT 1 - APPROVED CONCEPT PLAN

DATE: March 1, 2017
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: BCD
SCALE: NTS
JOB NUMBER: 108406





DATE: March 1, 2017
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: BCD
SCALE: NTS
JOB NUMBER: 108406

SPRUCE VILLAGE ASP AMENDMENT

Exhibit 2 - Proposed Development Concept

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SERVICES (CANADA) INC.**
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Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com





DRAFT

170406_SpruceVillageASP-Amendment_2017_02_01.dwg
 Wednesday, March 01, 2017 4:58:17 PM
 SCOTT.CARROLL

DATE: March 1, 2017
 DESIGNED BY: SC
 DRAWN BY: SC
 CHECKED BY: BCD
 SCALE: NTS
 JOB NUMBER: 108406

SPRUCE VILLAGE ASP AMENDMENT
 Exhibit 3 - Context Air Photo

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2.2 Existing and Surrounding Land Uses – Amendment Area

The amendment site is directly north and adjacent to a 0.4 hectare site developed as a convenience commercial gas bar. Across Spruce Village Way to the east is the former show home parade site that is fully developed as low density residential. Directly north across Victoria Avenue is a finished playground and neighbourhood park site. To the west, adjacent to the site is existing low density housing. This site is the last remaining parcel to be developed in the Spruce Village neighbourhood.

3 Land Use

3.1 Rationale for the Amendment

The medium density housing site is proposed to be designated as neighbourhood commercial due to the central location to the neighbourhood and in keeping with the original ASP concept development.

The proposed change is consistent with the ASP guideline of providing neighbourhood commercial that provides additional services and employment opportunities to the local residents. A change in ownership of the property to an Owner with a focus on neighbourhood commercial, shows that this site is now a viable site for neighbourhood commercial use.



The proposed land use concept for the Plan area is presented as **Exhibit 2**.

The following provides a brief description of the various land uses in the ASP area.

3.2 Commercial

The approved ASP includes one commercial site at the south entrance to the Neighbourhood. This site has an area 0.4 ha and is zoned as C3 - Neighbourhood Retail and Service District, accommodating a convenience store and gas bar on the south parcel. The proposed neighbourhood commercial site of 0.4 ha will double commercial retail in this neighbourhood. Providing retail and services to the local and surrounding community.

A zoning application C3 – Neighbourhood Retail and Service District is submitted concurrently with this application for ASP amendment.

3.3 Residential

LOW DENSITY RESIDENTIAL

The location and quantity of low density residential land use in the ASP is unaffected by this amendment. Low density housing in the area has been developed and built.

MULTI-FAMILY HOUSING

There are three developed multi-family sites in the ASP:

- one high density site of 0.93 ha located in the southeast of the ASP would yield 74 units;
- two medium density sites totalling 1.24 ha are located in the northwest part of the ASP and will yield 39 units.

This proposed amendment decreases the total anticipated number of multi-family units in the Neighbourhood from 127 to 113.

3.4 Open Space

The open space is unaffected by this proposed amendment. The central neighbourhood park is a complimentary recreational amenity for the commercial focal point, providing nearby open space.

3.5 Statistics

The Area Structure Plan, when fully developed, is projected to provide:

- approximately 588 single and semi-detached housing units;
- 39 medium density units; and
- 74 high density units;

for a projected population of 2,300.

The approved land use and population statistics are presented as **Table 1**. The proposed land use and population statistics are presented as **Table 2**.

4 Transportation System

The transportation system is not affected by this proposed amendment. The commercial site will access directly off of the collector road and the site is located within 150m of a bus stop.

5 Servicing

The services to the site have been installed and the servicing concept is unchanged by this proposed amendment.

6 Staging

This site is the final stage of development for Spruce Village ASP and therefore the approved staging of the neighbourhood remains unchanged by this proposed amendment.

A rezoning application is being circulated along with this ASP amendment to rezone the site from (R2) - Mixed Medium to High Density Residential to (C3) Commercial – Neighbourhood Retail and Service District.

J:\108406_SpruceASP\15.9 Drawings\59planning\current\Spruce Village ASP\PTP-108406_Spruce Village Averton Homes ASP_2017_03_07.docx\2017-03-07JLB

Table 1
Spruce Village Area Structure Plan Amendment
Approved Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
PUL					
Stormwater Management Facility	4.58	9.6%			
Municipal Reserve					
Parks	2.16	4.5%			
Circulation					
Collectors	2.75	5.8%			
Local Roads	6.20	13.0%			
Lanes	0.95	2.0%			
Total	16.64	35.0%			
			Units	% of Total Units	Population
Low Density Residential	28.00	58.8%	588	82%	2,034
Medium Density Residential	1.63	3.4%	53	7%	158
High Density Residential	0.93	2.0%	74	10%	149
Neighbourhood Commercial	0.41	0.9%			
Net Developable Area	30.97	65.0%	715	100%	2,341
Gross Area	71.27				

Density: 49.17 persons per gross developable hectare

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 32 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.

Table 2
Spruce Village Area Structure Plan Amendment - Bylaw C-713-09
Proposed Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
PUL					
Stormwater Management Facility	4.58	9.6%			
Municipal Reserve					
Parks	2.16	4.5%			
Circulation					
Collectors	2.75	5.8%			
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Low Density Residential	28.00	58.8%	588	84%	2,034
Medium Density Residential	1.24	2.6%	39	6%	116
High Density Residential	0.93	2.0%	74	11%	149
Neighbourhood Commercial	0.80	1.7%	N/A	N/A	N/A
Net Developable Area	30.97	65.0%	701	100%	2,300
Gross Area	71.27				
Density:	48.31 persons per gross developable hectare				

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 32 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 022 005 0820912;5;37 082 201 390

LEGAL DESCRIPTION
PLAN 0820912
BLOCK 5
LOT 37
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;53;11;SW

MUNICIPALITY: CITY OF SPRUCE GROVE

REFERENCE NUMBER: 082 056 406

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

082 201 390	13/05/2008	TRANSFER OF LAND	\$622,222	\$622,222

OWNERS

INDEX COMMERCIAL HOLDINGS (ALBERTA) INC.
OF 101, 17869-106A AVENUE
EDMONTON
ALBERTA T5S 1V8

(DATA UPDATED BY: CHANGE OF NAME 092232662)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

052 559 921	16/12/2005	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:0526561 AS TO AREA 'A' "ENDORSED BY 082044801 ON 20080129"
052 559 922	16/12/2005	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:0526561

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

082 201 390

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO AREA 'B'

"ENDORSED BY 082044818 ON 20080129"

082 056 408 05/02/2008 AGREEMENT

RE: RESTRICTIVE COVENANT AND EASEMENT

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF MARCH,
2017 AT 08:03 A.M.

ORDER NUMBER: 32434522

CUSTOMER FILE NUMBER: 108406.900



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

THE CITY OF SPRUCE GROVE

BYLAW C-934-15

SPRUCE VILLAGE AREA STRUCTURE PLAN AMENDMENT

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality may adopt and amend an area structure plan;

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1. Bylaw C-552-05, the Spruce Village Area Structure Plan, be amended as outlined in Schedule 1 which is attached to and forms part of this bylaw.

This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 28 September 2015

Public Hearing Held 26 October 2015

Second Reading Carried 26 October 2015

Third Reading Carried 26 October 2015

Date Signed 28 October 2015

Mayor

City Clerk



Spruce Village Area Structure Plan Amendment

Prepared for Averton Homes
by IBI Group

Table of Contents

1	Background	1
1.1	Amendment	1
2	Location and Context	1
2.1	Surrounding Neighbourhood Context	1
2.2	Existing and Surrounding Land Uses – Amendment Area	2
3	Land Use	2
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1.1 Amendment

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The area of the proposed amendment is 0.39 ha and is identified in the proposed development concept (**Exhibit 2 – Proposed Development Concept**).

This proposed ASP amendment is required because:

- The anticipated population and population density will increase from that found in the approved Spruce Village ASP Land Use Statistics (**Table 1**);
- A proposed medium density residential site has been added to the plan;
- A neighbourhood commercial site has been removed from the Plan in favour of the medium density residential site;

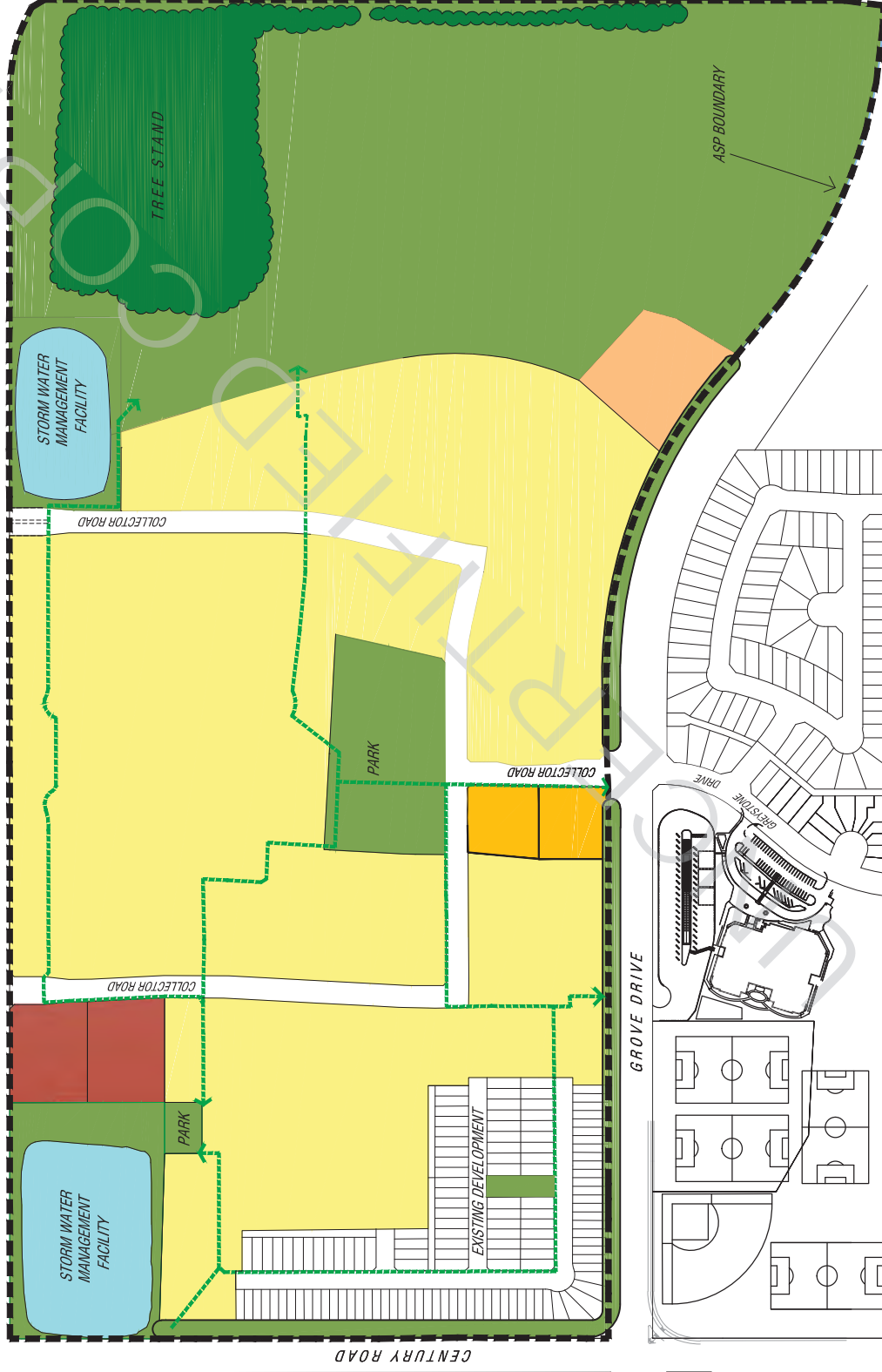
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To the east of Jubilee Park are Greenbury and Prescott neighbourhoods, which continue to undergo development. To the north is Kenton, which is being developed as a residential neighbourhood and Westwind, which is being developed as a local and regional commercial development.



LEGEND

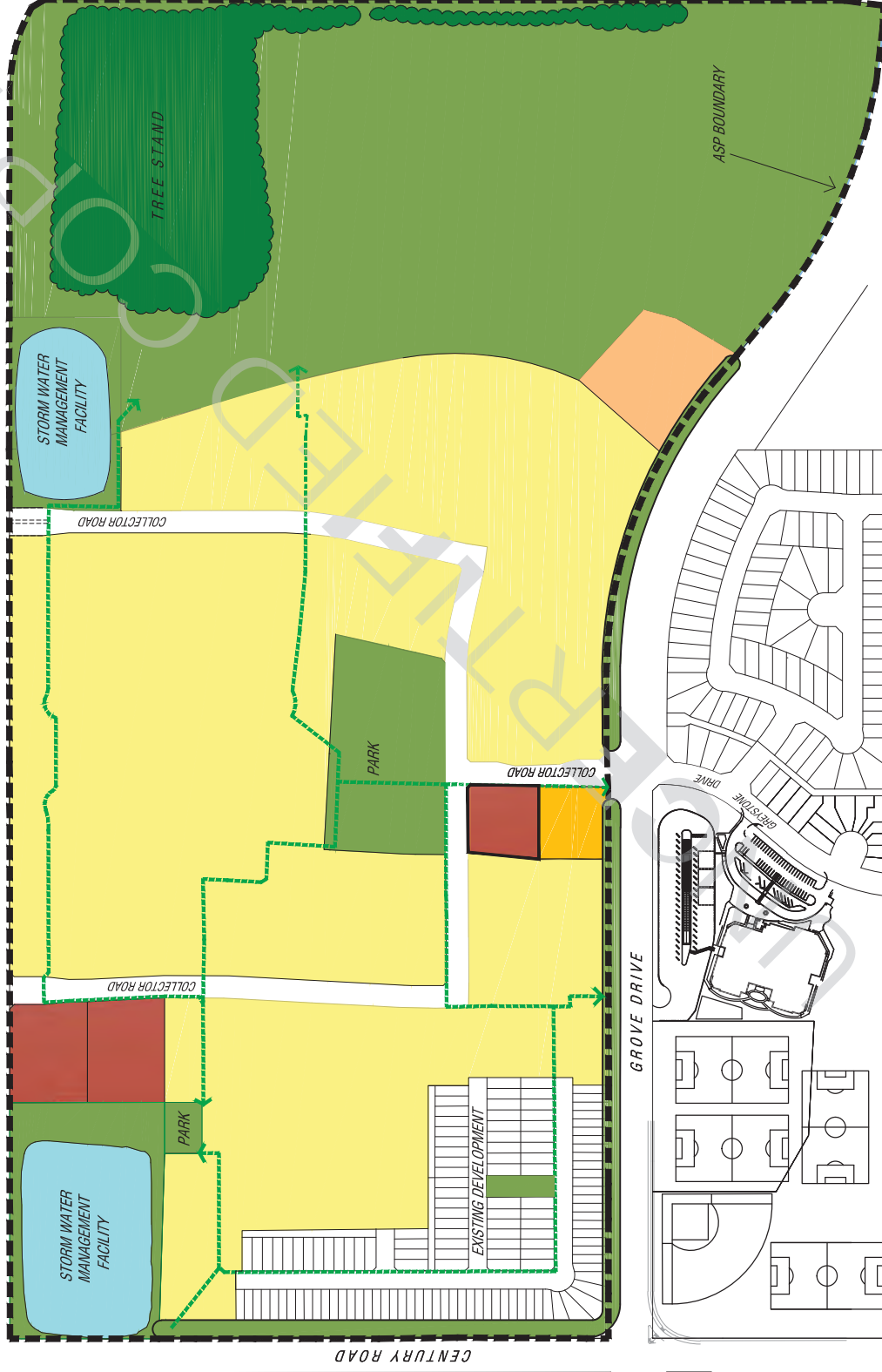
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- OPEN SPACE
- STORM POND
- EXISTING TREE STANDS
- PEDESTRIAN LINKS

APPROVED CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN
 Bylaw C-713-09

EXHIBIT 1



July 2009



- LEGEND
- LOW DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - OPEN SPACE
 - STORM POND
 - EXISTING TREE STANDS
 - PEDESTRIAN LINKS
 - AMENDMENT AREA

PROPOSED CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN

EXHIBIT 2



September 2015



J:\08831_SprVillageASP-Exhibit 2015-07-20.dwg
Monday, July 27, 2015 11:06:43 AM
PAUL RILEY

DATE: JULY 27, 2015
DESIGNED BY: PDR
DRAWN BY: PDR
CHECKED BY: BCD
SCALE: NTS
JOB NUMBER: 38831.100

SPRUCE VILLAGE ASP AMENDMENT

Exhibit 3 - Context Air Photo

IBI GROUP
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com



2.2 Existing and Surrounding Land Uses – Amendment Area

The amendment site is directly north and adjacent to a 0.4 hectare site developed as a convenience commercial gas bar. Across Spruce Village Way to the east is the former show home parade site that is fully developed low density residential. Directly north across Victoria Avenue is a finished playground and neighbourhood park site. To the west, adjacent to the site is existing low density housing. This site is the last remaining parcel to be developed in the Spruce Village neighbourhood.

3 Land Use

3.1 Rationale for the Amendment

The commercial site is proposed to be designated as medium density housing due to the continued increase in demand for entry-level housing and due to a lack of demand for commercial development on the site. The proposed change is consistent with the ASP guideline of providing a variety of housing products to be integrated together and attracting residents from different niche markets. The site was zoned for commercial use in 2009 and the developer actively marketed to commercial builders but there was insufficient market demand.

This site is appropriate for medium density housing due to its close proximity to the entrance of the neighbourhood and its location next to the neighbourhood commercial and central neighbourhood park. The size, orientation, and shape of the parcel is appropriate for multi-family housing.



The proposed land use concept for the Plan area is presented as **Exhibit 2**.

The following provides a brief description of the various land uses in the ASP area.

3.2 Commercial

The approved ASP includes two commercial sites at the south entrance to the Neighbourhood. These two sites comprise 0.8 ha and are zoned as C3 - Neighbourhood Retail and Service District, accommodating a convenience store and gas bar on the south parcel. The proposed medium density site will replace the north commercial site and measures 0.4 ha in area.

It has been determined that the site is better suited to medium density residential use and will benefit from the proximity to the existing commercial and neighbourhood park. A zoning application R2 - Mixed Medium to High Density Residential zoning is submitted concurrently with this application for ASP amendment.

3.3 Residential

LOW DENSITY RESIDENTIAL

The location and quantity of low density residential land use in the ASP is unaffected by this amendment. Low density housing in the area has been developed and built.

MULTI-FAMILY HOUSING

There are three other developed multi-family sites in the proposed amendment to the ASP:

- one high density site of 0.93 ha located in the southeast of the ASP would yield 74 units;
- two medium density sites totalling 1.24 ha are located in the northwest part of the ASP and will yield 39 units.

This proposed amendment increases the total anticipated number of multi-family units in the Neighbourhood from 113 to 127.

3.4 Open Space

The open space is unaffected by this proposed amendment. The central neighbourhood park is a complimentary recreational amenity for the medium density development, providing nearby open space.

3.5 Statistics

The Area Structure Plan, when fully developed, is projected to provide:

- approximately 588 single and semi-detached housing units;
- 53 medium density units; and
- 74 high density units;

for a projected population of 2,340.

The approved land use and population statistics are presented as **Table 1**. The proposed land use and population statistics are presented as **Table 2**.

4 Transportation System

The transportation system is not affected by this proposed amendment. The multi-family site will access directly off of the collector road and the site is located within 150m of a bus stop.

5 Servicing

The services to the site have been installed and the servicing concept is unchanged by this proposed amendment.

6 Staging

This site is the final stage of development for Spruce Village ASP and therefore the approved staging of the neighbourhood remains unchanged by this proposed amendment.

A rezoning application is being circulated along with this ASP amendment to rezone the site from (C3) Commercial – Neighbourhood Retail and Service District to (R2) - Mixed Medium to High Density Residential.

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Table 1
Spruce Village Area Structure Plan Amendment - Bylaw C-713-09
Approved Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
PUL					
Stormwater Management Facility	4.58	9.6%			
Municipal Reserve					
Parks	2.16	4.5%			
Circulation					
Collectors	2.75	5.8%			
Local Roads	6.20	13.0%			
Lanes	0.95	2.0%			
Total	16.64	35.0%			
			Units	% of Total Units	Population
Low Density Residential	28.00	58.8%	588	84%	2,034
Medium Density Residential	1.24	2.6%	39	6%	116
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Neighbourhood Commercial	0.80	1.7%	N/A	N/A	N/A
Net Developable Area	30.97	65.0%	701	100%	2,300
Gross Area	71.27				
Density:	48.31 persons per gross developable hectare				

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 32 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.

Table 2
Spruce Village Area Structure Plan Amendment
Proposed Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
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Gross Area	71.27				
Density:	49.17 persons per gross developable hectare				

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CITY OF SPRUCE GROVE

BYLAW C-713-09

SPRUCE VILLAGE AREA STRUCTURE PLAN AMENDMENT

Being a bylaw to amend Bylaw C-552-05, the Spruce Village Area Structure Plan, for the City of Spruce Grove, in the Province of Alberta.

Pursuant to Sections 633 and 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments thereto, the Council of the City of Spruce Grove, DULY ASSEMBLED, HEREBY ENACTS as follows:

THAT, the Spruce Village Area Structure Plan be amended as outlined in Schedule 1 which is attached to and forms part of this bylaw.

The proposed area structure plan amendment includes a change to the Development Concept map to re-designate Lot 37, Block 5, Plan 0820912 in SW 11-53-27-4 from Medium Density Residential to Neighbourhood Commercial.

This bylaw shall take effect on the date of its final reading.

First Reading Carried 17 August 2009

Public Hearing Held 28 September 2009

Second Reading Carried 28 September 2009

Third Reading Carried 28 September 2009

Signed by City of Spruce Grove Mayor and General Manager of Corporate Services

Index Commercial Holdings (Alberta) Inc.

SPRUCE VILLAGE

AREA STRUCTURE PLAN AMENDMENT

JULY 2009

TABLE OF CONTENTS

1.0	BACKGROUND.....	1
2.0	DESCRIPTION OF ASP AMENDMENT	1
3.0	LAND USE.....	2
3.1	Rationale for the Amendment	2
3.2	Commercial.....	2
3.3	Residential.....	2
3.4	Open Space.....	3
3.5	Statistics	3
4.0	TRANSPORTATION SYSTEM	3
5.0	SERVICING	3
6.0	STAGING.....	3

1.0 BACKGROUND

This document describes a proposed amendment to the Spruce Village Area Structure Plan (ASP) and has been prepared on behalf of Index Commercial Holdings (Alberta) Inc. The Spruce Village ASP was approved by Spruce Grove Council as Bylaw C-552-05 on June 13, 2005 and amended as Bylaw C-669-07 in December 2007.

2.0 DESCRIPTION OF ASP AMENDMENT

The Spruce Village Area Structure Plan is located in the south half of 11-53-27-4, north of Grove Drive and east of Century Road in the City of Spruce Grove. **Exhibit 1** presents the approved ASP Development Concept.

The Plan area encompasses approximately 71.27 ha of land including privately held lands and the City's proposed Jubilee Park. This ASP amendment proposes to change a medium density residential site to a commercial site adjacent to an existing convenience retail store and gas bar.

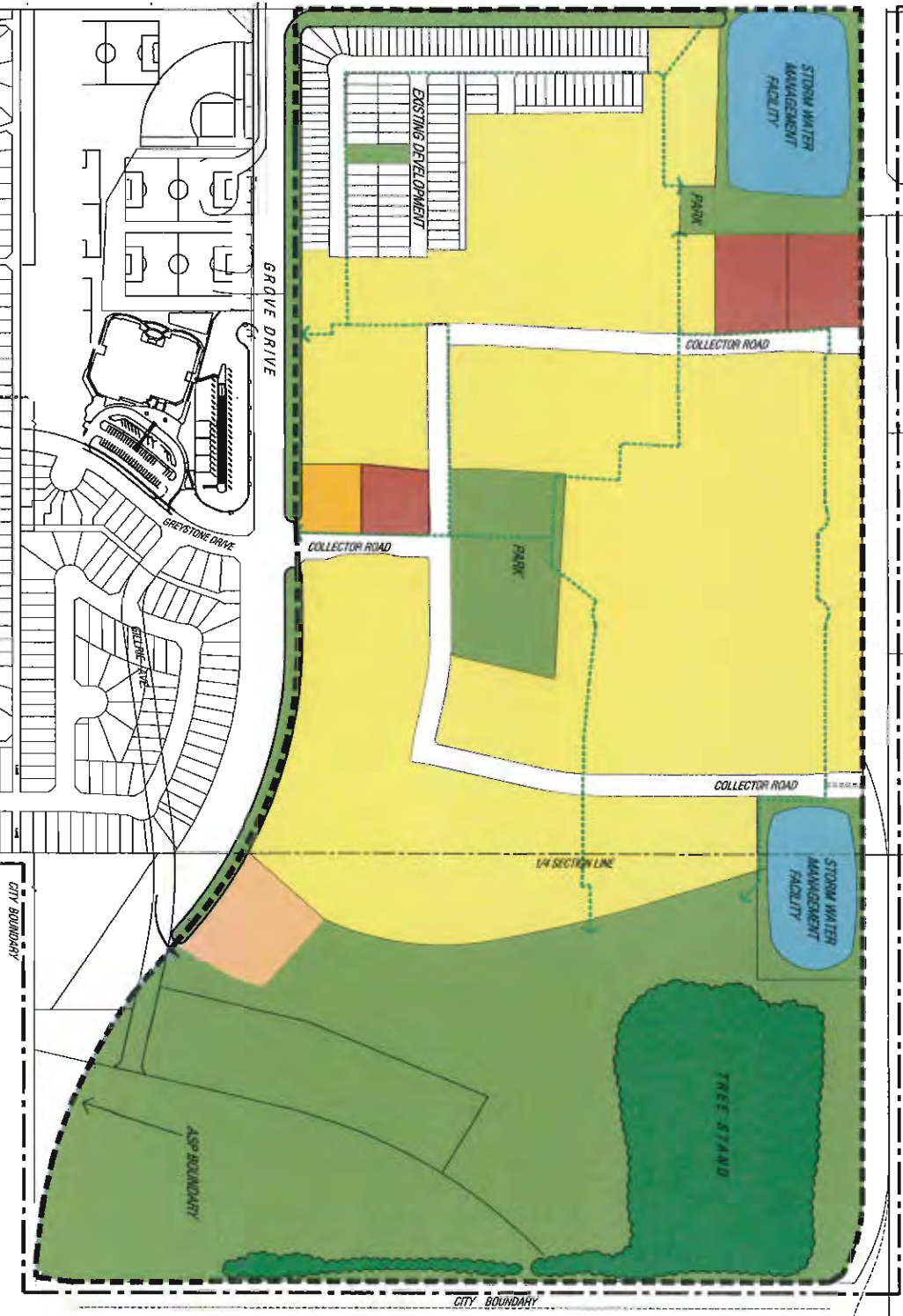
The area of the proposed amendment is 0.39 ha and is identified in the proposed development concept (**Exhibit 2**).

This proposed ASP amendment is required because:

- The anticipated population and population density will decrease from that found in the approved Spruce Village ASP Land Use Statistics (**Table 1**);
- A proposed neighbourhood commercial site has been added to the plan;
- A medium density multi-family site has been removed from the Plan in favour of the commercial site;

EXISTING AND PROPOSED SURROUNDING LAND USES – ASP LEVEL

Grove Meadows area to the south of the Spruce Village ASP area has been substantially developed as a residential neighbourhood. Greystone Centennial School and associated City sportfields are located immediately south of Grove Drive. The remaining undeveloped land in Grove Meadows is designated for low density residential uses. The eastern portion of the Plan area is City-owned land and intended for park use as Jubilee Park. Lands to the west of the Plan area (i.e. west of Century Road) are presently being developed as mainly low density residential. These lands are under the North Central Area Structure Plan and will eventually be developed primarily for residential uses. The proposed neighbourhood commercial land use in the Plan area will not create problems or incompatibility with surrounding development.



- LEGEND**
- LOW DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - OPEN SPACE
 - STORM POND
 - EXISTING TREE STANDS
 - PEDESTRIAN LINKS

APPROVED CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN
 Bylaw C-669-07

EXHIBIT 1

July 2009





LEGEND

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- OPEN SPACE
- STORM POND
- EXISTING TREE STANDS
- PEDESTRIAN LINKS
- AMENDMENT BOUNDARY

PROPOSED CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN

EXHIBIT 2

July 2009



Table 1
Spruce Village Area Structure Plan Amendment - Bylaw C-669-07
Approved Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
PUL					
Stormwater Management Facility	4.58	9.6%			
Municipal Reserve					
Parks	2.16	4.5%			
Circulation					
Collectors	2.75	5.8%			
Local Roads	6.20	13.0%			
Lanes	0.95	2.0%			
Total	16.64	35.0%			
			Units	% of Total Units	Population
Low Density Residential	28.00	58.8%	588	82%	2,034
Medium Density Residential	1.63	3.4%	53	7%	158
High Density Residential	0.93	2.0%	74	10%	149
Neighbourhood Commercial	0.41	0.9%			
Net Developable Area	30.97	65.0%	715	100%	2,341
Gross Area	71.27				
Density:	49.17 persons per gross developable hectare				

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 32 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.

EXISTING AND SURROUNDING LAND USES – AMENDMENT AREA

The amendment site is directly north and adjacent to a 0.4 hectare site developed as a convenience commercial gas bar. Across Spruce Village Way to the east is currently the showhome parade with mixed zonings displaying the various low density housing choices in Spruce Village. Directly north across Victoria Avenue is a finished playground and park site. To the west, adjacent to the site is existing low density housing. Spruce Village neighbourhood continues to be developed in the final stages.

3.0 LAND USE**3.1 Rationale for the Amendment**

The medium density housing site is proposed to be designated as commercial due to decreased market demand for medium density housing and the availability of three other multi-family sites in the neighbourhood providing a projected 113 units.

This location is ideal for commercial and service land use due to its proximity to the main south entrance to the neighbourhood and its adjacency to an existing complimentary commercial site. The site is also across from the central neighbourhood park, enhancing it as a central feature for the Spruce Village Neighbourhood and as a destination point for residents.

As a commercial use, this site has high visibility for passing motorists, cyclists and pedestrians on Grove Drive and should attract visitors from the adjacent Grove Meadows Neighbourhood.

The land use concept for the Plan area is presented as **Exhibit 2**.

The following provides a brief description of the various land uses in the ASP area.

3.2 Commercial

The approved ASP includes one commercial site at the south entrance to the Neighbourhood. This site comprises 0.4 ha and has been developed under C-4 zoning, accommodating a convenience store and gas bar.

The proposed site is directly north adjacent to the existing commercial site and is also 0.4 ha in area. A zoning application for C-4 Commercial and Service zoning is submitted concurrently with this application for ASP amendment.

3.3 Residential**LOW DENSITY RESIDENTIAL**

The location and quantity of low density residential land use in the ASP is unaffected by this amendment.

MULTI-FAMILY HOUSING

There are three multi-family sites remaining in the proposed amendment to the ASP:

- one high density site of 0.93 ha located in the southeast of the ASP would yield 74 units.
- two medium density sites totalling 1.24 ha are located in the northwest part of the ASP and will yield 39 units.

This proposed amendment reduces the total number of multi-family units in the Neighbourhood from 127 to 113.

3.4 Open Space

The open space is unaffected by this proposed amendment.

3.5 Statistics

The Area Structure Plan, when fully developed, is projected to provide:

- approximately 588 single and semi-detached housing units;
- 39 medium density units; and
- 74 high density units;

for a projected population of 2,300.

The approved land use and population statistics are presented as **Table 1**. The proposed land use and population statistics are presented as **Table 2**.

4.0 TRANSPORTATION SYSTEM

The transportation system is not affected by this proposed amendment.

5.0 SERVICING

The servicing concept is unchanged by this proposed amendment.

6.0 STAGING

The approved staging of the neighbourhood remains unchanged by this proposed amendment.

A rezoning application is being circulated along with this ASP amendment to rezone the site from (R-2MS) - Medium Density Small Site to (C-4) Commercial - Neighbourhood Retail and Service.

Table 2
Spruce Village Area Structure Plan Amendment
Proposed Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
PUL					
Stormwater Management Facility	4.58	9.6%			
Municipal Reserve					
Parks	2.16	4.5%			
Circulation					
Collectors	2.75	5.8%			
Local Roads	6.20	13.0%			
Lanes	0.95	2.0%			
Total	16.64	35.0%			
			Units	% of Total Units	Population
Low Density Residential	28.00	58.8%	588	84%	2,034
Medium Density Residential	1.24	2.6%	39	6%	116
High Density Residential	0.93	2.0%	74	11%	149
Neighbourhood Commercial	0.80	1.7%	N/A	N/A	N/A
Net Developable Area	30.97	65.0%	701	100%	2,300
Gross Area	71.27				
Density:	48.31 persons per gross developable hectare				

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 32 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.

CITY OF SPRUCE GROVE

BYLAW C-669-07

SPRUCE VILLAGE AREA STRUCTURE PLAN AMENDMENT

Being a Bylaw to amend the Spruce Village Area Structure Plan, C-552-05 and all amendments thereto, for the City of Spruce Grove, in the Province of Alberta.

Pursuant to Sections 633 and 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments thereto, the Council of the City of Spruce Grove, DULY ASSEMBLED, HEREBY ENACTS as follows:

THAT, the Spruce Village Area Structure Plan be amended as outlined in Schedule 1 which is attached to and forms part of this Bylaw.

The proposed area structure plan amendment includes a change to the Development Concept map to redesignate a portion of SW 11-53-27-4 from Neighbourhood Commercial to Medium Density Residential.

This Bylaw shall take effect on the date of its final reading.

First Reading Carried 13 November 2007

Public Hearing Held 10 December 2007

Second Reading Carried 10 December 2007

Third Reading Carried 10 December 2007

Signed by City of Spruce Grove Mayor and General Manager of Corporate Services

Beaverbrook

SPRUCE VILLAGE

AREA STRUCTURE PLAN AMENDMENT

SEPTEMBER 2007



TABLE OF CONTENTS

1.0	BACKGROUND.....	1
2.0	DESCRIPTION OF ASP AMENDMENT	1
3.0	LAND USE.....	2
3.1	Rationale for the Amendment.....	2
3.2	Commercial.....	2
3.3	Residential	2
3.4	Open Space.....	3
3.5	Statistics	3
4.0	TRANSPORTATION SYSTEM	3
5.0	SERVICING	3
6.0	STAGING.....	3

1.0 BACKGROUND

This document describes a proposed amendment to the Spruce Village Area Structure Plan (ASP) and has been prepared on behalf of Beaverbrook Developments. The Spruce Village ASP was approved by Spruce Grove Council as Bylaw C-552-05 on June 13, 2005.

Spruce Village was incorporated as an amendment to the Grove Meadows Area Structure Plan in 2002. The Grove Meadows Area Structure Plan was originally adopted by Spruce Grove Town Council on July 27, 1981. It was amended in September 1993 under Bylaw C163-93 and subsequently in April 1996, and July 2002. The 2002 Spruce Village Amendment (Bylaw No. C-457-02) was repealed concurrently with the adoption of the Spruce Village Area Structure Plan.

2.0 DESCRIPTION OF ASP AMENDMENT

The Spruce Village Area Structure Plan is located in the S1/2 11-53-27-4, north of Grove Drive and east of Century Road in the City of Spruce Grove. **Exhibit 1** presents the approved ASP Development Concept.

The Plan area encompasses approximately 71.27 ha of land including privately held lands and the City's proposed Jubilee Park. This ASP amendment proposes to change a neighbourhood commercial site to a medium density residential site. The area of the site is 0.39 ha and is identified in the development concept (**Exhibit 2**).

The ASP amendment is required because:

- The anticipated population and population density will increase from that found in the approved Spruce Village ASP;
- A neighbourhood commercial site has been removed from the plan;
- A multi-family site has been added in place of the commercial site;

EXISTING AND PROPOSED SURROUNDING LAND USES – ASP LEVEL

Grove Meadows area to the south of the Spruce Village ASP area has been substantially developed as a residential neighbourhood. Greystone Centennial School and associated City sportfields are located immediately south of Grove Drive. The remaining undeveloped land in Grove Meadows is designated for low density residential use. The eastern portion of the Plan area is City-owned land and intended for park use as Jubilee Park. Lands to the west of the Plan area (i.e. west of Century Road) are presently being developed as mainly low density residential. These lands are under the North Central Area Structure Plan and will eventually be developed primarily for residential uses. The proposed medium density land use in the Plan area will not create problems or incompatibility with surrounding development.



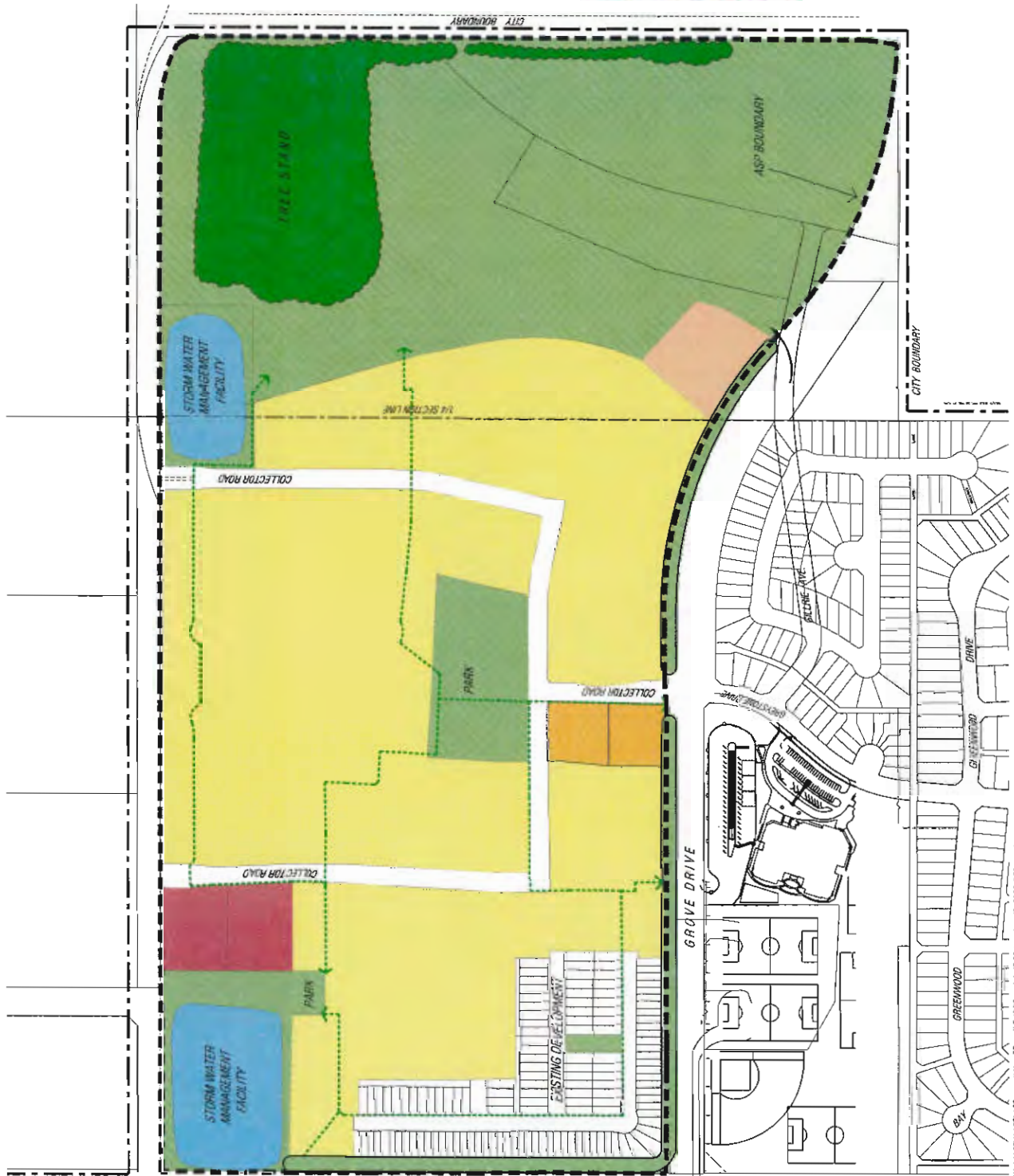
- LEGEND**
- LOW DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - OPEN SPACE
 - STORM POND
 - EXISTING TREE STANDS
 - PEDESTRIAN LINKS

APPROVED CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN
 Bylaw C-552-05

EXHIBIT 1



September 2007



HN\30344\SP\ASP report\Map_303014\Map2.rvt June 05/06 June 16, 2005 1:55pm Nelson



- LEGEND**
- AMENDMENT AREA
 - LOW DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - OPEN SPACE
 - STORM POND
 - EXISTING TREE STANDS
 - PEDESTRIAN LINKS
 - ASP BOUNDARY

CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN
AMENDMENT
CITY OF SPRUCE GROVE
EXHIBIT 2



September / 2007

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EXISTING AND SURROUNDING LANDS USES – AMENDMENT AREA

The amendment site is directly north and adjacent to a commercial zoned 0.4 ha site. Across Spruce Village Way to the east is currently the showhome parade with mixed zonings displaying the various low density housing choices in Spruce Village. Directly north across Victoria Avenue is a finished playground and park. West, adjacent to the site is built low density housing. Spruce village neighbourhood continues to be developed and is anticipated to be complete by the end of 2008.

3.0 LAND USE

3.1 Rationale for the Amendment

The commercial site is proposed to be designated as medium density housing due to the continued increase in demand for entry-level housing. This is consistent with the ASP guideline of providing a variety of housing products integrated together and attracting residents from different niche markets. Furthermore there is no demand for another neighbourhood commercial site.

This site is appropriate for medium density residential development due to its close proximity to the entrance of the neighbourhood and its adjacency to the neighbourhood commercial and central neighbourhood park. The size, orientation, and shape of the parcel is planned more efficiently as multi-family housing, due to the depth of the site in relation to road frontage.

The land use concept for the Plan area is presented as **Exhibit 2**.

The following provides a brief description of the various land uses in the ASP area.

3.2 Commercial

The ASP contemplated two (2) commercial sites adjacent to each other. One (1) site comprising 0.4 ha has been developed under C-4 zoning and accommodates a convenience store and gas bar. The other site, also 0.4 ha is identified for C-4 zoning has been on the market for two (2) years attracting little interest from commercial builders. It has been determined that the site is better suited to medium density residential use.

The number of neighbourhood commercial sites is reduced to one, accessible by the collector road at the central Grove Drive entrance. This site was on the market for two years.

3.3 Residential

LOW DENSITY RESIDENTIAL

The location and quantity of low density residential land use in the ASP is unaffected by this amendment.

MULTI-FAMILY HOUSING

There are three multi-family sites in the approved ASP:

- one high density site of 0.93 ha located in the southeast of the ASP would yield 74 units.
- two medium density sites totally 1.24 ha are located in the northwest part of the ASP would yield 37 units.

The amendment raises the number of medium density units from 37 to 53.

The new site will maintain the architectural character for multi-family developments that exhibit the neo-traditional architectural character through architectural features;

3.4 Open Space

The open space is unaffected by this proposed amendment.

3.5 Statistics

The Area Structure Plan, when fully developed, is projected to provide:

- approximately 588 single and semi-detached housing units;
- 53 medium density units; and
- 74 high density units;

for a projected population of 2,341.

The approved land use and population statistics are presented as **Exhibit 3**. The proposed land use and population statistics are presented as **Exhibit 4**.

4.0 TRANSPORTATION SYSTEM

The transportation system is not affected by this proposed amendment.

5.0 SERVICING

The servicing concept is graphically presented in **Exhibit 5**. Water, storm and sanitary servicing are unchanged by this proposed amendment.

6.0 STAGING

The proposed staging of the amendment area is presented as **Exhibit 6** and remains unchanged. A rezoning application is being circulated along with this ASP amendment to rezone the site from (C-4) Commercial - neighbourhood retail and service to (R-2MS) medium density small site.

Exhibit 3
Spruce Village Area Structure Plan Amendment
Approved Land Use Statistics

	Area (ha)	% GDA
Gross Area	71.27	
Regional Park	23.66	
Gross Developable Area	47.61	100%
PUL		
Stormwater Management Facility	4.58	10%
Municipal Reserve		
Parks	2.16	5%
Circulation		
Collectors	2.75	6%
Local Roads	6.20	13%
Lanes	0.95	2%

		Units	% of Total Units	Population
Low Density Residential	28.00	588	84%	2,034
Medium Density Residential	1.24	37	5%	111
High Density Residential	0.93	74	11%	149
Neighbourhood Commercial	0.80			
Net Developable Area	30.97	699	100%	2,294
Gross Area	71.27			

Density: 48.18 persons per gross developable hectare

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 30 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.

Exhibit 4
Spruce Village Area Structure Plan Amendment
Proposed Land Use Statistics

	Area (ha)	% GDA			
Gross Area	71.27				
Regional Park	23.66				
Gross Developable Area	47.61	100.0%			
PUL					
Stormwater Management Facility	4.58	9.6%			
Municipal Reserve					
Parks	2.16	4.5%			
Circulation					
Collectors	2.75	5.8%			
Local Roads	6.20	13.0%			
Lanes	0.95	2.0%			
Total	16.64	35.0%			
			Units	% of Total Units	Population
Low Density Residential	28.00	58.8%	588	82%	2,034
Medium Density Residential	1.63	3.4%	53	7%	158
High Density Residential	0.93	2.0%	74	10%	149
Neighbourhood Commercial	0.41	0.9%			
Net Developable Area	30.97	65.0%	715	100%	2,341
Gross Area	71.27				
Density:	49.17 persons per gross developable hectare				

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 32 upha and 2.98 ppu.
- High density statistics are based on 80 upha and 2.0ppu.



LEGEND

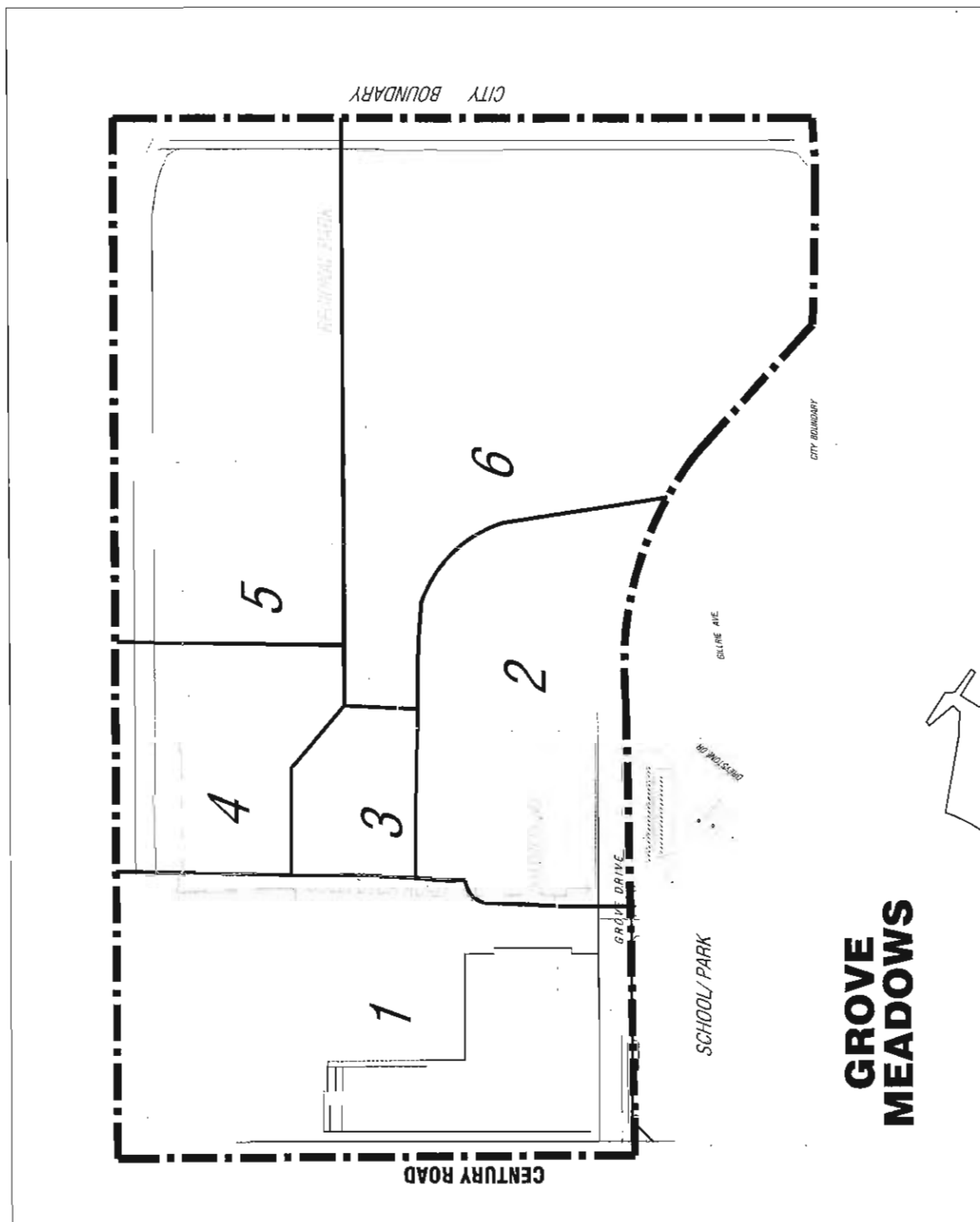
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM TRUNK
- PROPOSED STORM TRUNK
- EXISTING SANITARY TRUNK
- PROPOSED SANITARY

SERVICING CONCEPT
SPRUCE VILLAGE AREA STRUCTURE PLAN
AMENDMENT
CITY OF SPRUCE GROVE
EXHIBIT 5



September / 2007





**CITY OF SPRUCE GROVE
BYLAW NO. C-552-05
SPRUCE VILLAGE AREA STRUCTURE PLAN**

Being a Bylaw to adopt Bylaw No. C-552-05, the Spruce Village Area Structure Plan and to repeal Bylaw No. C-457-02, the Bylaw that amended Bylaw No. C-163-93, the Grove Meadows Area Structure Plan for the City of Spruce Grove, in the Province of Alberta.

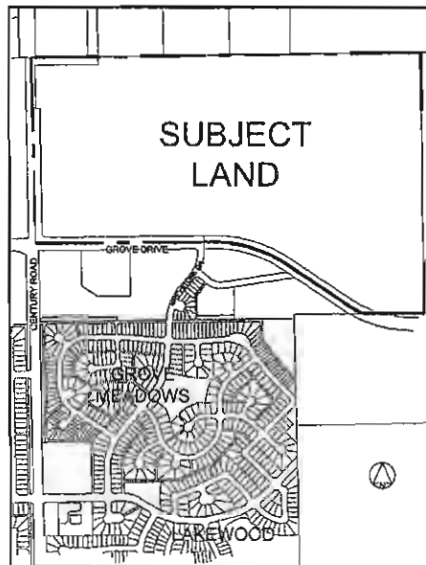
Pursuant to Sections 633 and 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments thereto, the Council of the City of Spruce Grove, DULY ASSEMBLED, HEREBY ENACTS as follows:

THAT, the Spruce Village Area Structure Plan be adopted, as outlined in Schedule 1 which is attached to and forms part of this Bylaw,

And

That Bylaw No. C-457-02, the Spruce Village Amendment to the Grove Meadows Area Structure Plan be repealed.

This bylaw includes a land use concept for that portion of the South Half of Section 11, Township 53, Range 27, West of the 4th Meridian north of the Grove Drive road alignment.



The proposed area structure plan represents a more comprehensive development plan for the Spruce Village community and reflects the land swap between the City of Spruce Grove and the developer of Spruce Village.

This Bylaw shall take effect on the date of its final reading.

First Reading Carried 24 May 2005

Public Hearing Held 13 June 2005

Second Reading Carried 13 June 2005

Third Reading Carried 13 June 2005

Signed by City of Spruce Grove Mayor and General Manager of Corporate Services

SPRUCE VILLAGE

Area Structure Plan



City of

Spruce Grove



ELEGANCE

EXECUTIVE

AFFORDABLE



CHARACTER



FAMILIES

 **Beaverbrook**
Building Better Places



IBI
GROUP

May 2005

TABLE OF CONTENTS

1.	BACKGROUND.....	1
2.	DESCRIPTION OF ASP	1
3.	POLICY CONTEXT	2
4.	DEVELOPMENT CONCEPT & OBJECTIVES	3
4.1	Concept.....	3
4.2	Strategic Objectives	4
5.	LAND USE.....	6
5.1	General	6
5.2	Residential	6
5.3	Commercial	8
5.4	Open Space	8
5.5	Transportation System	8
6.	SERVICING	9
6.1	Water Supply and Distribution	9
6.2	Sanitary Sewage Collection	9
6.3	Stormwater Drainage	9
7.	STAGING.....	9

1. BACKGROUND

This document describes the Area Structure Plan (ASP) for Spruce Village and has been prepared on behalf of Beaverbrook Developments. The Area Structure Plan supercedes Bylaw No. C-457-02, the Spruce Village Amendment to the Grove Meadows Area Structure Plan.

Spruce Village was incorporated as an amendment to the Grove Meadows Area Structure Plan in 2002. The Grove Meadows Area Structure Plan was originally adopted by Spruce Grove Town Council on July 27, 1981. It was amended in September 1993 under Bylaw C163-93 and subsequently in April 1996, and July 2002. The 2002 Spruce Village Amendment (Bylaw No. C-457-02) will be repealed concurrently with the adoption of the Spruce Village Area Structure Plan.

2. DESCRIPTION OF ASP

The Spruce Village Area Structure Plan is located in the S1/2 11-53-27-4, north of Grove Drive and of Century Road in the City of Spruce Grove (see Exhibit 1).

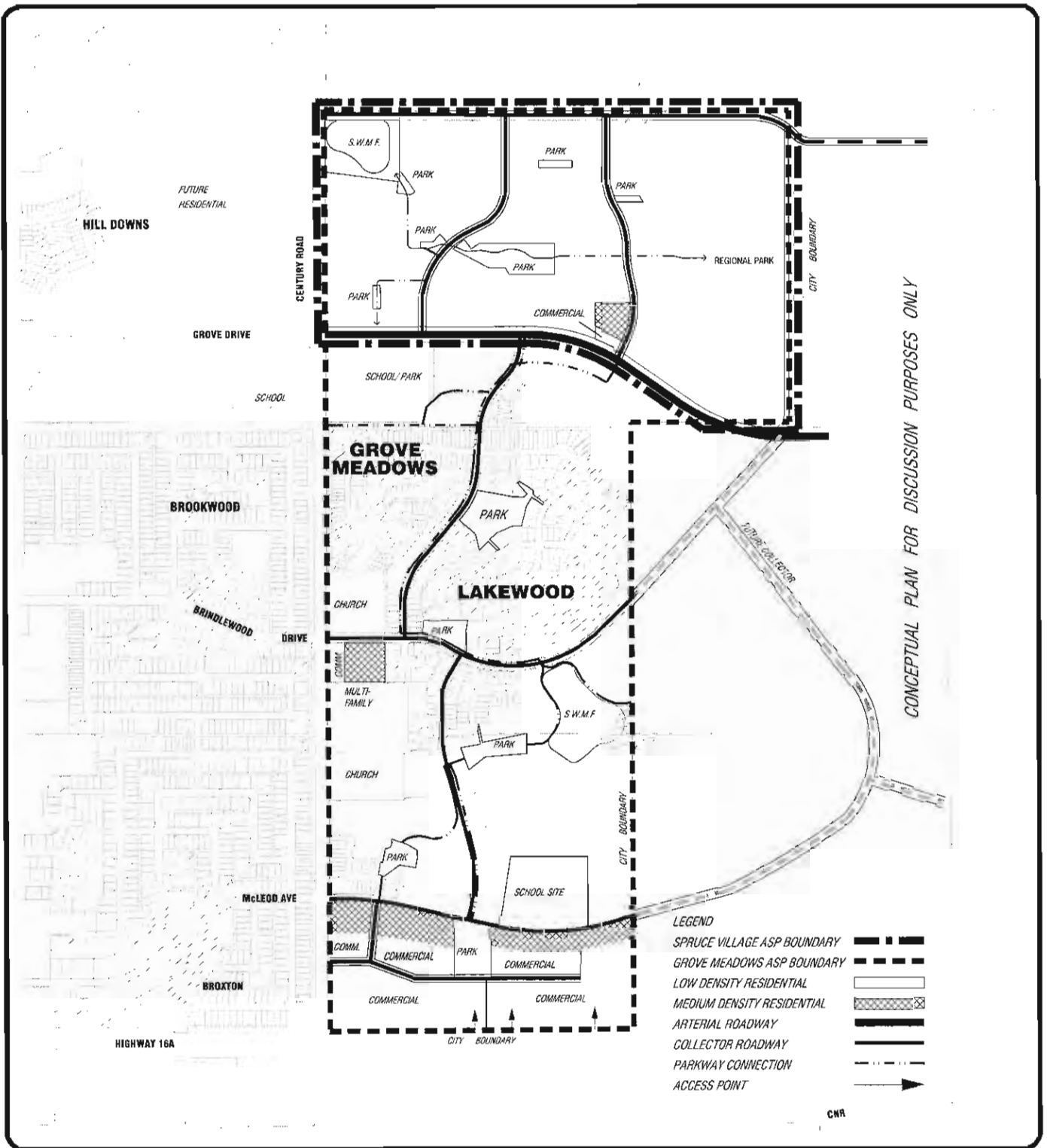
The Plan area encompasses approximately 71.27 ha of land including privately held lands and the City's proposed Groveco 60 Park. The ASP is intended to establish the framework to guide development of the area identified in Exhibit 2 in a neo-traditional manner as described in this ASP, and supported by zoning included in the City's land use bylaw.

The ASP is required because:

- Development to the north of Grove Drive is to be sufficiently different in character to be separated from the Grove Meadows ASP;
- The anticipated population and population density is different from that found in Grove Meadows to the south;
- The collector roads have been reconfigured from what was proposed in the Spruce Village Amendment (at that time, road alignment reflected the multiple ownership within the Plan area);
- The parks and open space system has been redesigned, based on the neo-traditional village concept and a rearrangement of municipal reserve dedication;
- The neighbourhood commercial site has been relocated and expanded from what was proposed in the Spruce Village Amendment;
- The multi-family site in the southeast of the Plan area has been relocated further east;
- New multi-family sites have been introduced in the northwest; and
- A new stormwater management facility is proposed in the northeast of the Plan area.

Land use, population and student generation statistics have been provided.





APRIL 2005
NOT TO SCALE

AREA STRUCTURE PLAN BOUNDARY AND CONTEXT EXISTING GROVE MEADOWS ASP BOUNDARY AND PROPOSED SPRUCE VILLAGE ASP BOUNDARY CITY OF SPRUCE GROVE EXHIBIT 1





LEGEND

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- OPEN SPACE
- STORM POND
- EXISTING TREE STANDS
- PEDESTRIAN LINKS

**CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN
CITY OF SPRUCE GROVE
EXHIBIT 2**



May / 2005

Existing and Proposed Surrounding Land Uses

Grove Meadows area to the south of the Spruce Village ASP area has been substantially developed as a residential neighbourhood. Greystone Centennial School and associated City sportfields are located immediately south of Grove Drive. The remaining undeveloped land in Grove Meadows is designated for low density residential use. The eastern portion of the Plan area is City-owned land and intended for park (Groveco 60) use. Lands to the west of the Plan area (i.e. west of Century Road) are presently under cultivation. These lands are under the North Central Area Structure Plan and will eventually be developed primarily for residential uses. The proposed land uses in the Plan area will not create problems or incompatibility with surrounding development.

3. POLICY CONTEXT

The proposed ASP describes the proposed land uses, density of development, location of major roads and utilities and the proposed sequence of development in accordance with the City of Spruce Grove "Area Structure Plan Guidelines".

The ASP conforms with the City's Municipal Development Plan and specifically responds to the following goals and objectives:

- 2.2.1 To create neighbourhoods which have individual identities, but are inter-linked with one another to promote social interaction;
- 2.2.4 To allow a full range of housing types to meet the needs of various income, age and social groups;
- 2.5.1 To identify and protect natural vistas;
- 2.5.2 To create opportunities for a broad range of social and aesthetic community experiences;
- 2.5.5 To develop and maintain a linked comprehensive open space system which integrates conservation areas, farmlands, community streets and urban parks;
- 3.4 To encourage diversity in neighbourhood living experiences;
- 3.5 To recognize and provide a range of parks and recreation experiences varying in scale;
- 4.1.1 To provide a safe and efficient road system which will also support a desired urban form;
- 4.1.2 To recognize and enhance the role of community streets as potential social places in addition to their functional role in the urban transportation system;
- 4.1.4 To ensure that future urban development accommodates a variety of transportation modes;
- 4.1.5 To promote alternative transportation options.



4. DEVELOPMENT CONCEPT & OBJECTIVES

4.1 Concept

The ASP will allow the continuing creation of the Spruce Village neo-traditional development, a community where different housing forms and lifestyles will be integrated with open space and recreation opportunities.

The ASP sets the stage for the neo-traditional community concept by establishing the principles and objectives (e.g. accommodating pedestrians, reducing front yard setbacks to encourage social interaction, integrating a diversity of housing forms and types) behind the architectural controls which have been established by the developer. These architectural controls will be enforced through a restrictive covenant on each lot, in order to promote neighbourhoods which are diverse but consistent with the "village" concept. Such details as rooflines, dormers, porches, and facades will fall under the architectural controls. Other factors, such as lot size, site coverage, building envelopes, and location of garages (front, rear attached, rear detached) are regulated under residential land use districts approved by Council in July 2002.

- Because of its unique location relative to open space, Spruce Village residents will have access to a number of open space experiences.
- A number of local "pocket parks" focus facilities are located in the west portion of the plan area where immediate neighbours can socialize. Although the provision of such small parks is inconsistent with the objectives and recommendations of Spruce Grove's Open Space and Parks Master Plan, it is consistent with the neo-traditional village concept. The provision of neighbourhood "parkettes" is also suitable for an area where the lot sizes in some single detached and semi-detached residential districts will be smaller than allowed under the existing Land Use Bylaw. Such parkettes are less important where lot sizes are greater and/or where larger green spaces are relatively close by.
- A community park is proposed to serve as a "village focus". Located on a height of land, it will provide views of the surrounding countryside while also offering active year round recreation potential. The park will be on the neighbourhood trail system and while accessible to all, will be the major green space servicing the centre portion of the community.
- The ASP area benefits from the proximity of two major recreational areas – Groveco 60 and the Greystone Centennial school site. The school site and playing fields are primarily developed for active recreational uses (e.g. soccer fields). Based on a design concept adopted by Council in 2004, the Groveco 60 park site shall accommodate a mix of passive and active recreational uses. Therefore, there is no need for major formal active recreation sites within the Spruce Village lands.
- The use of walkways and trails to connect the "parkettes", the stormwater management facilities in the northwest and northeast, and the school (Greystone Centennial) and park (Groveco 60) is consistent with the City's Parks and Open Space Master Plan.



The neo-traditional neighbourhood will accommodate and integrate all forms of transportation including pedestrians, cyclists, public transit and private vehicles through open space connections, the use of walkways and sidewalks and the local road system. Transit service and routing will evolve as Spruce Grove reaches the population needed to support public transit.

The hierarchy of traditional roadway systems will be maintained. The major arterial roadways (e.g. Grove Drive) become main entryways to and from the community. A collector road will provide access from Grove Drive allowing traffic to be dispersed throughout the neighbourhood. Two collector egress/accesses are provided on the north edge of the ASP.

Trails and walkways will become part of the community's linkage to focal points.

4.2 Strategic Objectives

Residential Objectives

- To develop a primarily residential neighbourhood which will provide for a variety of housing types with a neo-traditional identity;
- To promote the integration of various forms of street-fronting dwelling units throughout the neighbourhood;
- To provide for adequate integration of low, medium, and high density housing by the incorporation of specific neighbourhood design guidelines;
- To develop residential dwelling units following the land use district regulations established by amendment to the Land Use Bylaw;
- To encourage socialization by developing access to open space opportunities within a five minute walk of every household;
- To offer the public a range of dwelling types across a broad range of affordability;
- To enhance opportunities for social interaction by bringing houses closer to the street through reduced setbacks and by requiring all low density housing units to have front porches;
- To create a neo-traditional urban design identity enforced through architectural controls for roofs, dormers, window orientation and architectural details.

Commercial Objectives

- To provide for the neighbourhood level commercial and retail convenience needs of the community developed with the appropriate architectural guidelines.

Open Space Objectives

- To use a hierarchy of open space to encourage interaction between residents;
- To provide for active and passive recreation needs;
- To develop parkettes for easy access and use by community residents;



- To provide access to parkettes and other green spaces/recreation opportunities through a planned pedestrian system;
- To minimize the maintenance costs of open spaces to the City.

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- To specify and implement a neo-traditional character for the community through the use of common elements on public and private lands including community entryways; street lighting and street furniture; signage; architectural controls on private development enforced by the developer and restrictive covenants on title;
- To establish landscape requirements as part of the architectural guidelines.

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- To accommodate an efficient circulation system that balances the needs of pedestrians, cyclists, private vehicles and transit;
- To accommodate private vehicle, pedestrian and cyclist movements safely;
- To provide boulevards within the road rights-of-way to better separate vehicles from pedestrians.

Utilities Objectives

- To develop a servicing system that is economical and efficient;
- To keep grading to a minimum to ensure the natural topography is maintained to the extent practical.



5. LAND USE

5.1 General

The land use concept for the Plan area is presented as Exhibit 2.

The following provides a brief description of the various land uses in the ASP area. Land use and population statistics are presented as Exhibit 3.

5.2 Residential

Low Density Housing

The ASP amendment promotes the creation of heterogeneous living environments by integrating various forms of street-oriented dwelling units throughout the neighbourhood. This will be achieved by designating “clusters” of single detached and semi-detached or duplex dwellings along a street. Larger, more homogenous districts may also be considered if warranted by market conditions. For this reason, three of the four proposed districts are for single detached dwellings only. For each cluster, the specific district regulations will apply.

The mixing of housing forms brings not only visual diversity to the community, but social and cultural diversity too. The architectural controls provide the continuity required so that there is no need for “transition” between different districts (e.g. increased side yard setbacks where one district abuts another district).

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The multi-family housing comprises just over 7% of the approximately 30 ha of land available for residential development. This includes two medium density sites in the northwest and one high density site in the southeast. The medium density multi-family sites in the northwest corner of the Plan area are adjacent to the SWMF and associated park. The multi-family site next to the park site in the southeast is expanded and designated for high density residential development.

Residential Siting and Design Principles

All housing units will front on public streets. In order to create a varied streetscape, there may be a mix of housing types – single family detached, semi-detached and duplex.

Vehicular access and parking are essential considerations in any residential neighbourhood. However, prominent front and attached garages can be a major obstacle to social interaction between people in private yards and people using public streets. The neo-traditional community concept is an attempt to focus on and encourage non-vehicular traffic (pedestrians, cyclists, in-line skaters, etc.) while providing for safe vehicular movement and parking. Within the ASP amendment area, laned systems will have rear garages only. In laneless systems some residential development will allow vehicular drive-through access to a rear garage or parking area. Reduced side yards will keep driveways to a minimum acceptable width.



Exhibit 3
Proposed Spruce Village Area Structure Plan
Land Use Statistics

	Area (ha)	% GD
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Gross Developable Are	47.61	100%
PUL		
Stormwater Management Facility	4.58	10%
Municipal Reserv		
Parks	2.16	5%
Circulation		
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		Units	% of Total Units	Population
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Neighbourhood Commercial	0.80			
Net Developable Are	30.97	65%	700	100%
Gross Are	71.27			2,294

Density: 48.18 persons per gross developable hectare

- Single family statistics are based on 21upha and 3.46ppu.
- Medium density statistics are based on 30 upha and 2.98 ppu.
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**Spruce Village Area Structure Plan
Student Generation**

	Elementary	Junior	Senior
Public	269	122	97
Separate	113	55	31
Total Students	381	177	128

Student Generation Factors:

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	Medium Density Residential	0.05/unit
Senior High	Low density Residential	0.05/unit
	Medium Density Residential	0.03/unit

Front garages will also be permitted in the laneless system but will not be prominent. Garages will be incorporated into the front of the dwelling in such a manner as to minimize their influence on the streetscape (e.g. in some districts, the front attached garage cannot protrude more than 2.5 m beyond the front of the porch, veranda or stoop). This, and the use of front porches on all dwelling units, are ways of encouraging socializing.

Site specific amendments to the Land Use Bylaw have created new residential districts unique to Spruce Village in which:

- lot widths and depths are reduced for single and semi-detached uses;
- front yard setbacks are reduced to bring the dwelling units closer to the street;
- side yards are modified to allow vehicular access to rear garages on narrower lots.

The combined amendments to the Land Use Bylaw, coupled with architectural controls enforced through a restrictive covenant:

- allow a variety of housing product to be developed and integrated with each other, attractive to first time purchasers, move-up buyers, empty nesters;
- move housing closer to the street to increase the opportunities for casual neighbourly interaction;
- allow "front stoop" social areas by requiring all dwelling units to include a front porch;
- integrate garages into the house or move them off the street to de-emphasize the presence of cars in the community;
- create a neo-traditional architectural character through detailing of roofs, dormers, and other architectural features;
- allow medium density (townhousing) and high density (apartment) multi-family development that will exhibit the neo-traditional architectural character through architectural features;
- provide opportunities for commercial/retail development that incorporate the neo-traditional architectural elements.

The Area Structure Plan, when fully developed, is projected to provide:

- approximately 588 single and semi-detached housing units;
- 37 medium density units; and
- 74 high density units;

for a projected population of 2,294.



5.3 Commercial

The ASP provides two neighbourhood commercial sites accessible by the collector road at the central Grove Drive entrance. The sites are more central to the community and adjacent to the main entryway, making them more convenient for the majority of Spruce Village residents. This new location also removes the commercial site access from the main road, making it safer for access.

5.4 Open Space

The open space needs of Spruce Village residents will be satisfied through a hierarchy of open space:

- a district park ("Groveco 60") will eventually be developed by the City at the eastern end of the Plan area;
- a school/park site with recreation fields is located immediately south, between Century Road and Greystone Drive;
- a community park is planned as a "focal" point for the "village" incorporating a height of land and slopes for a variety of recreation uses;
- dispersed pocket parks and linear greenways are provided to increase social interaction and encourage non-vehicular travel. The parks will be developed as either informal active or passive recreation spaces;
- the stormwater management facilities in the northwest and northeast will be integrated into adjoining open space areas.

A land exchange between the City and the Landowner will facilitate the assembly of Groveco 60. The exchange is graphically presented as Exhibit 4.

5.5 Transportation System

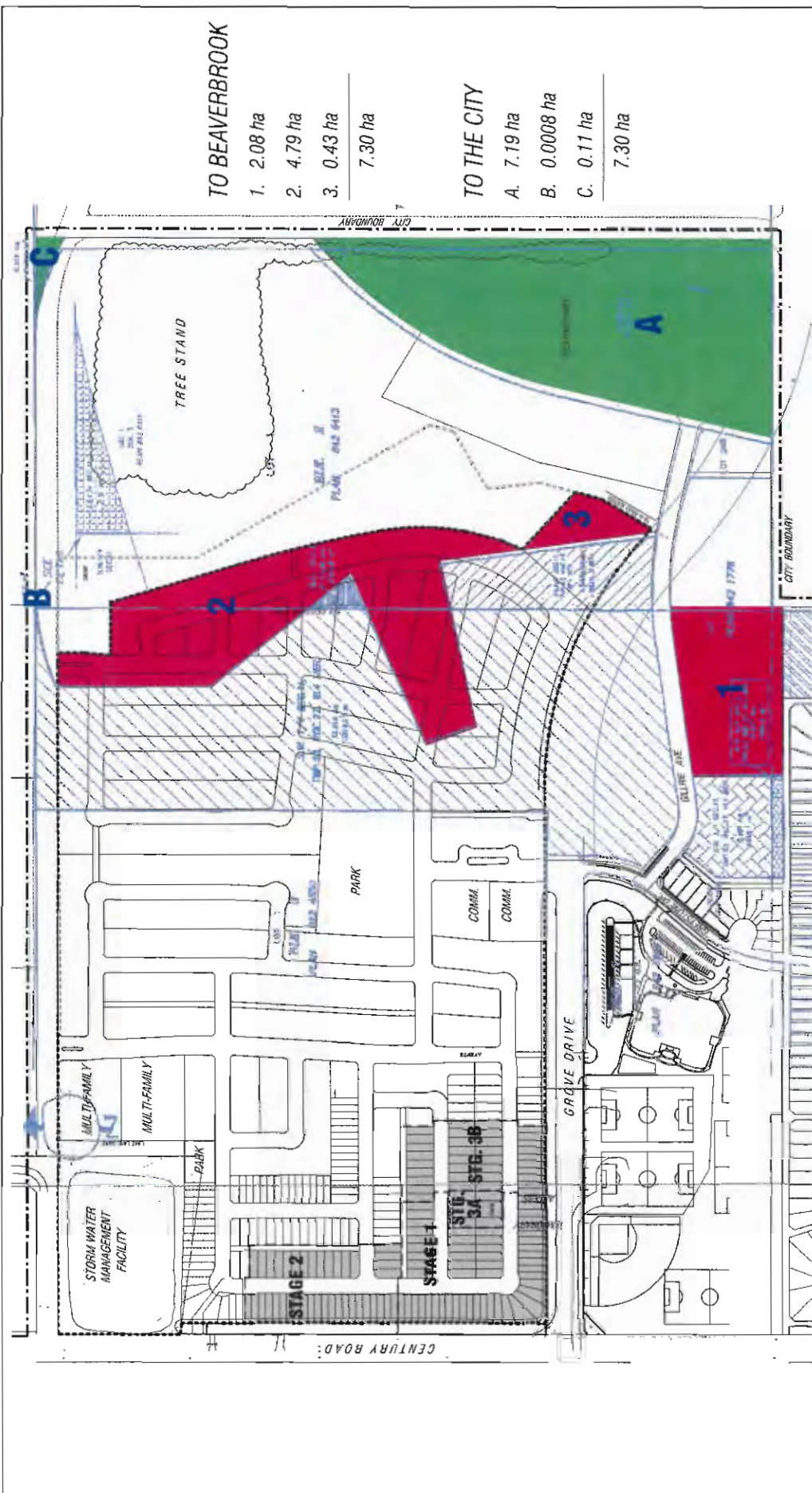
Private motor vehicles continue to be the predominant means of travel in our society. While it is important to accommodate them, it should be done in a manner which is complementary to non-motorized travel. A modified grid roadway network will be developed to accommodate travel movements within the ASP area.

Pedestrian links along these roads will be along boulevard separated sidewalks so that all streets become part of the walkway system. This separation not only increases pedestrian safety, but with appropriate tree planting creates an attractive streetscape. Additional pedestrian links will be provided where required to improve access to open space and other destination areas.

Pathways for joint use (pedestrian, bicycle) will be provided through open spaces and along collector roads. Transit will be accommodated on Grove Drive, Century Road and on the collector road on the northern boundary.

The combination of sidewalks and pathways will link the open space opportunities and features.





PROPOSED LAND SWAP FOR SPRUCE VILLAGE ASP - EXHIBIT 4



DRAWN BY: M.B.

DATE: MAY 3, 2005

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6. SERVICING

The servicing concepts are graphically presented in Exhibit 5.

6.1 Water Supply and Distribution

The City has adequate treated water available to accommodate the ASP area.

6.2 Sanitary Sewage Collection

The Associated Engineering March 2002 report, prepared for the Spruce Village Amendment to the Grove Meadows ASP, showed adequate sanitary sewer capacity within the Century Road sanitary trunk to accommodate development in the Grove Meadows development area including Spruce Village. Development has occurred since this report was done, and the remaining capacity of the remaining Grove Meadows development area including the Spruce Village ASP as estimated by the City in 2005 indicate that approximately 30 ha of capacity remains in this line. Development in excess of the remaining capacity will initiate sanitary sewer expansion which will be paid for by the developers through levies and other available mechanisms.

6.3 Stormwater Drainage

The Area Structure Plan indicates an approved stormwater management facility (SWMF) that will serve the western Plan area and a planned SWMF to serve the eastern ASP area (including Groveco 60) and some lands south of Grove Drive.

To accommodate the 1:100 rainfall runoff from the 155 ha contributing area identified as Basins 1 and 3A in the 1993 amendment (Bylaw No. C-163-93) to the Grove Meadows ASP, the storage capacity of the existing SWMF will have to be increased by 15,000 cubic metres (cm) based on an allowable release rate of 0.62 cubic metres per second. The existing pond capacity is 35,000 cubic metres. Areas identified as Stages 6 and 7 of this ASP are within Basin 2 as identified in the 1993 amendment. Development of these stages will likely require the introduction of a new Stormwater Management Facility as proposed in the ASP. The stormwater management system will be planned so as not to interfere with the natural drainage supporting the significant tree stand identified in the City's Urban Forest Management Plan. This means that the actual size and configuration of the SWMF will not be finalized until further study has been done. Once the study is complete, and the type, size and configuration of the SWMF is finalized, the ASP will be amended.

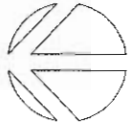
The stormwater facility will accommodate a 100 year storm event. The drainage swales, pipes and detention area form integral components of the overall stormwater management concept and will be dry except during periods of heavy rain. The drainage swales will accommodate overland flows from the Community Park to catchbasins connected to the piped stormwater system.

7. STAGING

The proposed staging of the amendment area is presented as Exhibit 6.

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LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM TRUNK
- PROPOSED STORM TRUNK
- EXISTING SANITARY TRUNK
- PROPOSED SANITARY

**SERVICING CONCEPT
SPRUCE VILLAGE AREA STRUCTURE PLAN
CITY OF SPRUCE GROVE
EXHIBIT 5**



May / 2005





SPRUCE VILLAGE STAGING PLAN

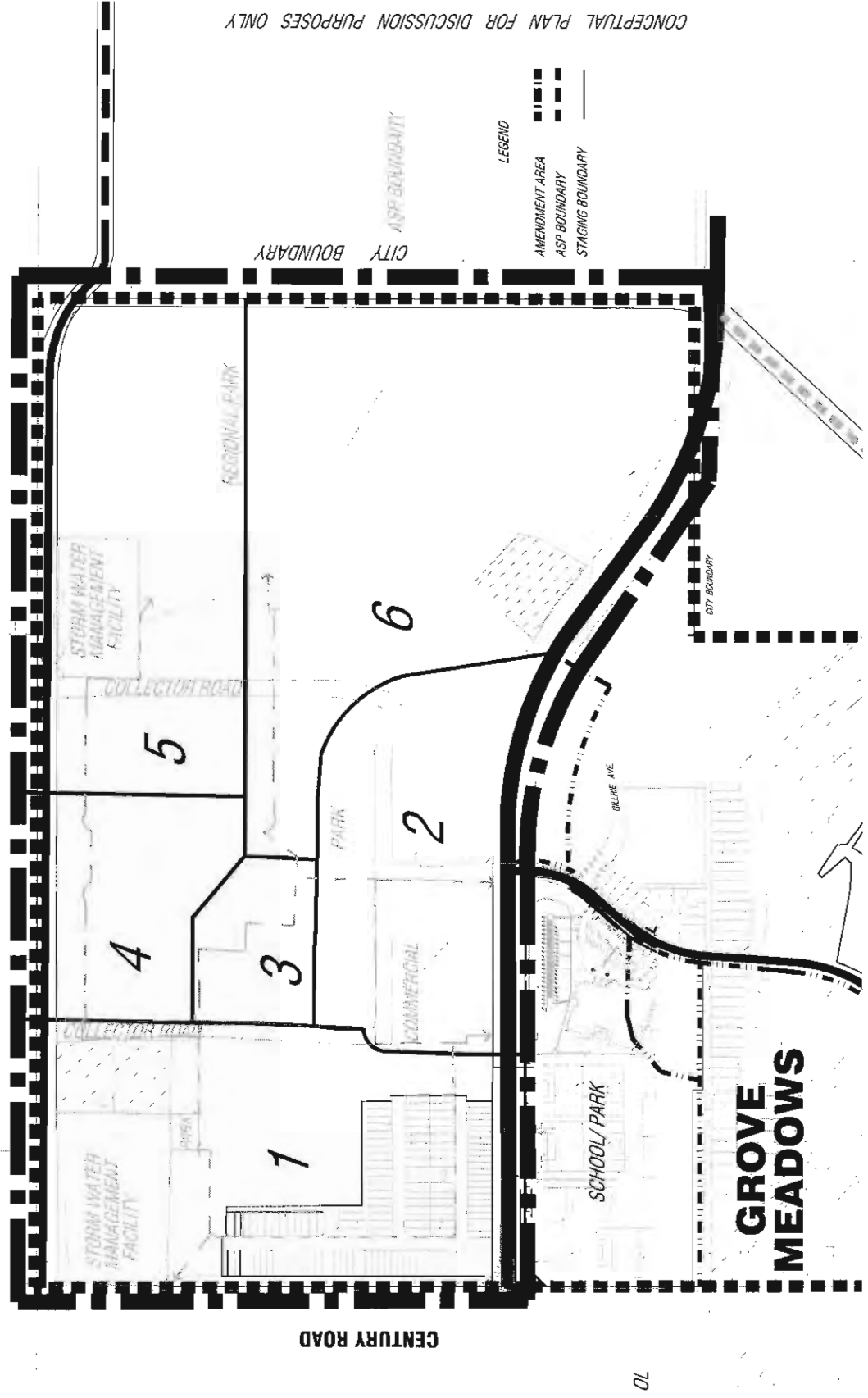
CITY OF SPRUCE GROVE
EXHIBIT 6



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**CITY OF SPRUCE GROVE
BYLAW NO. C-552-05
SPRUCE VILLAGE AREA STRUCTURE PLAN**

Being a Bylaw to adopt Bylaw No. C-552-05, the Spruce Village Area Structure Plan and to repeal Bylaw No. C-457-02, the Bylaw that amended Bylaw No. C-163-93, the Grove Meadows Area Structure Plan for the City of Spruce Grove, in the Province of Alberta.

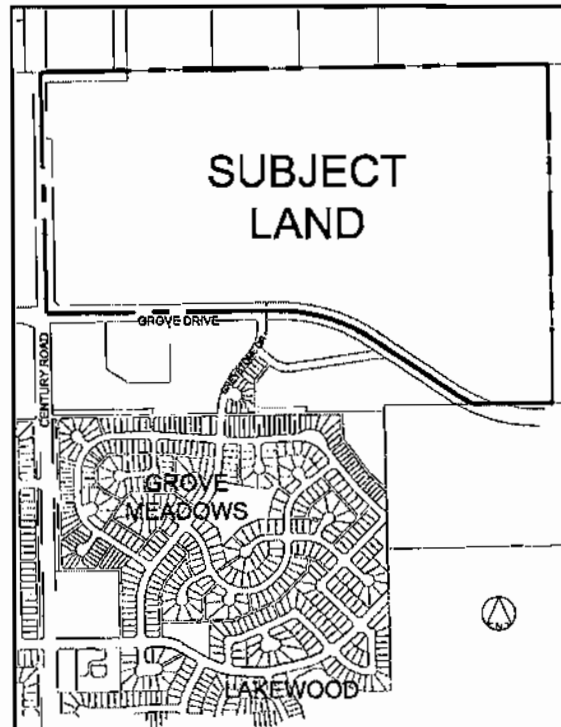
Pursuant to Sections 633 and 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments thereto, the Council of the City of Spruce Grove, DULY ASSEMBLED, HEREBY ENACTS as follows:

THAT, the Spruce Village Area Structure Plan be adopted, as outlined in Schedule 1 which is attached to and forms part of this Bylaw,

And

That Bylaw No. C-457-02, the Spruce Village Amendment to the Grove Meadows Area Structure Plan be repealed.

This bylaw includes a land use concept for that portion of the South Half of Section 11, Township 53, Range 27, West of the 4th Meridian north of the Grove Drive road alignment.



The proposed area structure plan represents a more comprehensive development plan for the Spruce Village community and reflects the land swap between the City of Spruce Grove and the developer of Spruce Village.

This Bylaw shall take effect on the date of its final reading.

First Reading Carried 24 May 2005

Public Hearing Held 13 June 2005

Second Reading Carried 13 June 2005

Third Reading Carried 13 June 2005

Signed by City of Spruce Grove Mayor and General Manager of Corporate Services

SPRUCE VILLAGE

Area Structure Plan

City of

Spruce Grove



May 2005

TABLE OF CONTENTS

1.	BACKGROUND.....	1
2.	DESCRIPTION OF ASP.....	1
3.	POLICY CONTEXT	2
4.	DEVELOPMENT CONCEPT & OBJECTIVES	3
4.1	Concept.....	3
4.2	Strategic Objectives.....	4
5.	LAND USE.....	6
5.1	General.....	6
5.2	Residential	6
5.3	Commercial.....	8
5.4	Open Space.....	8
5.5	Transportation System	8
6.	SERVICING	9
6.1	Water Supply and Distribution	9
6.2	Sanitary Sewage Collection.....	9
6.3	Stormwater Drainage	9
7.	STAGING.....	9

1. BACKGROUND

This document describes the Area Structure Plan (ASP) for Spruce Village and has been prepared on behalf of Beaverbrook Developments. The Area Structure Plan supercedes Bylaw No. C-457-02, the Spruce Village Amendment to the Grove Meadows Area Structure Plan.

Spruce Village was incorporated as an amendment to the Grove Meadows Area Structure Plan in 2002. The Grove Meadows Area Structure Plan was originally adopted by Spruce Grove Town Council on July 27, 1981. It was amended in September 1993 under Bylaw C163-93 and subsequently in April 1996, and July 2002. The 2002 Spruce Village Amendment (Bylaw No. C-457-02) will be repealed concurrently with the adoption of the Spruce Village Area Structure Plan.

2. DESCRIPTION OF ASP

The Spruce Village Area Structure Plan is located in the S1/2 11-53-27-4, north of Grove Drive and of Century Road in the City of Spruce Grove (see Exhibit 1).

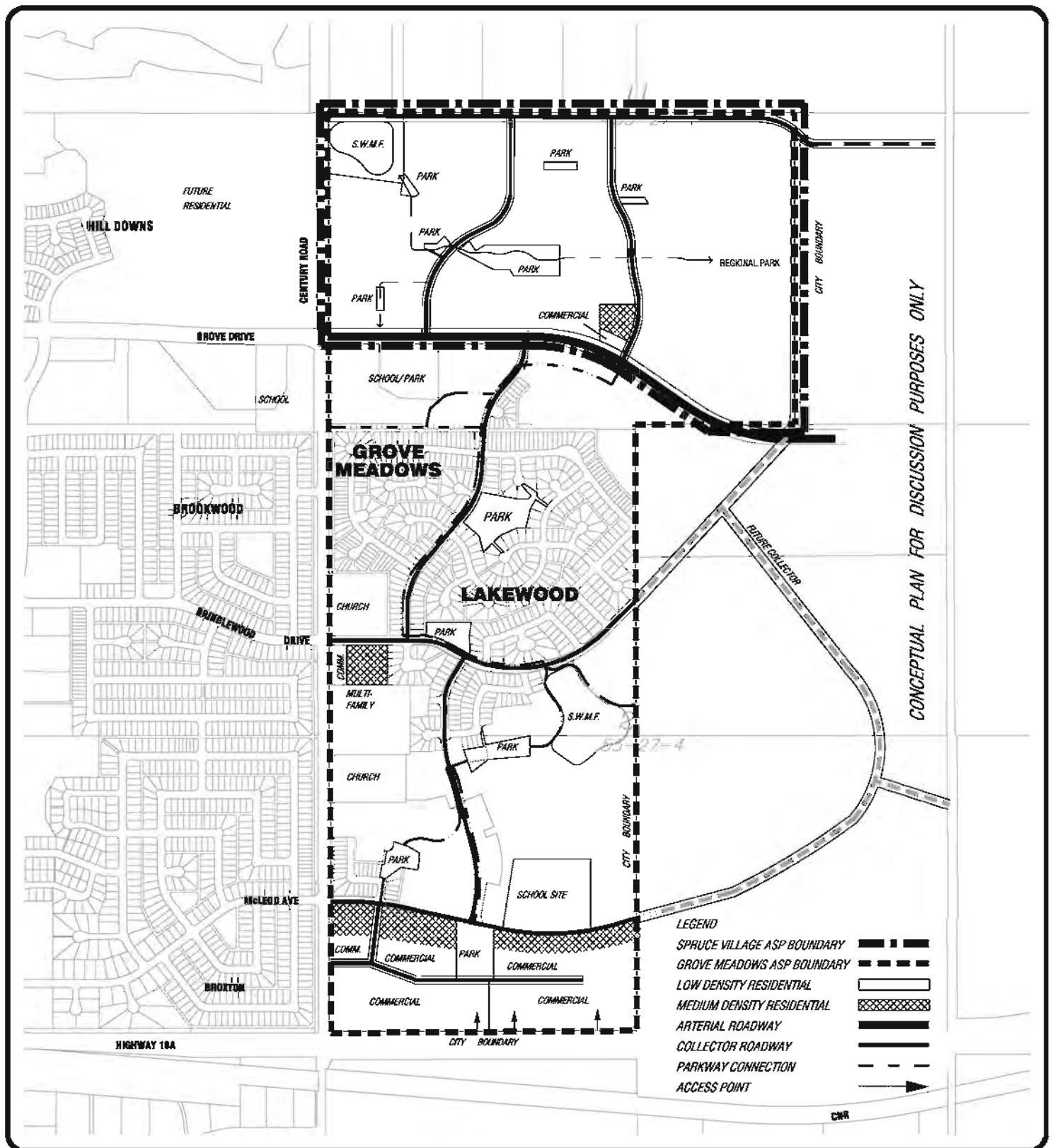
The Plan area encompasses approximately 71.27 ha of land including privately held lands and the City's proposed Groveco 60 Park. The ASP is intended to establish the framework to guide development of the area identified in Exhibit 2 in a neo-traditional manner as described in this ASP, and supported by zoning included in the City's land use bylaw.

The ASP is required because:

- Development to the north of Grove Drive is to be sufficiently different in character to be separated from the Grove Meadows ASP;
- The anticipated population and population density is different from that found in Grove Meadows to the south;
- The collector roads have been reconfigured from what was proposed in the Spruce Village Amendment (at that time, road alignment reflected the multiple ownership within the Plan area);
- The parks and open space system has been redesigned, based on the neo-traditional village concept and a rearrangement of municipal reserve dedication;
- The neighbourhood commercial site has been relocated and expanded from what was proposed in the Spruce Village Amendment;
- The multi-family site in the southeast of the Plan area has been relocated further east;
- New multi-family sites have been introduced in the northwest; and
- A new stormwater management facility is proposed in the northeast of the Plan area.

Land use, population and student generation statistics have been provided.





N.T.S.

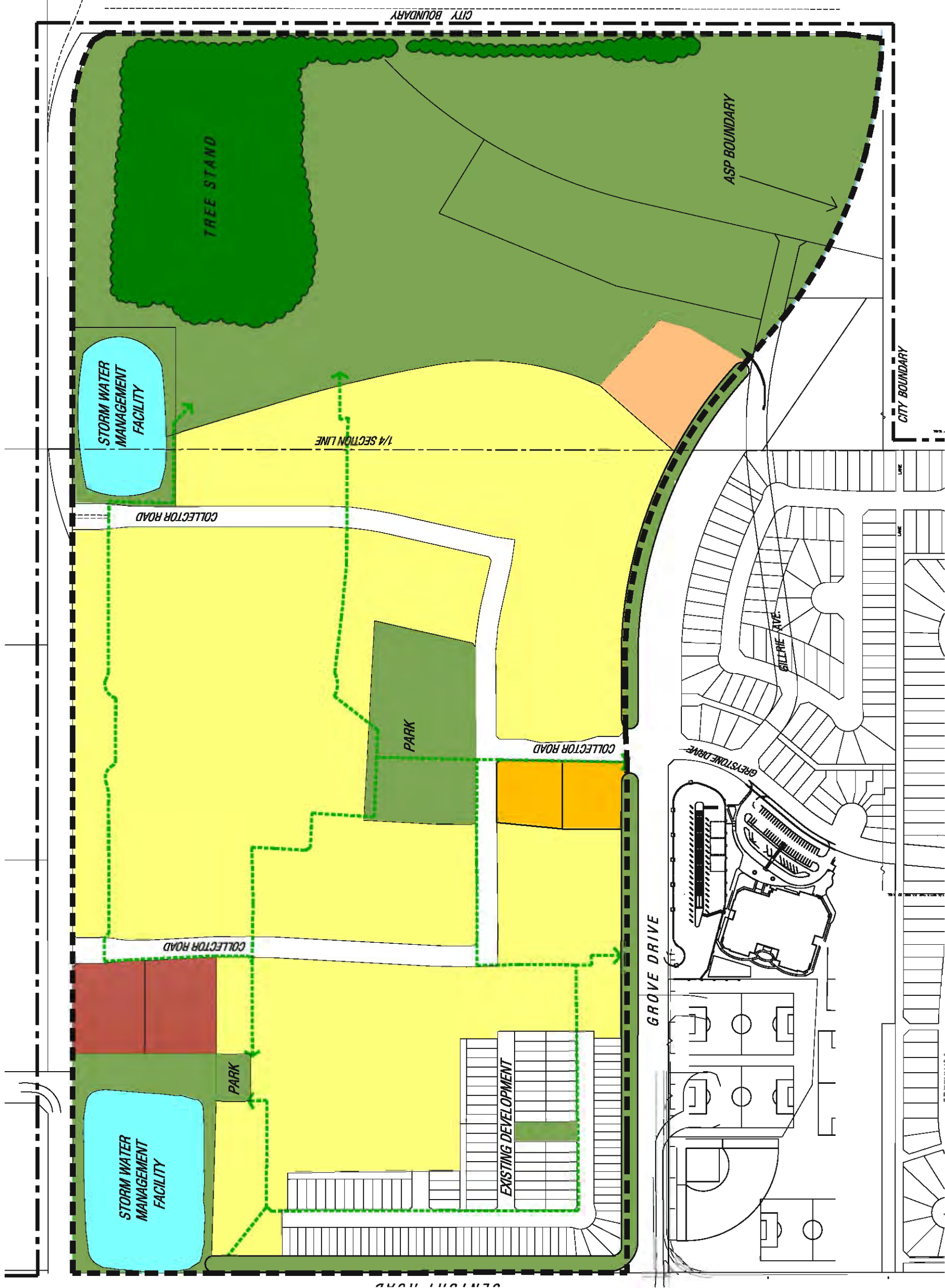
APRIL 2005
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AREA STRUCTURE PLAN BOUNDARY AND CONTEXT

EXISTING GROVE MEADOWS ASP BOUNDARY AND PROPOSED SPRUCE VILLAGE ASP BOUNDARY
CITY OF SPRUCE GROVE

EXHIBIT 1





LEGEND

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- OPEN SPACE
- STORM POND
- EXISTING TREE STANDS
- PEDESTRIAN LINKS

CONCEPT PLAN
SPRUCE VILLAGE AREA STRUCTURE PLAN
CITY OF SPRUCE GROVE
EXHIBIT 2



May / 2005

Existing and Proposed Surrounding Land Uses

Grove Meadows area to the south of the Spruce Village ASP area has been substantially developed as a residential neighbourhood. Greystone Centennial School and associated City sportfields are located immediately south of Grove Drive. The remaining undeveloped land in Grove Meadows is designated for low density residential use. The eastern portion of the Plan area is City-owned land and intended for park (Grovecro 60) use. Lands to the west of the Plan area (i.e. west of Century Road) are presently under cultivation. These lands are under the North Central Area Structure Plan and will eventually be developed primarily for residential uses. The proposed land uses in the Plan area will not create problems or incompatibility with surrounding development.

3. POLICY CONTEXT

The proposed ASP describes the proposed land uses, density of development, location of major roads and utilities and the proposed sequence of development in accordance with the City of Spruce Grove "Area Structure Plan Guidelines".

The ASP conforms with the City's Municipal Development Plan and specifically responds to the following goals and objectives:

- 2.2.1 To create neighbourhoods which have individual identities, but are inter-linked with one another to promote social interaction;
- 2.2.4 To allow a full range of housing types to meet the needs of various income, age and social groups;
- 2.5.1 To identify and protect natural vistas;
- 2.5.2 To create opportunities for a broad range of social and aesthetic community experiences;
- 2.5.5 To develop and maintain a linked comprehensive open space system which integrates conservation areas, farmlands, community streets and urban parks;
- 3.4 To encourage diversity in neighbourhood living experiences;
- 3.5 To recognize and provide a range of parks and recreation experiences varying in scale;
- 4.1.1 To provide a safe and efficient road system which will also support a desired urban form;
- 4.1.2 To recognize and enhance the role of community streets as potential social places in addition to their functional role in the urban transportation system;
- 4.1.4 To ensure that future urban development accommodates a variety of transportation modes;
- 4.1.5 To promote alternative transportation options.



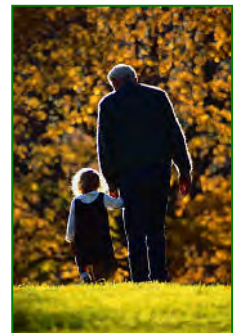
4. DEVELOPMENT CONCEPT & OBJECTIVES

4.1 Concept

The ASP will allow the continuing creation of the Spruce Village neo-traditional development, a community where different housing forms and lifestyles will be integrated with open space and recreation opportunities.

The ASP sets the stage for the neo-traditional community concept by establishing the principles and objectives (e.g. accommodating pedestrians, reducing front yard setbacks to encourage social interaction, integrating a diversity of housing forms and types) behind the architectural controls which have been established by the developer. These architectural controls will be enforced through a restrictive covenant on each lot, in order to promote neighbourhoods which are diverse but consistent with the “village” concept. Such details as rooflines, dormers, porches, and facades will fall under the architectural controls. Other factors, such as lot size, site coverage, building envelopes, and location of garages (front, rear attached, rear detached) are regulated under residential land use districts approved by Council in July 2002.

- Because of its unique location relative to open space, Spruce Village residents will have access to a number of open space experiences.
- A number of local “pocket parks” focus facilities are located in the west portion of the plan area where immediate neighbours can socialize. Although the provision of such small parks is inconsistent with the objectives and recommendations of Spruce Grove’s Open Space and Parks Master Plan, it is consistent with the neo-traditional village concept. The provision of neighbourhood “parkettes” is also suitable for an area where the lot sizes in some single detached and semi-detached residential districts will be smaller than allowed under the existing Land Use Bylaw. Such parkettes are less important where lot sizes are greater and/or where larger green spaces are relatively close by.
- A community park is proposed to serve as a “village focus”. Located on a height of land, it will provide views of the surrounding countryside while also offering active year round recreation potential. The park will be on the neighbourhood trail system and while accessible to all, will be the major green space servicing the centre portion of the community.
- The ASP area benefits from the proximity of two major recreational areas – Groveco 60 and the Greystone Centennial school site. The school site and playing fields are primarily developed for active recreational uses (e.g. soccer fields). Based on a design concept adopted by Council in 2004, the Groveco 60 park site shall accommodate a mix of passive and active recreational uses. Therefore, there is no need for major formal active recreation sites within the Spruce Village lands.
- The use of walkways and trails to connect the “parkettes”, the stormwater management facilities in the northwest and northeast, and the school (Greystone Centennial) and park (Groveco 60) is consistent with the City’s Parks and Open Space Master Plan.



The neo-traditional neighbourhood will accommodate and integrate all forms of transportation including pedestrians, cyclists, public transit and private vehicles through open space connections, the use of walkways and sidewalks and the local road system. Transit service and routing will evolve as Spruce Grove reaches the population needed to support public transit.

The hierarchy of traditional roadway systems will be maintained. The major arterial roadways (e.g. Grove Drive) become main entryways to and from the community. A collector road will provide access from Grove Drive allowing traffic to be dispersed throughout the neighbourhood. Two collector egress/accesses are provided on the north edge of the ASP.

Trails and walkways will become part of the community's linkage to focal points.

4.2 Strategic Objectives

Residential Objectives

- To develop a primarily residential neighbourhood which will provide for a variety of housing types with a neo-traditional identity;
- To promote the integration of various forms of street-fronting dwelling units throughout the neighbourhood;
- To provide for adequate integration of low, medium, and high density housing by the incorporation of specific neighbourhood design guidelines;
- To develop residential dwelling units following the land use district regulations established by amendment to the Land Use Bylaw;
- To encourage socialization by developing access to open space opportunities within a five minute walk of every household;
- To offer the public a range of dwelling types across a broad range of affordability;
- To enhance opportunities for social interaction by bringing houses closer to the street through reduced setbacks and by requiring all low density housing units to have front porches;
- To create a neo-traditional urban design identity enforced through architectural controls for roofs, dormers, window orientation and architectural details.

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- To specify and implement a neo-traditional character for the community through the use of common elements on public and private lands including community entryways; street lighting and street furniture; signage; architectural controls on private development enforced by the developer and restrictive covenants on title;
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Senior High	Low density Residential	0.05/unit
	Medium Density Residential	0.03/unit

Front garages will also be permitted in the laneless system but will not be prominent. Garages will be incorporated into the front of the dwelling in such a manner as to minimize their influence on the streetscape (e.g. in some districts, the front attached garage cannot protrude more than 2.5 m beyond the front of the porch, veranda or stoop). This, and the use of front porches on all dwelling units, are ways of encouraging socializing.

Site specific amendments to the Land Use Bylaw have created new residential districts unique to Spruce Village in which:

- lot widths and depths are reduced for single and semi-detached uses;
- front yard setbacks are reduced to bring the dwelling units closer to the street;
- side yards are modified to allow vehicular access to rear garages on narrower lots.

The combined amendments to the Land Use Bylaw, coupled with architectural controls enforced through a restrictive covenant:

- allow a variety of housing product to be developed and integrated with each other, attractive to first time purchasers, move-up buyers, empty nesters;
- move housing closer to the street to increase the opportunities for casual neighbourly interaction;
- allow “front stoop” social areas by requiring all dwelling units to include a front porch;
- integrate garages into the house or move them off the street to de-emphasize the presence of cars in the community;
- create a neo-traditional architectural character through detailing of roofs, dormers, and other architectural features;
- allow medium density (townhousing) and high density (apartment) multi-family development that will exhibit the neo-traditional architectural character through architectural features;
- provide opportunities for commercial/retail development that incorporate the neo-traditional architectural elements.

The Area Structure Plan, when fully developed, is projected to provide:

- approximately 588 single and semi-detached housing units;
- 37 medium density units; and
- 74 high density units;

for a projected population of 2,294.



5.3 Commercial

The ASP provides two neighbourhood commercial sites accessible by the collector road at the central Grove Drive entrance. The sites are more central to the community and adjacent to the main entryway, making them more convenient for the majority of Spruce Village residents. This new location also removes the commercial site access from the main road, making it safer for access.

5.4 Open Space

The open space needs of Spruce Village residents will be satisfied through a hierarchy of open space:

- a district park ("Groveco 60") will eventually be developed by the City at the eastern end of the Plan area;
- a school/park site with recreation fields is located immediately south, between Century Road and Greystone Drive;
- a community park is planned as a "focal" point for the "village" incorporating a height of land and slopes for a variety of recreation uses;
- dispersed pocket parks and linear greenways are provided to increase social interaction and encourage non-vehicular travel. The parks will be developed as either informal active or passive recreation spaces;
- the stormwater management facilities in the northwest and northeast will be integrated into adjoining open space areas.

A land exchange between the City and the Landowner will facilitate the assembly of Groveco 60. The exchange is graphically presented as Exhibit 4.

5.5 Transportation System

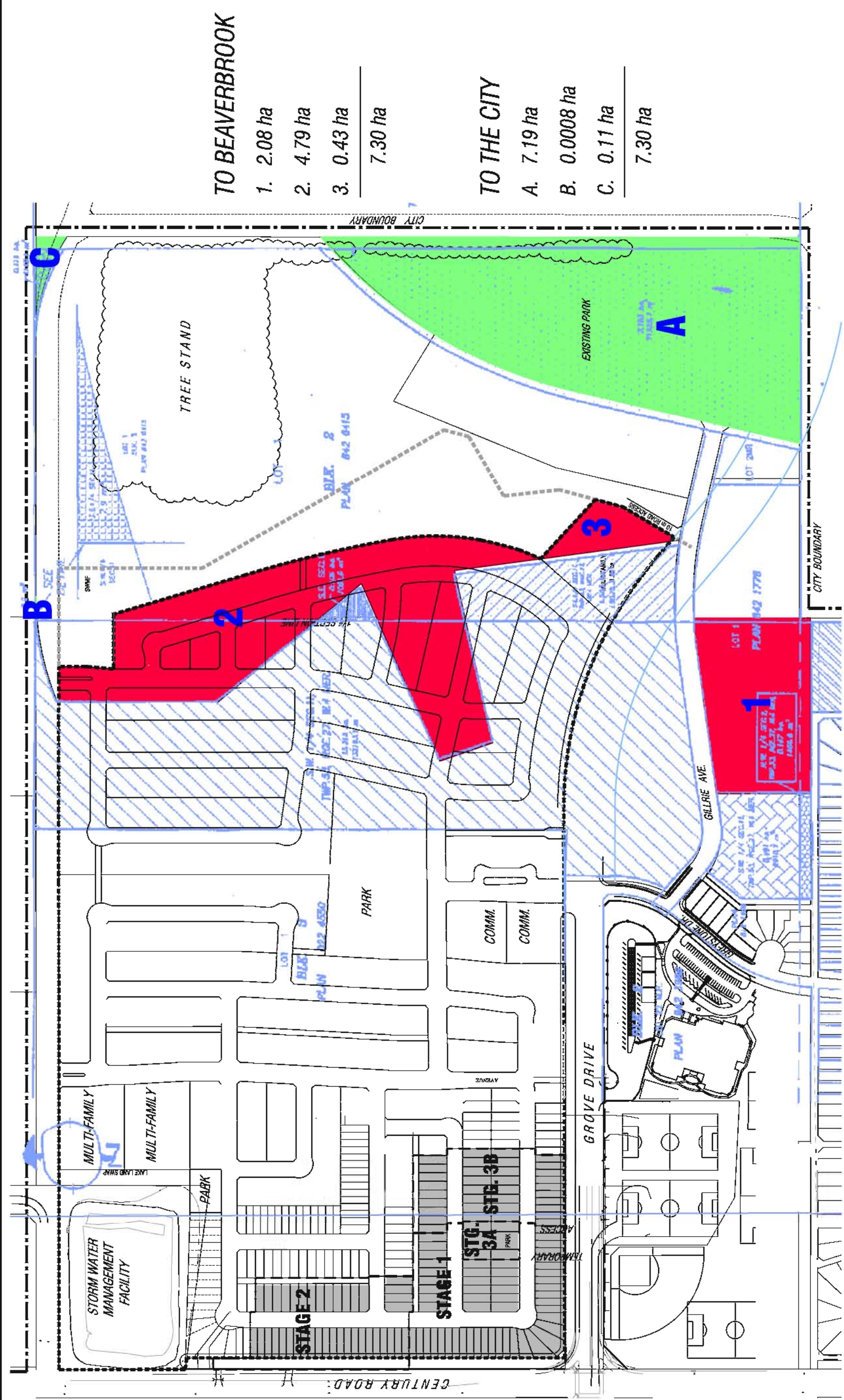
Private motor vehicles continue to be the predominant means of travel in our society. While it is important to accommodate them, it should be done in a manner which is complementary to non-motorized travel. A modified grid roadway network will be developed to accommodate travel movements within the ASP area.

Pedestrian links along these roads will be along boulevard separated sidewalks so that all streets become part of the walkway system. This separation not only increases pedestrian safety, but with appropriate tree planting creates an attractive streetscape. Additional pedestrian links will be provided where required to improve access to open space and other destination areas.

Pathways for joint use (pedestrian, bicycle) will be provided through open spaces and along collector roads. Transit will be accommodated on Grove Drive, Century Road and on the collector road on the northern boundary.

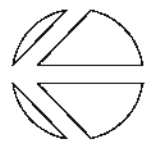
The combination of sidewalks and pathways will link the open space opportunities and features.





TO BEAVERBROOK	
1.	2.08 ha
2.	4.79 ha
3.	0.43 ha
7.30 ha	

TO THE CITY	
A.	7.19 ha
B.	0.0008 ha
C.	0.11 ha
7.30 ha	



PROPOSED LAND SWAP FOR SPRUCE VILLAGE ASP - EXHIBIT 4



DRAWN BY: M.B.

DATE: MAY 3, 2005

SCALE: 1: 4000

DWG. H:\job\9314\land swap\prop land swap spruce village april 1 2005.dwg April 01 2005 1:59pm mburkholder

6. SERVICING

The servicing concepts are graphically presented in Exhibit 5.

6.1 Water Supply and Distribution

The City has adequate treated water available to accommodate the ASP area.

6.2 Sanitary Sewage Collection

The Associated Engineering March 2002 report, prepared for the Spruce Village Amendment to the Grove Meadows ASP, showed adequate sanitary sewer capacity within the Century Road sanitary trunk to accommodate development in the Grove Meadows development area including Spruce Village. Development has occurred since this report was done, and the remaining capacity of the remaining Grove Meadows development area including the Spruce Village ASP as estimated by the City in 2005 indicate that approximately 30 ha of capacity remains in this line. Development in excess of the remaining capacity will initiate sanitary sewer expansion which will be paid for by the developers through levies and other available mechanisms.

6.3 Stormwater Drainage

The Area Structure Plan indicates an approved stormwater management facility (SWMF) that will serve the western Plan area and a planned SWMF to serve the eastern ASP area (including Groveco 60) and some lands south of Grove Drive.

To accommodate the 1:100 rainfall runoff from the 155 ha contributing area identified as Basins 1 and 3A in the 1993 amendment (Bylaw No. C-163-93) to the Grove Meadows ASP, the storage capacity of the existing SWMF will have to be increased by 15,000 cubic metres (cm) based on an allowable release rate of 0.62 cubic metres per second. The existing pond capacity is 35,000 cubic metres. Areas identified as Stages 6 and 7 of this ASP are within Basin 2 as identified in the 1993 amendment. Development of these stages will likely require the introduction of a new Stormwater Management Facility as proposed in the ASP. The stormwater management system will be planned so as not to interfere with the natural drainage supporting the significant tree stand identified in the City's Urban Forest Management Plan. This means that the actual size and configuration of the SWMF will not be finalized until further study has been done. Once the study is complete, and the type, size and configuration of the SWMF is finalized, the ASP will be amended.

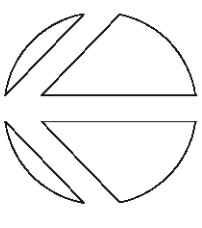
The stormwater facility will accommodate a 100 year storm event. The drainage swales, pipes and detention area form integral components of the overall stormwater management concept and will be dry except during periods of heavy rain. The drainage swales will accommodate overland flows from the Community Park to catchbasins connected to the piped stormwater system.

7. STAGING

The proposed staging of the amendment area is presented as Exhibit 6.

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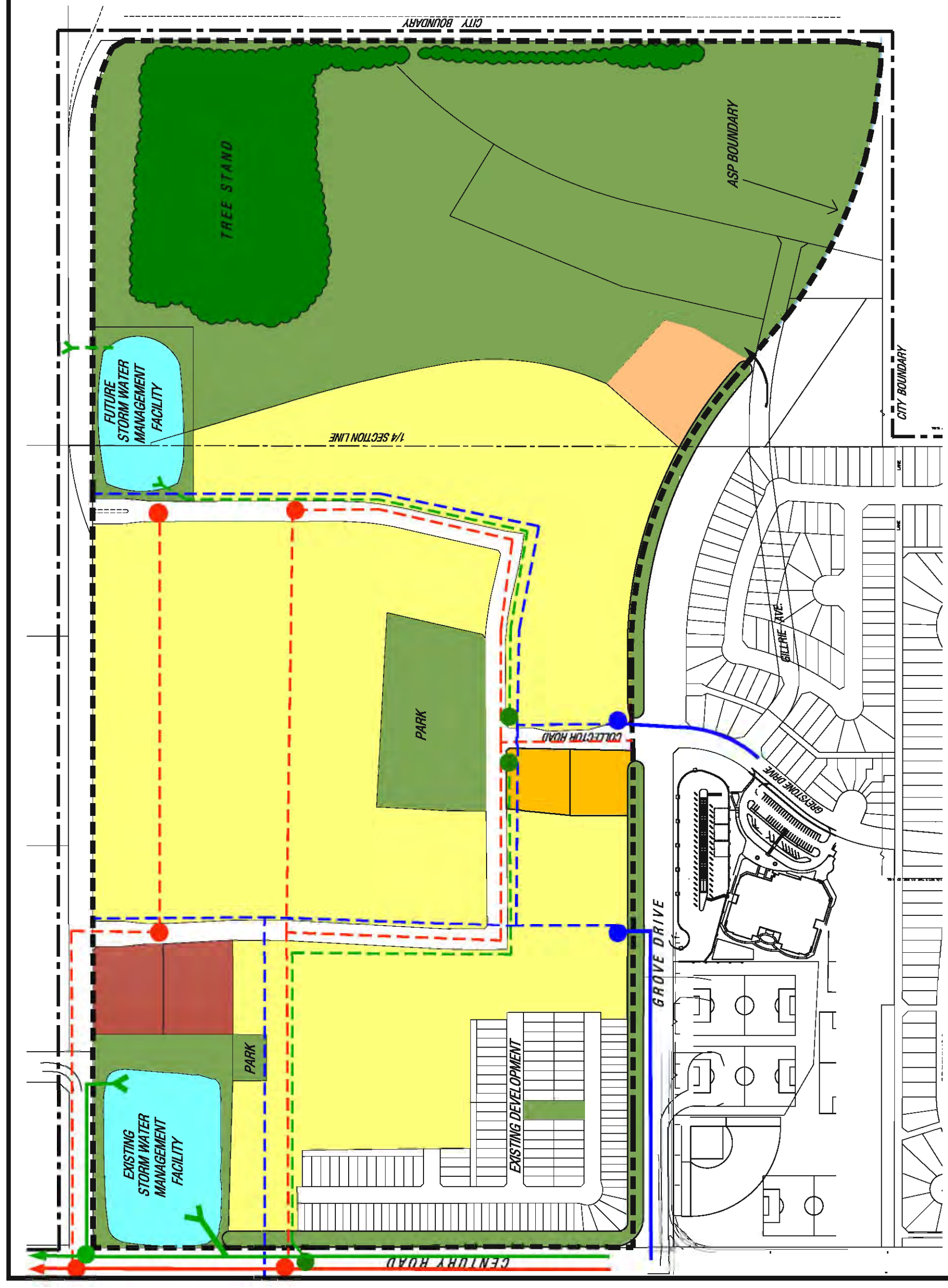
LEGEND

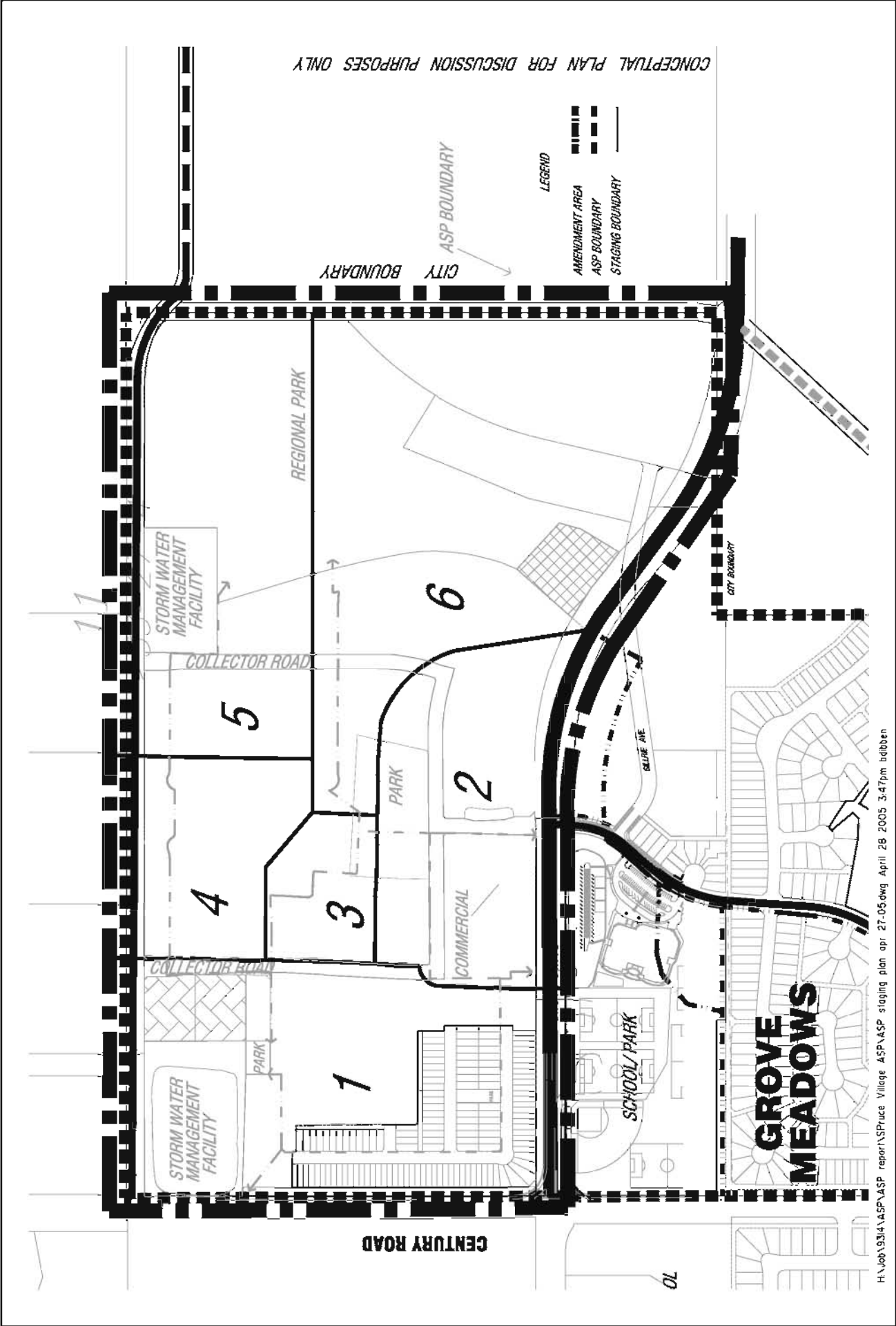
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM TRUNK
- PROPOSED STORM TRUNK
- EXISTING SANITARY TRUNK
- PROPOSED SANITARY

SERVICING CONCEPT
SPRUCE VILLAGE AREA STRUCTURE PLAN
CITY OF SPRUCE GROVE
EXHIBIT 5



May / 2005





SPRUCE VILLAGE STAGING PLAN

CITY OF SPRUCE GROVE

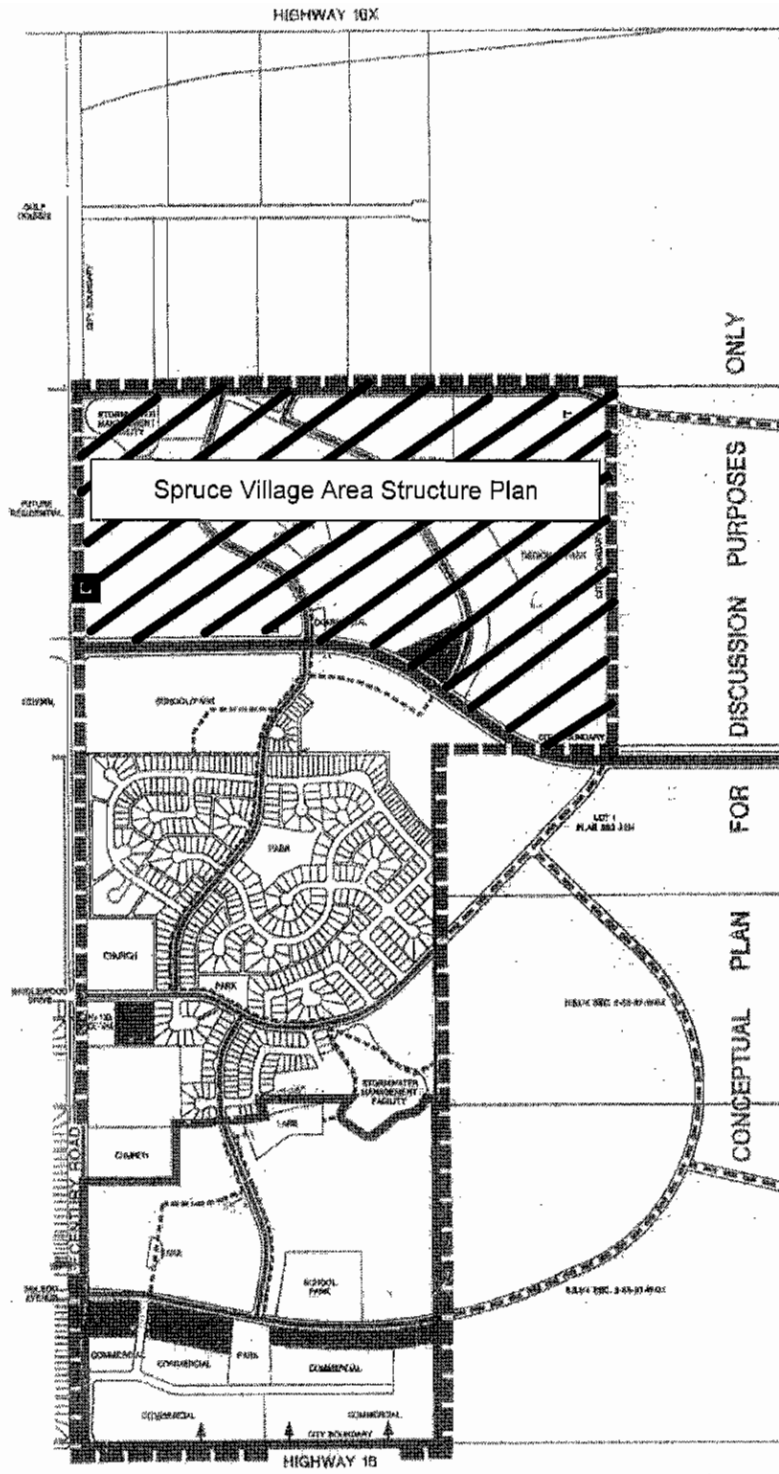
EXHIBIT 6

DATE: MAY, 2005

SCALE: NTS

DRAWN BY: BD

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LEGEND

- ASP BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- ARTERIAL ROADWAY
- COLLECTOR ROADWAY
- PARKWAY CONNECTION
- ACCESS POINT