

THE CITY OF SPRUCE GROVE

BYLAW C-1332-24

**NORTH CENTRAL AREA STRUCTURE PLAN AMENDMENT -
DEER PARK NORTH**

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality may adopt and may amend an area structure plan;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-477-03, the North Central Area Structure Plan;

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

1. Bylaw C-477-03, the North Central Area Structure Plan, be amended as outlined in Schedule 1 which is attached to and forms part of this Bylaw.
2. This amending bylaw shall be consolidated into Bylaw C-477-03.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 9 December 2024

Public Hearing 3 February 2025

Second Reading Carried 3 February 2025

Third Reading Carried 3 February 2025

Date Signed 3 February 2025

Mayor

City Clerk



**Associated
Engineering**

*GLOBAL PERSPECTIVE.
LOCAL FOCUS.*

REPORT

Broadview Developments Incorporated

North Central Area Structure Plan Amendment



NOVEMBER 2024



https://assoceng.sharepoint.com/teams/SK-SAS-Urban-Planning_Design-DeerParkStage7ASPAmendment/Shared Documents/ASP/rpt_NCASP Amendment_20240501.docx

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1 INTRODUCTION

1.1 Purpose

The purpose of this amendment is to revise Bylaw C-1169-21, the North Central Area Structure Plan (NCASP), to redesignate lands within Lot 3, Block 1, Plan 1422642 (LINC 0036809523) on behalf of Broadview Developments.

This proposed amendment intends to:

- add a two-hectare commercial site along the north side of Dalton Link;
- alter the designation of the remaining residential lands within the subject property to mixed-density designations to align with and to access the full development opportunities enabled by the City’s Land Use Bylaw C-824-12; and
- define the general intentions for future Municipal Reserve dedications within Deer Park.

This amendment also provides for general updates to the Land Use Concept Map to reflect subdivision that has occurred in this area since the last amendment with more defined boundaries.

1.2 Location

The proposed ASP amendment area encompasses approximately 38 hectares in the northwestern portion of the NCASP abutting Jennifer Heil Way to the west, Dalton Link to the south, and the Yellowhead Highway to the north as illustrated in Figures 1-1 and 1-2.

Figure 1-1 Clip of Approved ASP

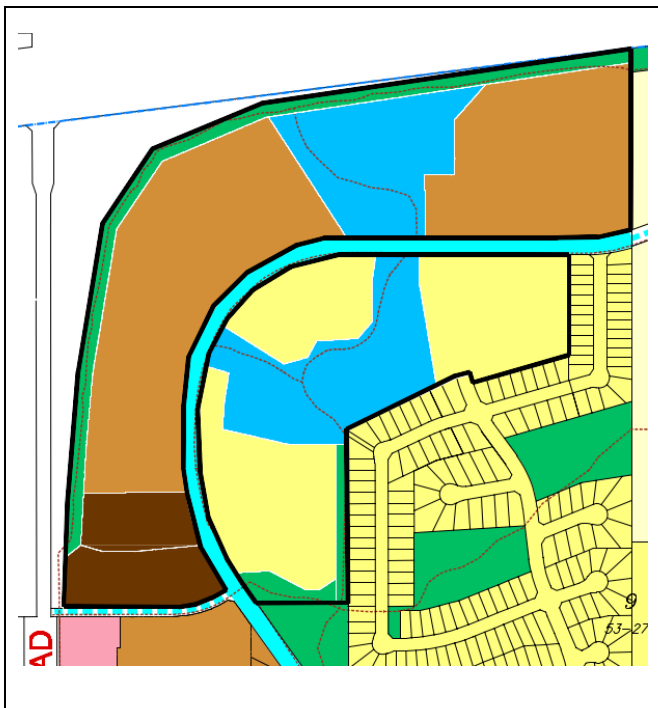
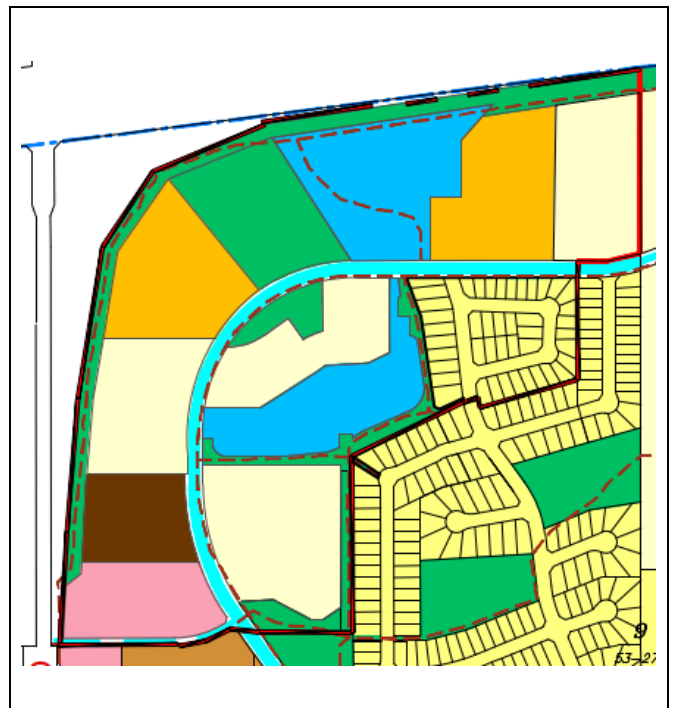


Figure 1-2 Clip of Proposed ASP



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1.3 Background

Originally adopted in July 2003, the NCASP forecasted the development of a community that is self-sufficient with neighbourhood amenities. The NCASP intends to offer a range of commercial and employment opportunities close to residential areas that are integrated into the area.

Since its adoption, the NCASP has been regularly amended to reflect changes in the real estate market and the needs and priorities of the community. The most recent amendment in January 2022 proposed the expansion of an existing commercial node generally situated south of the intersection of Dalton Link and Jennifer Heil Way. The purpose of this amendment is to expand the commercially designated lands to support the establishment of a mixed-use node within Deer Park responding to a growing local and regional demand for commercial development at this location.

The NCASP predates the City's current Land Use Bylaw which introduced mixed-density residential zoning districts. The Land Use Bylaw acknowledges older ASPs which represent fixed densities of development and applies an associated restriction to the range of housing forms that would be permitted. This amendment is intended to bring the subject property in alignment with the current Land Use Bylaw to access the full range of housing forms available in each district.

The current approved development concept for the NCASP is included in Figure 6-1.

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2 PROPOSED AMENDMENT

2.1 Commercial Node

This amendment proposes to add approximately two hectares of commercially designated land along the north side of Dalton Link at its intersection with Jennifer Heil Way to support the expansion of commercial services for future residents and to the travelling public at a planned community entrance situated along a major municipal transportation corridor. The proposed commercial lands are anticipated to be developed pursuant to the C2-Vehicle Orientated Commercial Land Use District as defined in the Land Use Bylaw.

2.2 Parks and Open Space

There is currently a deferred municipal reserve caveat of 3.836 ha for the lands within the amendment area. The proposed amendment provides clarification regarding the location and planned distribution of the municipal reserve in future phases of Deer Park. The size, configuration and planned amenities within these spaces will be confirmed at the subdivision stage of development.

The proposed amendment promotes the establishment of two new minor park nodes, each capable of being developed as Type C or D Parks and Open Spaces as defined by the Parks & Open Space Master Plan and supporting both passive and active recreational uses. The situation of these new dedications along the internal path network creates a continuous and interconnected park system and distributes park access in correspondence with population distribution.

Both of the proposed parks are situated along Deer Park Drive which makes the spaces more accessible to a larger number of people while reducing traffic congestion along neighbouring local roads. The situation of the park spaces along Deer Park Drive also increases their visibility which increases usage and deters vandalism and other undesirable activities.

The current ASP illustrates the intention to construct a pedestrian linkage along Jennifer Heil Way from its intersection with Dalton Link extending along the northern boundary of Deer Park adjacent to Highway 16 and linking to an existing trail with the adjacent neighbourhood to the east. The portion of this corridor extending along Jennifer Heil contains a twinned capital region trunk sewer. According to current city policies, corridors containing infrastructure are required to be dedicated as public utility parcels rather than as municipal reserves. The proposed map amendment accounts for this loss of municipal reserve credit which contributes to the expansion of the Park and Open Space land area represented in Table 2-1.

2.3 High Density Residential

The boundary of the lands currently designated for high density residential development has been adjusted to reflect the conversion of approximately two hectares to a commercial designation to facilitate the expansion of commercial development along Dalton Link as a mixed-use node. A revised area of 1.75 ha is planned to retain this designation which would support the development of multi-unit dwellings.

2.4 Mixed Low to Medium Density Residential

The amendment also proposes to redesignate a 2.5 ha of land north of the high density residential, for mixed low to medium density residential development to accommodate a proposed block of single-family development along the

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west side of Deer Park Drive. This block is expected to be developed for single-detached dwellings to correspond with planned development within the two blocks directly across, on the east side of Deer Park Drive. Development within the abutting high-density parcel should incorporate ample landscaping to offer a visual screen between the two development areas.

An additional 2.5 ha in the northeast corner of Deer Park is also proposed to be redesignated from a medium density to a mixed low to medium density to offer some flexibility in housing forms within the later stages of neighbourhood development to respond to changing market conditions.

2.5 Mixed Medium to High Density Residential

The remaining undeveloped residential lands to the north extending along the west and north side of Deer Park Drive are anticipated to be developed according to the mixed medium to high residential density designation which supports row and multi-unit dwellings.

2.6 Adjusted Land Designations

Table 2-1 below summarizes the proposed changes in land designation within the amendment area:

Table 2- 1 Amendment Area Designations

| Current Land Use | Area (ha) | | Proposed Land Use | Area (ha) |
|----------------------------|--------------|---|--|--------------|
| Low Density Residential | 9.00 | | Low Density Residential | 3.44 |
| Medium Density Residential | 14.45 | | Mixed Low to Medium Density Residential | 10.63 |
| High Density Residential | 2.86 | ⇒ | Mixed Medium to High Density Residential | 5.64 |
| Wet Pond | 7.94 | | High Density Residential | 1.75 |
| Park and Open Space | 3.23 | | Commercial | 2.00 |
| | | | Wet Pond | 6.39 |
| | | | Park and Open Space | 7.63 |
| Total | 37.48 | | Total | 37.48 |

Tables 2-2 and 2-3 below summarize the changes in the residential statistics within the amendment area resulting from the changes in land designation.

Table 2-2 Approved Land Use (Amendment Area)

| Land Use | Area (ha) | Units/ha | Total Units | Pop/Unit | Population |
|----------------------------|-----------|----------|-------------|----------|------------|
| Low Density Residential | 9.00 | 20 | 180 | 3.4 | 612 |
| Medium Density Residential | 14.45 | 30 | 434 | 2.7 | 1170 |
| High Density Residential | 2.86 | 87 | 249 | 1.8 | 449 |

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| Land Use | Area (ha) | Units/ha | Total Units | Pop/Unit | Population |
|--------------|--------------|----------|-------------|----------|--------------|
| Total | 26.31 | | 863 | | 2,231 |

Table 2-3 Proposed Land Use (Amendment Area)

| Land Use | Area (ha) | Units/ha | Total Units | Pop/Unit | Population |
|--|--------------|----------|-------------|----------|--------------|
| Low Density Residential | 3.44 | 20 | 69 | 3.4 | 234 |
| Mixed Low to Medium Density Residential | 10.63 | 25 | 266 | 3.4 | 904 |
| Mixed Medium to High Density Residential | 5.64 | 67 | 378 | 2.5 | 945 |
| High Density Residential | 1.75 | 87 | 152 | 1.8 | 274 |
| Total | 21.46 | | 865 | | 2,356 |

The proposed redesignation of residential lands as defined by this amendment results in a potential increase in projected dwelling units despite the reduction in the developable area resulting from additional municipal reserve dedications and the conversion of two hectares of high density residential lands to commercial. The actual number of dwellings and dwelling density will be established at the subdivision stage of development through the application of the LUB regulations.

2.7 Rationale

Expanding commercial development at the entrance of the community provides residents with convenient access to a broader range of goods and services, reducing the local dependency on vehicles to meet daily necessities. It also stimulates economic activity and creates local employment opportunities.

The location of the proposed commercial expansion along Jennifer Heil Way provides the necessary visibility to attract and potentially serve a broader regional customer base. Its connection to a major arterial, a community collector, and an existing signalized intersection helps to mitigate any negative traffic impacts relative to nearby residential uses.

Additionally, the proposed commercial expansion is situated in direct proximity to a planned high-density residential area providing an expanded population base to support the commercial businesses while offering residents convenient access to retail, dining, and entertainment options. The proximity of these additional commercial services is anticipated to make this area more attractive to neighbouring higher-density residential development.

Commercial expansion at this location also aligns with smart growth principles by promoting mixed-use development, and walkability and supporting transit-orientated design. It encourages compact, pedestrian-friendly development patterns that:

- Minimizes sprawl.
- Reduces traffic congestion.
- Boosts local population, employment, consumption, and the tax base.
- Creates a node and a place for people to gravitate; and
- Promotes environmental, social, and economic sustainability in the City.

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The current land designations predate the adoption of the current Land Use Bylaw (LUB) that was adopted in November 2012 and introduced the concept of mixed-density residential districts. Mixed-density residential districts intend to provide developers with greater flexibility for accommodating a broad range of housing forms and densities. The mixed-density residential districts provide flexibility in response to changing community and market needs without triggering the land use amendment process.

The LUB recognizes and accommodates Area Structure Plans predating its adoption which did not contemplate mixed-density zoning by limiting the permitted forms of development, and consequently the full housing forms available, by categorizing them as discretionary. This amendment proposes to revise the designation of the areas identified for residential development within the subject property from fixed to mixed-density designations to align with the current LUB.

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3 POLICY CONTEXT

3.1 Municipal Development Plan

The City of Spruce Grove has recently adopted a new Municipal Development Plan (MDP) to guide land use decisions within the community. One of the values represented in the MDP is that people can access services and amenities that meet their needs and contribute to a high quality of life. Spruce Grove supports business opportunities and access to employment by encouraging a diverse local economy and regional economic success. Neighbourhood designs are intended to support social connections, active lifestyles, and proximity to daily amenities. The MDP identifies the subject property area as a future mixed-use node intended to support integrated commercial and residential development. The principal policies represented in the MDP which support the proposed establishment of a mixed use node in Deer Park are as follows:

Section 3.2 Drivers and Preferences – Urban Form & Placemaking which establishes a preference to locate higher density housing developments near the edges of neighbourhoods close to amenities.

Section 3.4.1.1. Principal 1: Reflecting on Urban Form articulates the city's preference to locate mixed use development near transportation corridors, close to existing and future transportation routes, and along the edges of established neighbourhoods.

Section 3.4.2.1 Commercial and Industrial Growth supports the establishment of mixed use nodes outside of the city's main commercial corridor in better proximity to where people live enabling more complete communities, increasing connectivity, and facilitating non-motorized mobility.

Section 3.5.1 Mixed Use Nodes defines the characteristics of a mixed use node. Mixed use nodes are areas where higher density residential, transit service, commercial and other amenities are clustered together. Transit and proximity to higher density development are considered critical components to successful and sustainable mixed use areas. The MDP considers standards for design of high density residential development as important to create an aesthetically pleasing node which contributes positively to the vibrancy of the neighbourhood where people want to live.

Policy 4.1.32 states:

4.1.32 The City of Spruce Grove shall, when evaluating mixed use development proposals at Mixed Use Nodes, require that the proposals address the following:

- a. close to transit or developed around a transit stop;
- b. close to or along a major transportation corridor;
- c. interface with or provide key amenities, natural areas, open spaces or parks, and employment areas;
- d. includes inclusive spaces that combine commercial, residential, recreational, or cultural components that result in vibrant, walkable nodes/communities;
- e. offers places that are accessible to everyone regardless of age or ability;
- f. includes compatible mix of uses and higher residential densities;
- g. expresses high quality urban design and offers interactive public spaces at a human/pedestrian scale;
- h. offers year-round use of public spaces that are incorporated into designs;

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- i. includes logical and pedestrian friendly road network:
- j. links to the existing trail network and proposed green spaces; and
- k. meets or exceeds minimum design standards.

The proposed expansion of commercial development at the entrance of the neighbourhood and near a planned high-density development is consistent with the intentions of a mixed-use node in the MDP. This area will act as a local destination for the immediate neighbourhood as well as the larger city and the region. It will also provide a concentration of services, amenities, and employment opportunities; creating a place to live and thrive.

Situating high-density residential development adjacent to the planned commercial node at the entrance to the Deer Park neighbourhood is consistent with the direction represented in Sections 3.4.1.1 and 3.5.1 of the MDP concerning the desired urban form and spatial arrangement of uses. Apartment development within the adjacent high-density parcel acts as a visual and sound buffer as development transitions to lower-intensity residential uses to the north of the mixed-use node and can create a balanced and harmonious transition between commercial and residential zones, enhancing the overall urban environment.

The proposed mixed-use node is situated along a major transportation corridor and near existing and planned neighbourhood parks and trail networks. The proximity to major transportation corridors supports public transit opportunities and reduces the impact of vehicle traffic within the surrounding residential neighbourhood. The City currently operates an on-demand bus service in the area which includes the neighbouring Co-op store to the south as a designated transit stop.

Situating the mixed-use node in proximity to existing and planned trails makes this area accessible for residents reducing reliance on cars and supports sustainable modes of travel. Consideration should be made to create a pedestrian crossing along the north side of Dalton Link across Deer Park Drive to connect the development to these existing and planned pedestrian corridors. The design of this crossing will consider the anticipated pedestrian and vehicle traffic, turning movements and desire lines.

3.2 Edmonton Metropolitan Region Growth Plan

One of the guiding principles of the Edmonton Metropolitan Region Growth Plan (EMRGP) is to achieve compact growth that optimizes infrastructure investment. This is achieved by establishing minimum greenfield density targets for each class of community defined by the plan. Spruce Grove is classified as a Metropolitan Area and the EMRGP establishes an average residential density target of 35 dwelling units per net hectare for all applicable statutory plans.

The EMRGP acknowledges and supports any ASP adopted before the adoption of the EMRGP regardless of whether the ASP meets the minimum greenfield density defined by the EMRGP. Notwithstanding this accommodation, the EMRGP does not support any amendment to a grandfathered ASP that would reduce the average residential target densities as originally approved.

The proposed introduction of a two-hectare commercial node combined with the redesignation of the undeveloped residential lands within Lot 3, Block 3, Plan 1422642 to a mixed density results in a projected increase in the average residential density relative to the current NCASP.

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3.3 City of Spruce Grove Land Use Bylaw C-824-12

The City's Land Use Bylaw regulates the development of the lands within the NCASP. The subject lands are currently designated as UR - Urban Reserve District. A land use bylaw amendment will be required in advance of subdivision and development to redesignate the lands following this amendment.

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4 SERVICING

4.1 Water and Sanitary Sewer

The proposed redesignation of the remaining undeveloped residential areas may result in only a marginal increase in the number of dwellings that could be accommodated in the area but is not expected to have any significant impact on water and sanitary sewer demands relative to the current NCASP.

The NCASP anticipates the construction of a 300 mm watermain along Dalton Link and extending north along Deer Park Drive. The 300mm watermain connection to the existing system on Deer Park Drive will complete the loop on the larger water network, benefiting the entire area and provide sufficient flows to support the changes in land designation represented in this amendment.

The proposed redesignation of the remaining residential lands has a negligible impacts on sewage flows and is not expected to have any affect the sanitary sewer capacity.

The current NCASP anticipates conveyance of sanitary sewer flows through a gravity sewer along Deer Park Drive, adjacent to the remaining undeveloped residential parcels with a connection to the existing 450mm sanitary sewer adjacent to Deer Park Stage 6. The sanitary sewer conveyance, for the amended NCASP will remain unchanged from what is current and the existing 450mm sanitary sewer has the available to accommodate the potential increase of 100 units.

4.2 Stormwater Drainage

The proposed land use amendments are not expected to result in any significant increase in run-off generation or the overall storage requirements within the Deer Park neighbourhood. The ASP amendment anticipates the construction of a pathway between Highway 16 and the north boundary of the storm retention pond within the neighbourhood which will connect to a pathway extending along Jennifer Heil Way. The revised ASP also anticipates the construction of a neighbourhood park directly west of the storm retention pond. Both of these amenities will trigger the need for improvements to the existing pond to formalize its boundaries, high-water elevation, and storage capacity to support path and park construction in its vicinity.

Prior to approval of districting to enable development of future land uses within the amendment area, the stormwater management facilities need to be examined in greater detail.

4.3 Transportation

Primary vehicular access to developments within the plan amendment area is provided by Deer Park Drive and Dalton Link. The NCASP designates Dalton Link as an Urban Industrial/Commercial Collector and Deer Park Drive is classified as a major collector.

The proposed redesignation of the remaining undeveloped residential areas to a mixed density results in only a marginal increase in the number of dwellings that could be potentially accommodated in the area and is not expected to alter the classification of either roadway.

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The conversion of approximately two hectares of land from high-density residential to commercial use is expected to increase the volume of traffic along Dalton Link from its intersection with Jennifer Heil Way to the initial driveway access associated with the proposed commercial site. Dalton Link is intended to be constructed as a four-lane Urban Industrial/Commercial Collector road from its intersection with Jennifer Heil Way to the easternmost commercial access point to support turning movements into the adjacent commercial parcels. It is expected that this road would then transition to a two-lane collector standard east of the commercial access to a single lane roundabout intersection at Deer Park Drive.

The expansion of commercial development along Dalton Link is anticipated to create a corresponding increase in pedestrian traffic by visitors, shoppers, employees, and service users along Dalton Link. This increased pedestrian demand combined with an increase in traffic volumes along Dalton Link will necessitate consideration of traffic safety measures along Dalton Link at the commercial driveway access to ensure that the mixed-use node remains accessible for both foot and vehicle traffic. These improvements may include marked or textured pedestrian crossings at the entrances to the commercial site or similar improvements to create a welcoming and safe environment.

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5 LAND USE STATISTICS

5.1 Approved Land Use Statistics

Table 5-1 Approved Land Areas (Overall ASP Area)

| Land Use | Area (ha) |
|----------------------------------|---------------|
| Gross Area | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve | 5.60 |
| The Links Gold Course | 58.56 |
| Gross Development Area | 324.46 |
| Open Space / Parks | 36.62 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (Approximately 20% GDA) | 65.00 |
| Net Developable Area | 203.94 |
| Institutional | 0.90 |
| Commercial | 3.14 |
| Net Residential Area | 199.90 |

Table 5-2 Approved Population Data (Overall ASP Area)

| Land Use | Area (ha) | Units/ha | Total Units | Pop/Unit | Population |
|--------------------------------------|--------------|----------|--------------|----------|---------------|
| Low Density Residential | 126.25 | 20 | 2,525 | 3.40 | 8,585 |
| Mixed Low-Medium Density Residential | 18.99 | 25 | 474 | 3.40 | 1,611 |
| Medium Density Residential | 47.44 | 30 | 1,423 | 2.70 | 3,843 |
| High Density Residential | 7.22 | 87 | 628 | 1.80 | 1,131 |
| Total | 199.9 | | 5,050 | | 15,170 |

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Table 5-3 Approved Student Generation Data (Overall ASP Area)

| Level | Public | Separate | Total |
|---------------------|--------------|------------|--------------|
| Elementary (K-6) | 1,312 | 404 | 1,716 |
| Junior High (7-9) | 555 | 202 | 757 |
| Senior High (10-12) | 657 | 101 | 758 |
| Total | 2,524 | 707 | 3,231 |

LDR-LMDR / MDR-HDR Ratio: 73% / 27%
 Persons / Gross Dev. Ha: 46.75
 Units/Net Residential Acre: 25.26

5.2 Proposed Land Use Statistics

Table 5-4 Proposed Land Areas (Overall ASP Area)

| Land Use | Area (ha) |
|----------------------------------|--------------------|
| Gross Area | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve | 5.60 |
| The Links Gold Course | 58.56 |
| Gross Development Area | 324.46 |
| Open Space / Parks | 41.02 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 16.57 ¹ |
| Roads (Approximately 20% GDA) | 65.00 |
| Net Developable Area | 201.09 |
| Institutional | 0.90 |
| Commercial | 5.14 |
| Net Residential Area | 195.05 |

1. Area refined to reflect the amended figure which illustrates the actual area subdivided for the south storm pond relative to the previous ASP figure.

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Table 5-5 Proposed Population Data (Overall ASP Area)

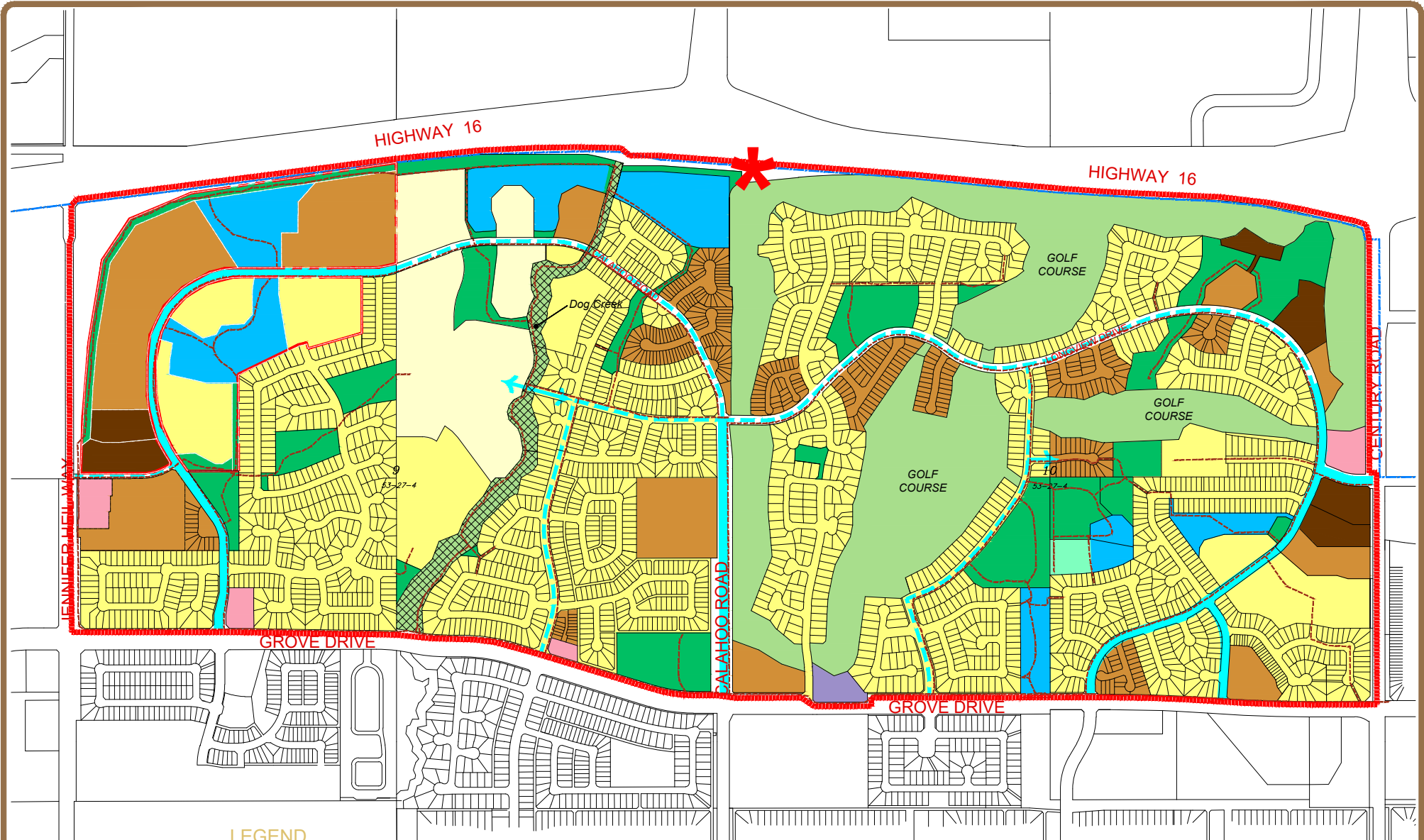
| Land Use | Area (ha) | Units/ha | Total Units | Pop/Unit | Population |
|---------------------------------------|---------------|----------|--------------|----------|---------------|
| Low Density Residential | 120.69 | 20 | 2,414 | 3.40 | 8,207 |
| Mixed Low-Medium Density Residential | 29.62 | 25 | 741 | 3.40 | 2,518 |
| Medium Density Residential | 32.99 | 30 | 990 | 2.70 | 2,672 |
| Mixed Medium-High Density Residential | 5.64 | 67 | 378 | 2.50 | 945 |
| High Density Residential | 6.11 | 87 | 532 | 1.80 | 957 |
| Total | 195.05 | | 5,053 | | 15,298 |

Table 5-6 Proposed Student Generation Data

| Level | Public | Separate | Total |
|---------------------|--------------|------------|--------------|
| Elementary (K-6) | 1,314 | 404 | 1,718 |
| Junior High (7-9) | 556 | 202 | 758 |
| Senior High (10-12) | 657 | 101 | 758 |
| Total | 2,527 | 707 | 3,234 |

LDR-LMDR / MDR-HDR Ratio: 77% / 23%
 Persons / Gross Dev. Ha 48
 Units/Net Residential Acre: 25.91

6 FIGURES



LEGEND

- | | | |
|--|---------------------------|---------------------------------------|
| Area Structure Plan Boundary | Institutional | Urban Service (Municipal Focal Point) |
| City Boundary | The Links Golf Course | Pedestrian Linkage |
| Low Density Residential (max 19.5 units/ha) | Dog Creek Drainage Course | Major Collector Road |
| Medium Density Residential (max 66 units/ha) | Park/Open Space | Minor Collector Road |
| High Density Residential (max 87 units/ha) | Drypond Facility | Required Access Location |
| Mixed Low to Medium Density Residential | Wetpond Facility | ASP Amendment Boundary |
| Commercial | | |

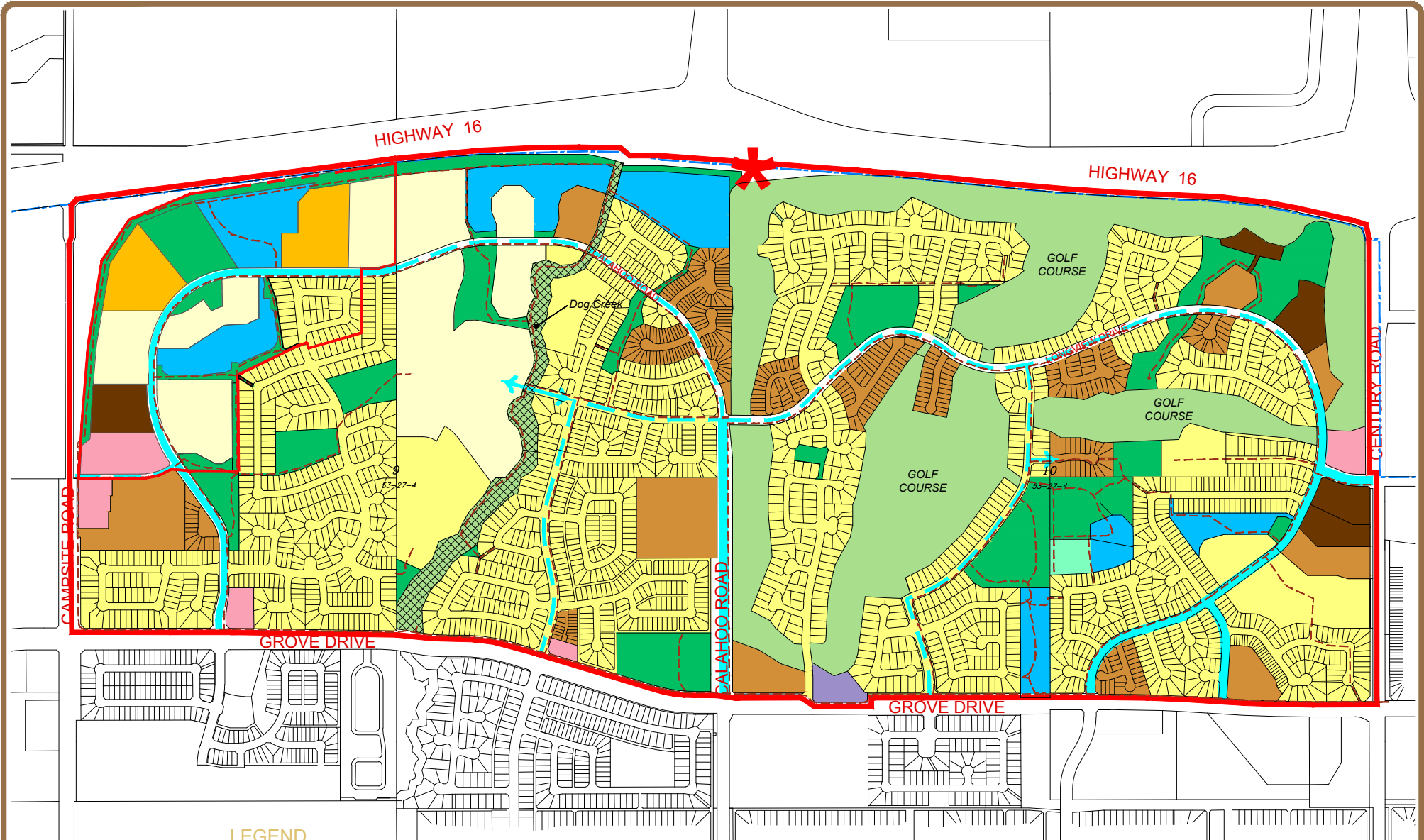


N.T.S.

**APPROVED
LAND USE CONCEPT**

North Central
Area Structure Plan Amendment

Figure 6-1



LEGEND

- | | | |
|--|---------------------------|---------------------------------------|
| Area Structure Plan Boundary | Institutional | Urban Service (Municipal Focal Point) |
| City Boundary | The Links Golf Course | Pedestrian Linkage |
| Low Density Residential (max 19.5 units/ha) | Dog Creek Drainage Course | Major Collector Road |
| Medium Density Residential (max 66 units/ha) | Park/Open Space | Minor Collector Road |
| High Density Residential (max 87 units/ha) | Drypond Facility | Required Access Location |
| Mixed Low to Medium Density Residential | Wetpond Facility | ASP Amendment Boundary |
| Mixed Medium to High Density Residential | Commercial | |



N.T.S.

PROPOSED LAND USE CONCEPT

North Central Area Structure Plan Amendment

Figure 6-2

THE CITY OF SPRUCE GROVE

BYLAW C-1169-21

NORTH CENTRAL AREA STRUCTURE PLAN AMENDMENT

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality may adopt and may amend an area structure plan;

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Second Reading Carried 10 January 2022

Third Reading Carried 10 January 2022

Date Signed 13 January 2022

Mayor

City Clerk

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NORTH CENTRAL AREA STRUCTURE PLAN – AMENDMENT PROPOSED

1.0 INTRODUCTION

1.1 Purpose

The purpose of this amendment to the North Central Area Structure Plan, submitted on behalf of 2330185 Alberta Ltd, is to increase the approved commercial use of a specific parcel located within the Area Structure Plan from 0.75 ha to 1.0 ha. The effect will be a transfer of 0.25 ha land use from Medium Density Residential to Commercial.

1.2 Location

The specific parcel is located at the SE corner of Jennifer Heil Way and a future collector road. In anticipation of this development and the construction of the future collector road, a currently dormant, full signalization hardware has been installed. See Figure A for Plan showing approved and proposed areas.

Figure A – Approved and Proposed Areas

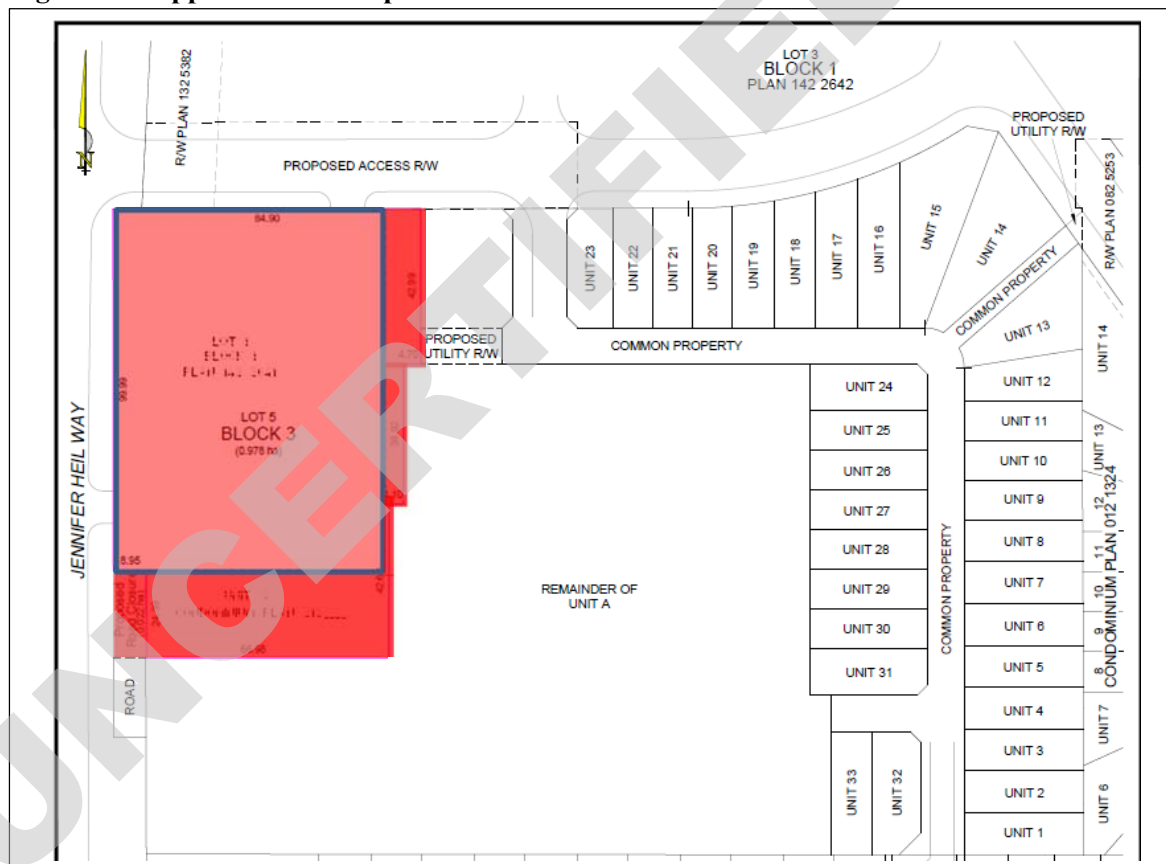


Figure A Note: Pink illustrates Approved 0.75 ha parcel for Commercial use. Red highlights Proposed 0.25 ha expansion to total 1.0 ha for Commercial use.

DEER PARK 2020 PROJECTS LTD

2.0 THE AMENDMENT**2.1 Proposed Changes**

The Commercial site is proposed to expand by 0.25 ha. The Medium Density Residential is being reduced by the same area and represents a loss of 8 Medium Density Residential Units. Figure B illustrates the Land Use Concept as approved in August 2017. Figures C and D reflect the Proposed Land Use Concept as proposed with this amendment.

2.2 Transportation

The changes proposed in this amendment are not expected to impact the connecting roadway types in the areas. The western arterial road has been updated on the Land Use Concept Plan to reflect the name change to Jennifer Heil Way.

2.3 Utilities

The amendment does not plan to increase the sanitary or storm water contributions to the overall area in such a way that existing offsite infrastructure requires upgrades or changes. The amendment does not plan to increase the demand on the water system.

Municipal services for water, sanitary, and storm are shown to be located just east of the ASP amendment area and coming from the adjacent residential strata property through an easement corridor, noted as *Proposed Utility Right of Way* in Figure A.

2.4 Rationale

An increase to the area of the Commercial designated parcel from 0.75 ha to 1.0 ha, provides for slightly increased density and improved internal circulation for proposed commercial uses. Viability of the commercial development is enhanced while impacts to surrounding infrastructure is not impacted. There will remain, after an approval, almost 55m of separation between the commercial parcel boundary to any pre-existing residential uses. New residential uses to the east and south will be respected by applying Bylaw setbacks to any commercial design. As most of the traffic generation to the Commercial will be from Jennifer Heil Way, and with the activation of a new traffic controlled intersection at Jennifer Heil Way and future collector road, there are no anticipated impacts to traffic from the proposed expansion of the commercial from 0.75 ha to 1.0 ha. All other ASP approved boundaries of the North Central Area will remain unaltered.

DEER PARK 2020 PROJECTS LTD**3.0 LAND USE STATISTICS****3.1 Approved Land Use Statistics****Table 3.1A – Approved Land Areas**

| | |
|----------------------------------|---------------|
| Gross Area | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve | 5.60 |
| The Links Golf Course | 58.56 |
| Gross Development Area | 324.46 |
| Open Space / Parks | 36.62 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (Approx 20% GDA) | 65.00 |
| Net Developable Area | 203.94 |
| Institutional | 0.90 |
| Commercial | 2.89 |
| Net Residential Area | 200.15 |

Table 3.1B – Approved Population Data

| Residential Land Use Population Analysis | | | | | |
|---|----------------|-----------------|--------------------|-----------------|-------------------|
| Land Use | Area Ha | Units/Ha | Total Units | Pop/Unit | Population |
| Low Density Residential | 126.25 | 20 | 2,525 | 3.40 | 8,585 |
| Mixed Low-Medium Density Residential | 18.99 | 25 | 474 | 3.40 | 1,611 |
| Medium Density Residential | 47.69 | 30 | 1,431 | 2.70 | 3,863 |
| High Density Residential | 7.22 | 87 | 628 | 1.80 | 1,131 |
| Total | 200.15 | | 5,058 | | 15,190 |

Table 3.1C – Approved Student Generation Data

| Student Generation Statistics | | | |
|--------------------------------------|---------------|-----------------|--------------|
| Level | Public | Separate | Total |
| Elementary (K-6) | 1,315 | 405 | 1,720 |
| Junior High (7-9) | 556 | 202 | 758 |
| Senior High (10-12) | 658 | 101 | 759 |
| Total | 2,529 | 708 | 3,237 |

LDR-LMDR / MDR-HDR Ratio: 73% / 27%

Persons / Gross Dev. Ha 46.82

DEER PARK 2020 PROJECTS LTD**4.0 LAND USE STATISTICS****4.1 Proposed Land Use Statistics****Table 4.1A – Proposed Land Areas**

| | |
|----------------------------------|---------------|
| Gross Area | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve | 5.60 |
| The Links Golf Course | 58.56 |
| Gross Development Area | 324.46 |
| Open Space / Parks | 36.62 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (Approx 20% GDA) | 65.00 |
| Net Developable Area | 203.94 |
| Institutional | 0.90 |
| Commercial | 3.14 |
| Net Residential Area | 199.90 |

Table 4.1B – Proposed Population Data

| Residential Land Use Population Analysis | | | | | |
|---|----------------|-----------------|--------------------|-----------------|-------------------|
| Land Use | Area Ha | Units/Ha | Total Units | Pop/Unit | Population |
| Low Density Residential | 126.25 | 20 | 2,525 | 3.40 | 8,585 |
| Mixed Low-Medium Density Residential | 18.99 | 25 | 474 | 3.40 | 1,611 |
| Medium Density Residential | 47.44 | 30 | 1,423 | 2.70 | 3,843 |
| High Density Residential | 7.22 | 87 | 628 | 1.80 | 1,131 |
| Total | 199.90 | | 5,050 | | 15,170 |

Table 4.1C – Proposed Student Generation Data

| Student Generation Statistics | | | |
|--------------------------------------|---------------|-----------------|--------------|
| Level | Public | Separate | Total |
| Elementary (K-6) | 1,312 | 404 | 1,716 |
| Junior High (7-9) | 555 | 202 | 757 |
| Senior High (10-12) | 657 | 101 | 758 |
| Total | 2,524 | 707 | 3,231 |

LDR-LMDR / MDR-HDR Ratio: 73% / 27% Persons / Gross Dev. Ha 46.75

DEER PARK 2020 PROJECTS LTD

NORTH CENTRAL AREA STRUCTURE PLAN APPROVED

Figure B



DEER PARK 2020 PROJECTS LTD

NORTH CENTRAL AREA STRUCTURE PLAN PROPOSED

Figure C



DEER PARK 2020 PROJECTS LTD

**NORTH CENTRAL AREA STRUCTURE PLAN PROPOSED
MAGNIFIED VIEW**

Figure D



COPY

THE CITY OF SPRUCE GROVE

BYLAW C-1001-17

NORTH CENTRAL 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-477-03, the North Central Area Structure Plan Bylaw;

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

1. Bylaw C-477-03 North Central 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 26 June 2017

Public Hearing Held 14 August 2017

Second Reading Carried 14 August 2017

Third Reading Carried 14 August 2017

Date Signed **AUG 20 2017**

Signed by City of Spruce Grove Mayor and City Clerk

North Central

Area Structure Plan Amendment

City of Spruce Grove

February 3, 2017

Prepared For:

Nu-Court Developments (2013) Ltd.

Prepared By:

Prism Engineering

#200, 4167-97th Street

Edmonton, Alberta T6E 6E9

P: 780.469.4219

www.prism-eng.ca



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1.0 Introduction

1.1 Purpose

The purpose of this amendment to the North Central Area Structure Plan, submitted on behalf of Nu-Court Developments (2013) Ltd., is to alter a low density residential area to become both medium density residential, and a small section of commercial.

1.2 Location

The proposed land use changes are located immediately east of Jennifer Heil Way, north of Deer Park Blvd, and west of Deer Park Drive, in Lot 1, Block 1, Plan 1422641. See Figure 1 below for map showing location.



Figure 1 – Site Location

2.0 The Amendment

2.1 Proposed Changes

The changes proposed in this amendment call for the 4.88 hectares of currently zoned low density residential to be reassigned as approximately 4.13 hectares of medium density residential, and 0.75 hectares of commercial area.

The residential area is planned to be developed entirely with bungalow style duplex & single-family housing.

2.2 Transportation

The changes proposed in this amendment are not expected to impact the connecting roadway types in the area. A site-specific traffic review is being completed by Bunt & Associates.

2.3 Utilities

This amendment does not plan to increase the sanitary or storm water contributions to the overall area, nor does it plan to increase the demand on the water system.

An alternate utility route will be proposed north-east of the subject site to tie to both storm sewer and water services, while the existing route for the sanitary sewer to the south-east of the subject site will suffice.

2.4 Rationale

As densities of this style of product are generally quite low compared to standard medium density products, it will do little to affect the previously proposed densities in this area, while keeping up with the general demand for adult housing. Also, the proposed changes should generally match the future configuration along the perimeter of the ASP area.

3.0 Land Use Statistics

3.1 Approved Land Use Statistics

Table 3.1a – Approved Land Areas (ha)

| | |
|----------------------------------|---------------|
| Gross Area | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve | 5.60 |
| The Links Golf Course | 58.56 |
| Gross Developable Area | 324.46 |
| Open Space/Parks | 36.62 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (Approx. 20% GDA) | 65.00 |
| Net Developable Area | 203.94 |
| Institutional | 0.90 |
| Commercial | 2.14 |
| Net Residential Area | 200.90 |

Table 3.1b – Approved Population Data

| Residential Land Use Population Analysis | | | | | |
|--|---------------|----------|-------------|----------|--------------|
| Land Use | Area (ha) | Units/ha | Unit Totals | Pop/Unit | Population |
| Low Density Residential | 131.13 | 20 | 2622 | 3.40 | 8916 |
| Mixed Low-Medium Density Residential | 18.99 | 25 | 474 | 3.40 | 1611 |
| Medium Density Residential | 43.56 | 30 | 1307 | 2.70 | 3528 |
| High Density Residential | 7.22 | 87 | 628 | 1.80 | 1131 |
| Total | 200.90 | | 5052 | | 15196 |

Table 3.1c – Approved Student Generation Data

| Student Generation Statistics | | | |
|-------------------------------|-------------|------------|-------------|
| Level | Public | Separate | Total |
| Elementary (K-6) | 1297 | 398 | 1695 |
| Junior High (7-9) | 548 | 200 | 748 |
| Senior High (10-12) | 649 | 100 | 749 |
| Total | 2494 | 698 | 3192 |

LDR-LMDR / MDR-HDR Ratio:

75% / 25%

Persons/Gross Dev. ha:

46.83



3.2 Proposed Land Use Statistics

Table 3.2a – Proposed Land Areas (ha)

| | |
|----------------------------------|---------------|
| Gross Area | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve | 5.60 |
| The Links Golf Course | 58.56 |
| Gross Developable Area | 324.46 |
| Open Space/Parks | 36.62 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (Approx. 20% GDA) | 65.00 |
| Net Developable Area | 203.94 |
| Institutional | 0.90 |
| Commercial | 2.89 |
| Net Residential Area | 200.15 |

Table 3.2b - Proposed Population Data

| Residential Land Use Population Analysis | | | | | |
|--|---------------|----------|-------------|----------|--------------|
| Land Use | Area (ha) | Units/ha | Unit Totals | Pop/Unit | Population |
| Low Density Residential | 126.25 | 20 | 2525 | 3.40 | 8585 |
| Mixed Low-Medium Density Residential | 18.99 | 25 | 474 | 3.40 | 1611 |
| Medium Density Residential | 47.69 | 30 | 1431 | 2.70 | 3863 |
| High Density Residential | 7.22 | 87 | 628 | 1.80 | 1131 |
| Total | 200.15 | | 5058 | | 15190 |

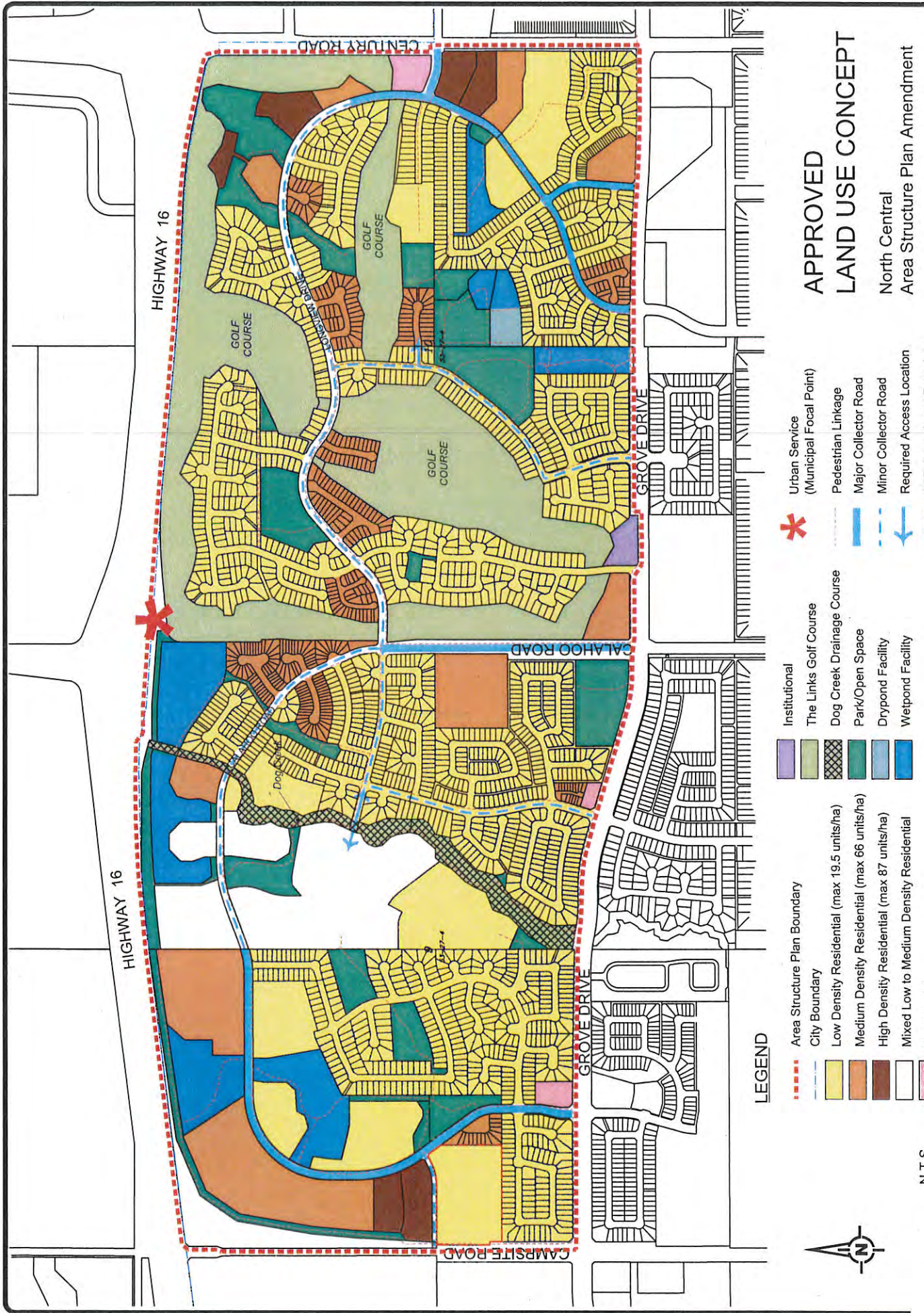
Table 3.2c – Proposed Student Generation Data

| Student Generation Statistics | | | |
|-------------------------------|-------------|------------|-------------|
| Level | Public | Separate | Total |
| Elementary (K-6) | 1315 | 405 | 1720 |
| Junior High (7-9) | 556 | 202 | 758 |
| Senior High (10-12) | 658 | 101 | 759 |
| Total | 2529 | 708 | 3237 |

LDR-LMDR / MDR-HDR Ratio: 73% / 27%

Persons/Gross Dev. ha: 46.82





LEGEND

- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Mixed Low to Medium Density Residential
- Commercial
- Institutional
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- Drypond Facility
- Wetpond Facility
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- Major Collector Road
- Minor Collector Road
- Required Access Location
- ASP Amendment Boundary

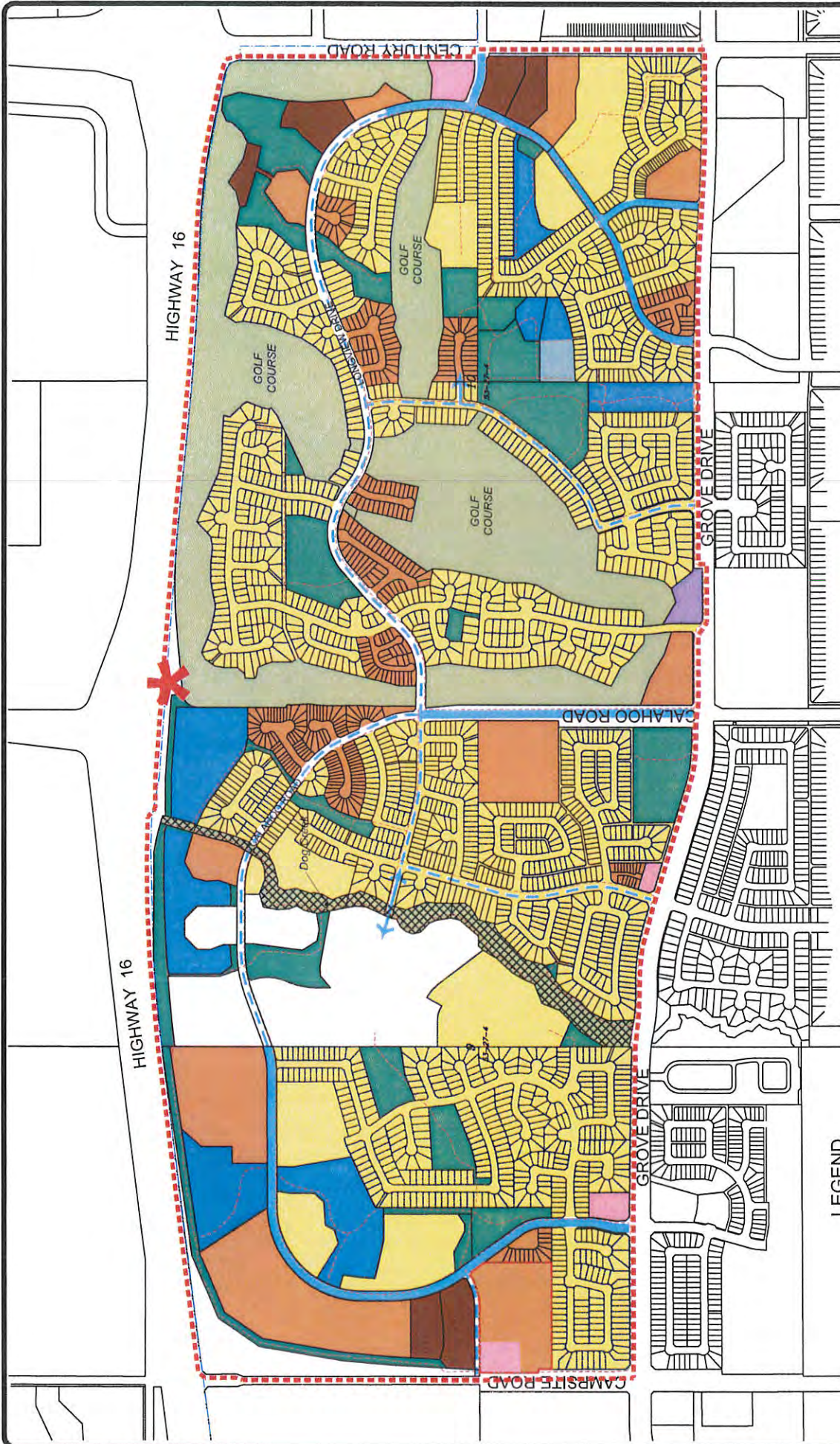


N.T.S.

**APPROVED
LAND USE CONCEPT**

North Central
Area Structure Plan Amendment

Figure 2



LEGEND

- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Mixed Low to Medium Density Residential
- Commercial
- Institutional
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- Drypond Facility
- Wetpond Facility
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- Major Collector Road
- Minor Collector Road
- Required Access Location
- ASP Amendment Boundary



N.T.S.

**PROPOSED
LAND USE CONCEPT**
North Central
Area Structure Plan Amendment

Figure 3

THE CITY OF SPRUCE GROVE

BYLAW C-997-17

NORTH CENTRAL AREA 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-477-03, the North Central Area Structure Plan Bylaw;

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

1. Bylaw C-477-03 North Central 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 8 May 2017

Public Hearing Held 12 June 2017

Second Reading Carried 12 June 2017

Third Reading Carried 12 June 2017

Date Signed **JUN 19 2017**

Signed by City of Spruce Grove Mayor and City Clerk

NORTH CENTRAL

AREA STRUCTURE PLAN AMENDMENT



Prepared for: Jesperdale Communities Inc.
Presented by: Select Engineering Consultants Ltd.
Date: March 21, 2017
RPT1-18-14020-NorthCentralASP-Amend-170118.docx

Disclaimer

The attached Report has been prepared by Select Engineering Consultants Ltd. on behalf of the Client in accordance with the agreement between Select Engineering Consultants Ltd. and Client for the services described in the Report (the "Agreement"), and is subject to the budgetary, time and other constraints and limitations set forth in the Agreement.

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1.0 Introduction

1.1 Purpose

The purpose of this amendment to the North Central Area Structure Plan (ASP) is to:

- Adjust an area of Low Density Residential west of Dog Creek to allow for 'integrated' low to medium density residential land use that will support flexible housing type districting;
- Adjust a Park along Calahoo Road to more closely reflect its ultimately intended configuration; and,
- Update land uses on the Land Use Concept and Statistics to reflect corrected mapping, consolidated statistics, and updated area measurements due to recent subdivisions.

1.2 Background

North Central ASP was adopted by Bylaw C-477-03 on July 14, 2003, and it defines a development framework for approximately 393.54 hectares of land bounded by Century Road (east), Highway 16 (north), Jennifer Heil Way (west) and Grove Drive (south).

The North Central ASP may be amended for changes agreeable to City Council, and since adoption the ASP has been amended by the following bylaws:

- Bylaw C-515-04 passed March 22, 2004, to change high density to medium density residential;
- Bylaw C-520-04 passed April 13, 2004, to amend low density to medium density residential;
- Bylaw C-532-04 passed June 14, 2004, to reconfigure land uses in the western ASP area (W ½ 9-53-27-W4M) and related text amendments;
- Bylaw C-567-05 passed September 12, 2005, to amend a stormwater management facility from a dry to wet pond;
- Bylaw C-620-06 passed September 11, 2006, to amend a 1.52 ha low density residential area into a medium density residential;
- Bylaw C-626-06 passed September 24, 2007, to update the Land Use Concept plan to reflect registered parcels and proposed land use changes for future development;
- Bylaw C-692-08 passed August 19, 2010, to amend a low density area to medium density residential and amended a medium density site to high density residential;
- Bylaw C-789-11 passed September 15, 2011, to amend a low density area to medium density residential; and,
- Bylaw C-901-15 passed July 17, 2015, to amend a low density area to medium density residential.

2.0 Amendment

2.1 Proposed Amendment

This amendment proposes the following changes to the North Central ASP:

- Adjust the ASP's Figure 6 - Land Use Concept (**See Figure 1**), as amended, as shown on the Proposed Land Use Concept (**See Figure 2**) to:
 - + Reallocate land uses in a 'central amendment area', located west of Dog Creek, by:
 - Adding 'Mixed Low to Medium Density Residential' land use;
 - Reducing existing 'Low Density Residential' land use;
 - Reducing 'Medium Density Residential' land use; and,
 - Reducing 'Park/Open Spaces' land use south of Calahoo Road.
 - + Consolidate a 4.047 hectare Medium Density Residential area into the latest ASP Figure 6 map (Bylaw C-789-11) as the C-901-15 amendment had referenced the original Bylaw C-477-03 map;
 - + Restore High Density Residential land use in an eastern area by Century Road and Kings Link unintendedly deleted from ASP Figure 6 by Bylaw C-789-11; and,
 - + Restore High Density Residential land use in a western area near Jennifer Heil Way that was unintendedly deleted from ASP Figure 6 by Bylaw C-789-11.
- Update the ASP's Land Use and Development Statistics (**See Table 1**) to:
 - + Consolidate the statistics, last adopted by Bylaw C-901-15, to include all previous amendments in an updated summary (**See Table 1A**);
 - + Recognize the land use changes proposed by this amendment as expressed in the above noted 'central amendment area' (**See Table 2**); and,
 - + Reflect the 'actual' measured areas for two recently subdivided High Density Residential parcels (**See Table 2**).

The proposed primary amendment, identified as the 'central amendment area' above, adjusts the existing residential land uses near Dog Creek's west bank by converting these to Mixed Low to Medium Density Residential land use and redefines a park area to be consistent with its final configuration. This residential land use change updates the ASP to allow for use of 'integrated densities' land use districting in the area and it includes the previously approved Jesperdale Stage 9 semi-detached medium density residential site north of Avonlea Way.

The proposed park adjustment will result in a 0.55 hectare reduction in size. This change combined with the property owner's remaining deferred reserve caveats results in a small Municipal Reserve under-dedication of for their titled lands. The City of Spruce Grove agrees that this under-dedication will be transferred upon subdivision to the landowner's other lands in the West Area Structure Plan to support a school site assembly in that neighbourhood.

This amendment also corrects for a previous ASP amendment, by Bylaw C-789-11, that removed two areas of High Density Residential land use from ASP Figure 6 - Land Use Concept map with no mention in its text or statistics. These two areas, one near Jennifer Heil Way and one near Century Road, have been added back onto the Land Use Concept map.

Lastly, a consolidation of area development statistics is provided to include all previous ASP amendments (**See Table 1A**), and includes updates to the current statistics (**See Table 1**) for unrecognized High Density Residential land use changes made by Bylaw C-626-06. A new accounting for all proposed ASP amendment changes are provided (**See Table 2**) and these include actual areas for two High Density Residential parcels from recent subdivisions.

2.2 Amendment Effects

2.2.1 Land Use and Population Statistics

2.2.1.1 Consolidation of Existing Land Use and Population Statistics

The most recent ASP amendment (Bylaw C-901-15) contained an error in High Density Residential land use initially found in Bylaw C-626-06, and it did not include the changes adopted by amending Bylaw C-789-11. To correct for this matter, the ASP's existing Table 3 - Land Use & Population Statistics, as identified in Bylaw C-901-15 (**See Table 1**), has been updated in **Table 1A: Consolidated Land Use and Population Statistics** to capture the following land use changes:

- Correction of Bylaw C-626-06 Statistics:
 - + High Density Residential is increased by 1.50 hectares.
 - + Low Density Residential is decreased by 1.50 hectares.

As summarized in **Appendix A**, this amendment should have added 0.70 hectares of additional High Density Residential on top of the existing 4.79 hectares for a total of 5.54 hectares. However, upon review the High Density Residential land use area was in fact reduced by 0.75 hectares to incorrectly total 4.04 hectares. This error has been carried forward in all subsequent amendments, and to correct it 1.50 hectares of High Density Residential is added with an offsetting 1.50 hectare reduction in Low Density Residential land use.

Furthermore, it is noted that Bylaw C-692-08 added 0.97 hectares of new High Density Residential, and this increase was added to the incorrectly recorded 4.04 hectare total from Bylaw C-626-06. Therefore, this amendment corrects for this by adding the 0.97 hectares to the updated 5.54 hectares to show the correct 6.51 hectare total in **Table 1A**.

- Consolidation of Bylaw C-789-11 Statistical Changes:
 - + Low Density Residential is reduced 0.94 hectares.
 - + Medium Density Residential is increased reduced 0.94 hectares.

This change was not included in the most recent amendment Bylaw C-901-15, so it is being added to consolidate all ASP amendments.

In summary, these corrected land use statistics (i.e. Table 1 compared to Table 1A) estimate 109 more units and 143 more persons for an overall neighbourhood population of 14,825. The Net Unit Density for the neighbourhood also increased from 24.03 to 24.58 units per net residential hectare.

2.2.1.2 Effects of the Proposed Amendment on Land Use and Population Statistics

This ASP amendment proposes the following land use changes:

- Open Space / Parks decreases by 0.55 hectares;
- Low Density Residential land use decreases by 14.55 hectares;
- Mixed Low to Medium Density Residential land use increases by 18.99 hectares;
- Medium Density Residential land use decreases by 4.60 hectares; and,
- High Density Residential increases by 0.71 hectares.

The ASP's land use and population statistics have been updated for the above noted changes in **Table 2: Proposed Land Use and Population Statistics**, which uses as a starting point the consolidated statistics provided in **Table 1A**.

The above noted 0.71 hectare increase in High Density Residential land use represents an actual neighbourhood gain due to the subdivision and registration of two east side areas that were marginally larger than what was originally anticipated. These sites are Lot 98, Block 13, Plan 132 4328 and Lots 1& 2, Block 7, Plan 122 1863.

The effects of these land use changes results in projected neighbourhood increases of 107 residential units and 361 residents to now total a population of 15,186. Overall, this ASP amendment results in net increase in neighbourhood residential unit density from 24.58 to 25.04 units per net residential hectare (upnrha).

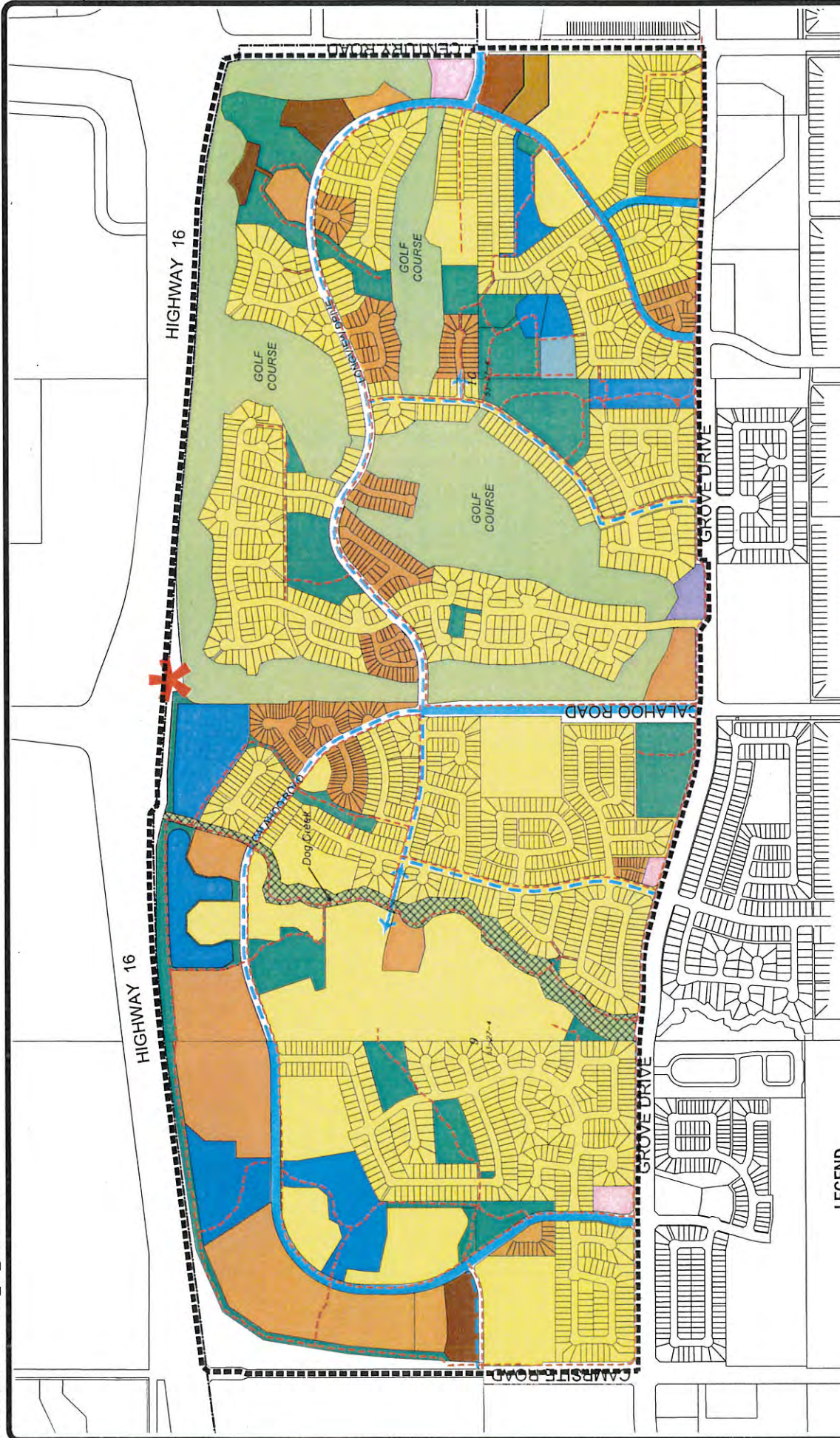
2.2.2 Roads and Infrastructure

There are no effects on municipal roads or municipal servicing for the proposed ASP changes.

2.3 Amendment Rationale

This ASP amendment allows addition of Mixed Low to Medium Density Residential land use to permit integrated housing types and densities in the community, and an associated local park boundary adjustment to more closely reflect the final intended park. The residential adjustment for integrated housing types is made in recognition of the Municipal Development Plan's policy direction. The reduced park area and the existing deferred municipal reserves under-dedication for landowner's titled area will be transferred to the West Area Structure Plan in support of a school site assembly as desired by the City of Spruce Grove. Lastly, the amendment updates the ASP's Land Use Concept and statistics to add 0.71 hectares of High Density Residential land use that was removed without description or reason in a previous ASP amendment (Bylaw C-789-11).

Overall this amendment allows a neighbourhood increase of 107 residential units and 361 residents. These increases are due to slightly more density possible using flexible Low to Medium Density Residential districting, and the land use gained by correcting for the actual size of two now subdivided High Density Residential sites.



LEGEND

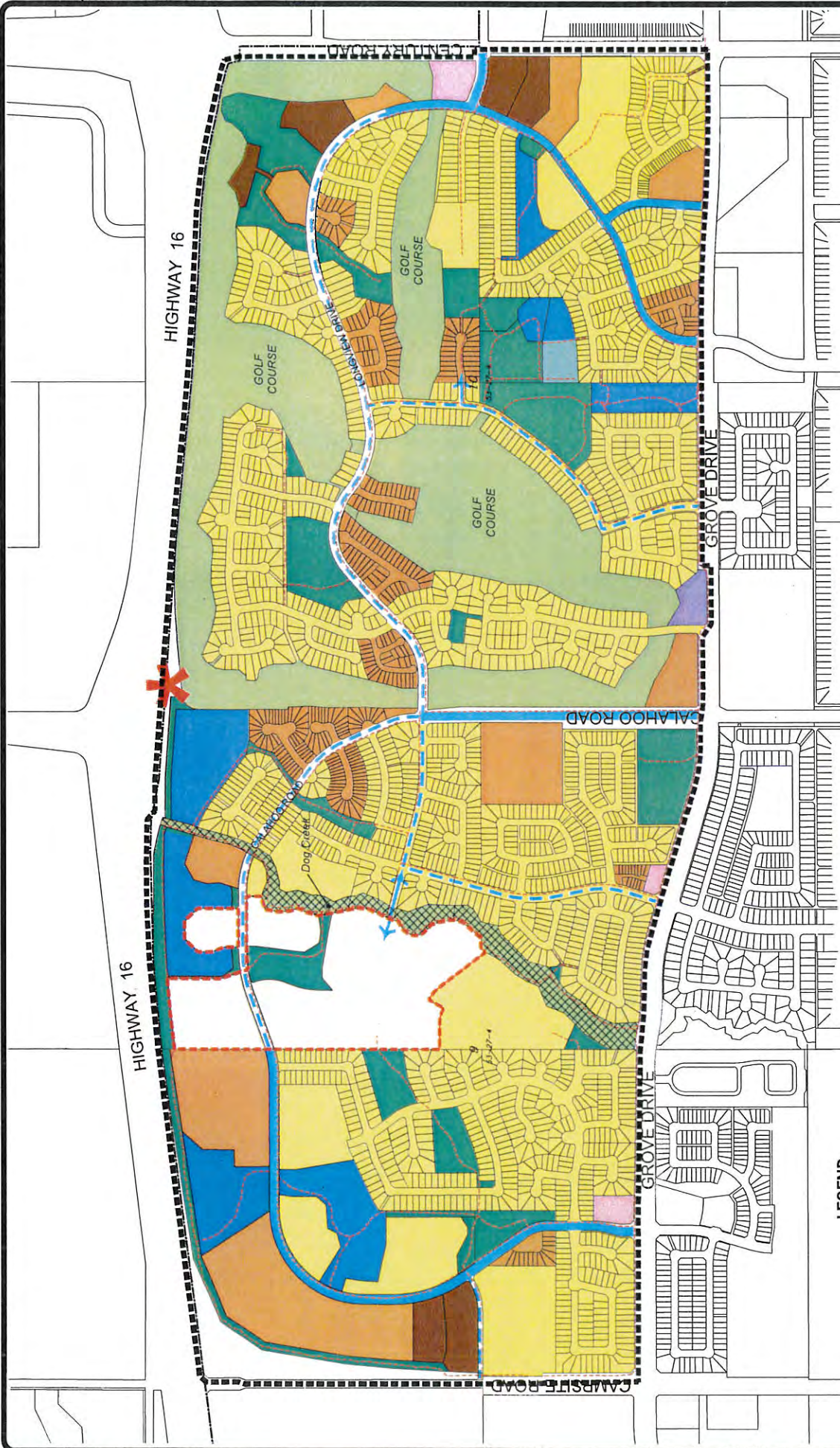
- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Commercial
- Institutional
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- Drypond Facility
- Wetpond Facility
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- Major Collector Road
- Minor Collector Road
- Required Access Location
- ASP Amendment Boundary



**APPROVED
LAND USE CONCEPT
North Central
Area Structure Plan Amendment**

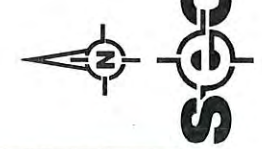
Figure 1





LEGEND

- Area Structure Plan Boundary
 - City Boundary
 - Low Density Residential (max 19.5 units/ha)
 - Medium Density Residential (max 66 units/ha)
 - High Density Residential (max 87 units/ha)
 - Mixed Low to Medium Density Residential
 - Commercial
-
- Institutional
 - The Links Golf Course
 - Dog Creek Drainage Course
 - Park/Open Space
 - Drypond Facility
 - Wetpond Facility
-
- * Urban Service (Municipal Focal Point)
 - Pedestrian Linkage
 - Major Collector Road
 - Minor Collector Road
 - Required Access Location
 - ASP Amendment Boundary



**PROPOSED
LAND USE CONCEPT**
North Central
Area Structure Plan Amendment

Figure 2

Table 1: Approved Land Use and Population Statistics (Bylaw C-901-15)

| Land Use | Hectares | % | Units | % | Population | % |
|-----------------------------------|---------------|--------------|--------------|---------------|---------------|---------------|
| Gross Area | 393.54 | | | | | |
| Future Highway Interchange | 4.00 | | | | | |
| Arterial Widening | 0.92 | | | | | |
| Environmental Reserve | 5.60 | | | | | |
| Links Golf Course | 58.56 | | | | | |
| Subtotal | 69.08 | | | | | |
| Gross Developable Area | 324.46 | | | | | |
| Open Space / Parks | 37.17 | 11.5% | | | | |
| Dry Pond Facilities | 0.78 | 0.2% | | | | |
| Stormwater Management Facilities | 18.12 | 5.6% | | | | |
| Roads | 65.00 | 20.0% | | | | |
| Institutional | 0.90 | 0.3% | | | | |
| Commercial | 2.14 | 0.7% | | | | |
| Subtotal – Other Uses | 124.11 | 38.3% | | | | |
| Residential | | | | | | |
| Low Density Residential | 148.12 | 45.7% | 2,962 | 61.5% | 10,072 | 68.6% |
| Medium Density Residential | 47.22 | 14.6% | 1,417 | 29.4% | 3,825 | 26.1% |
| High Density Residential | 5.01 | 1.5% | 436 | 9.1% | 785 | 5.3% |
| Total Non-Residential Area | 200.35 | 61.7% | 4,815 | 100.0% | 14,682 | 100.0% |

| | | |
|----------------------------|----------------------|-----------------------|
| Low Density Residential | 20 units per hectare | 3.40 persons per unit |
| Medium Density Residential | 30 units per hectare | 3.40 persons per unit |
| High Density Residential | 87 units per hectare | 1.80 persons per unit |

Net Unit Density: 24.03 units per net residential hectare (upnrha)

Student Generation Statistics

| | Public | Separate | Total |
|---------------------|--------------|------------|--------------|
| Elementary (K-6) | 1,241 | 382 | 1,623 |
| Junior High (7-9) | 525 | 191 | 716 |
| Senior High (10-12) | 621 | 95 | 716 |
| Total | 2,387 | 668 | 3,055 |

Table 1A: Consolidated Land Use and Population Statistics*

| Land Use | Hectares | % | Units | % | Population | % |
|-----------------------------------|---------------|--------------|--------------|---------------|---------------|---------------|
| Gross Area | 393.54 | | | | | |
| Future Highway Interchange | 4.00 | | | | | |
| Arterial Widening | 0.92 | | | | | |
| Environmental Reserve | 5.60 | | | | | |
| Links Golf Course | 58.56 | | | | | |
| Subtotal | 69.08 | | | | | |
| Gross Developable Area | 324.46 | | | | | |
| Open Space / Parks | 37.17 | 11.5% | | | | |
| Dry Pond Facilities | 0.78 | 0.2% | | | | |
| Stormwater Management Facilities | 18.12 | 5.6% | | | | |
| Roads | 65.00 | 20.0% | | | | |
| Institutional | 0.90 | 0.3% | | | | |
| Commercial | 2.14 | 0.7% | | | | |
| Subtotal – Other Uses | 124.11 | 38.3% | | | | |
| Residential | | | | | | |
| Low Density Residential | 145.68 | 44.9% | 2,913 | 59.2% | 9,905 | 66.8% |
| Medium Density Residential | 48.16 | 14.8% | 1,445 | 29.3% | 3,901 | 26.3% |
| High Density Residential | 6.51 | 2.0% | 566 | 11.5% | 1,019 | 6.9% |
| Total Non-Residential Area | 200.35 | 61.7% | 4,924 | 100.0% | 14,825 | 100.0% |

| | | |
|----------------------------|----------------------|-----------------------|
| Low Density Residential | 20 units per hectare | 3.40 persons per unit |
| Medium Density Residential | 30 units per hectare | 3.40 persons per unit |
| High Density Residential | 87 units per hectare | 1.80 persons per unit |

Net Unit Density: 24.58 units per net residential hectare (upnrha)

Student Generation Statistics

| | Public | Separate | Total |
|---------------------|--------------|------------|--------------|
| Elementary (K-6) | 1,269 | 390 | 1,659 |
| Junior High (7-9) | 537 | 196 | 732 |
| Senior High (10-12) | 635 | 97 | 732 |
| Total | 2,441 | 683 | 3,125 |

*Table 1A updates Table 1 (Bylaw C-901-15) by correcting High Density Residential land uses areas, per Appendix "A" - Summary of North Central ASP Amendments for High Density Residential, and to incorporate 0.94 hectares of Low Density Residential that was converted to Medium Density Residential by Bylaw C-789-11.

Table 2: Proposed Land Use and Population Statistics

| Land Use | Hectares | % | Units | % | Population | % |
|---|---------------|--------------|--------------|---------------|---------------|---------------|
| Gross Area | 393.54 | | | | | |
| Future Highway Interchange | 4.00 | | | | | |
| Arterial Widening | 0.92 | | | | | |
| Environmental Reserve | 5.60 | | | | | |
| Links Golf Course | 58.56 | | | | | |
| Subtotal | 69.08 | | | | | |
| Gross Developable Area | 324.46 | | | | | |
| Open Space / Parks | 36.62 | 11.3% | | | | |
| Dry Pond Facilities | 0.78 | 0.2% | | | | |
| Stormwater Management Facilities | 18.12 | 5.6% | | | | |
| Roads | 65.00 | 20.0% | | | | |
| Institutional | 0.90 | 0.3% | | | | |
| Commercial | 2.14 | 0.7% | | | | |
| Subtotal – Other Uses | 123.56 | 38.1% | | | | |
| Residential | | | | | | |
| Low Density Residential | 131.13 | 40.4% | 2,622 | 52.1% | 8,916 | 58.7% |
| Mixed Low to Medium Density Residential | 18.99 | 5.9% | 474 | 9.4% | 1,611 | 10.6% |
| Medium Density Residential | 43.56 | 13.4% | 1,307 | 26.0% | 3,528 | 23.2% |
| High Density Residential | 7.22 | 2.2% | 628 | 13.2% | 1,131 | 7.4% |
| Subtotal – Residential Uses | 200.90 | 61.9% | 5,052 | 100.0% | 15,196 | 100.0% |

| | | |
|---|----------------------|-----------------------|
| Low Density Residential | 20 units per hectare | 3.40 persons per unit |
| Mixed Low to Medium Density Residential | 25 units per hectare | 3.40 persons per unit |
| Medium Density Residential | 30 units per hectare | 2.70 persons per unit |
| High Density Residential | 87 units per hectare | 1.80 persons per unit |

Net Unit Density: 25.04 units per net residential hectare (upnrha)

Student Generation Statistics

| | Public | Separate | Total |
|---------------------|--------------|------------|--------------|
| Elementary (K-6) | 1,297 | 398 | 1,695 |
| Junior High (7-9) | 548 | 200 | 748 |
| Senior High (10-12) | 649 | 100 | 749 |
| Total | 2,494 | 698 | 3,192 |

A

APPENDIX A

Summary of High Density, Residential Amendments

Summary of North Central Area Structure Plan Amendments for High Density Residential

| Bylaw | Starting HDR Area | Ending HDR Area | Amendment Notes | Actual HDR Area |
|--|-------------------|-----------------|--|-----------------|
| C-477-03 | 5.40 | 5.40 | Original ASP | |
| C-515-04 | 5.40 | 5.40 | Converted a Southeast HDR site (-1.37) to MDR | 4.03 |
| C-520-04 | 5.40 | 5.40 | HDR not updated for C-515-04 | 4.03 |
| C-532-04 | 5.40 | 5.40 | Added 0.76 ha to west HDR Site (Deer Park) | 4.79 |
| C-567-05 | 5.40 | 5.40 | HDR not updated for C-515-04 and C-532-04 | 4.79 |
| C-620-06 | 5.40 | 5.40 | Map shows C-515-04 Converted, but stats not updated | 4.79 |
| C-626-06 | 4.79 | 4.04 | Correctly consolidated past HDR amendments to 4.79 ha. Amendment added approx. 0.70 ha HDR site in northeast and made minor adjustment to the east HDR sites. | |
| | | | Statistics incorrectly reduced HDR 0.75 ha. to get 4.04 ha., where it should have been added to get 5.54 ha. | 5.54 |
| C-692-08 | 4.04 | 5.01 | Amendment added 0.97 ha. to west HDR site (Deer Park), Statistics should have been 5.54 + 0.97 to get 6.51 ha. | 6.51 |
| C-789-11 | 5.01 | 5.01 | Amendment quoted incorrect HDR statistics from C-692-08, and also inadvertently deleted two (2) HDR sites on the Lanc Use Concept map without explanation or statistical changes | 6.51 |
| C-901-15 | 5.01 | 5.01 | This amendment used the incorrect C-789-11 HDR statistics and did not update the Land Use Concept map for C-789-11 | 6.51 |
| 2017 Measurements of Actual High Density Residential Land Use | | | | |
| | 1.28 | 1.48 | Northeast Large Site (Stoneshire 13) increased 0.20 ha. (Lot 98, Block 13, 132 4328) | |
| | 1.86 | 2.39 | Century Road Site increased 0.51 ha. (Lots 101 & 102, Block 7, Plan 122 1863) | |
| | | 0.71 | Total Measured HDR Increase | 7.22 |
| Total High Density Residential in 2017 | | | | 7.22 |

THE CITY OF SPRUCE GROVE

BYLAW C-901-15

NORTH CENTRAL AREA STRUCTURAL PLAN AMENDMENT

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

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-477-03, the North Central Area Structure Plan;

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

THAT, the North Central Area Structure Plan be amended as outlined in Attachment A which is attached to and forms part of this bylaw.

The proposed area structure plan amendment includes changes to the Land Use Concept map to redesignate a Low Density residential area to Medium Density Residential.

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

First Reading Carried 26 January 2015

Public Hearing Held 23 February 2015

Second Reading Carried 23 February 2015

Third Reading Carried 13 July 2015

Date Signed JUL 17 2015

Signed by City of Spruce Grove Mayor and City Clerk

**North Central
Area Structure Plan
Amendment**

City of Spruce Grove

Prepared for
Nu-Court Developments (2013) Ltd.

Prepared by
G.R. Lehto Consulting

December 2014

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1.0 Purpose

This submission has been prepared on behalf of Nu-Court Developments (2013) Ltd. as an amendment to the North Central Area Structure Plan (ASP). The land owned by Nu-Court Developments (2013) Ltd. legally described as Lot A Plan 812 3014 is located in the westerly half of the North Central ASP as shown on Figure 1.

The ASP adopted by the City of Spruce Grove in 2003 designates the subject land as Low Density Residential with a maximum density of 20 units per Ha. Bylaw C 824-12 City of Spruce Grove Land Use Bylaw classified the property UR as per Figure 3.

The amendment area consists of 4.047 Ha north of Grove Drive and west of Calahoo Road. The amendment is to replace the Low Density residential land use designation to Medium Density and allow semi detached adult housing construction without discretionary allocation.

2.0 Background

The property is the remaining undeveloped portion of a farm and vegetable packaging and distribution operation which was shut down many years ago.

The 4.05 Ha site is surrounded on the north, west and south by single detached dwellings with Calahoo Road on the east. With the increasing demand for adult housing in Spruce Grove the site is ideally situated for this type of development and will cleanup the existing property and provide an attractive adult community within the City.

3.0 Rationale

The change in land use designation to Medium Density will allow development of the semi detached adult bungalows on the property and will create less stress on City infrastructure then normal low density residential development of equivalent size.

The development will consist of 5 one story Single Detached and 76 semi detached dwellings for a total of 81 Bareland Condominium adult residential units.

4.0 Utilities and Services

4.1 Services

Deep services including sanitary sewer, stormwater and potable water are available at the north east corner property boundary. These services have the capacity to accommodate the proposed development. Shallow services are also available at the north east corner property line.

4.2 Environmental

Nichols Environmental (Canada) Ltd. has been retained to prepare a Phase 1 Environmental Site Assessment of the property. Their findings indicate the environmental risk associated with the property is low however further testing may be required if evidence of contamination is found during the demolition of the old buildings.

Visual impact will be significantly improved with the demolition and removal of the existing abandoned farm buildings.

The proposed residential units in the new development will all be single story bungalow style with solid 6 ft fencing on 3 sides of the property and berm with decorative fencing along Calahoo Road.

4.3 Transportation

Access for the development will be off of Calahoo Road on the west side. Bunt and Associates Engineering have been retained to provide a traffic assessment and determine if any special treatment will be required for the access.

Adult developments of this type do not generate high traffic volumes as there are no students and most residents are retired. Previous projects of this type indicate a vehicle ratio of approximately 1.65 vehicles per unit.

The current access to the property will be used for construction vehicles until the completion of Phase 3 of the development. The new permanent access to Calahoo Road near the south east corner will be constructed during the Phase 1 development. By utilizing the two accesses new residents will be able to use the permanent entrance without interference from construction vehicles as Phases 2 and 3 are constructed. Following completion of Phase 3 the north construction access will be removed and the curb and ditch shaped and landscaped.

5.0 Staging

The plan for construction of the 4.047Ha development consists of 3 phases with 32 units in Phase 1, 11 units in Phase 2 and 38 units in Phase 3 as per Figure 5.

6.0 Revised Land Use and Population Statistics

Table 1 provides a summary of the approved land use and population statistics for the North Central ASP area. Table 2 provides a summary of the revised land use and population statistics.

The proposed amendment will result in an increase in the area proposed for medium density residential use and a reduction in the area proposed for low density residential use. The total proposed residential land use area within the North Central ASP area of 200.35 Ha. remains unchanged. Low density residential drops from 152.17 Ha to 148.12 Ha, medium density residential increases from 43.17 Ha to 47.22 Ha. This results in a total estimated population of 14,682 persons, a net increase of 55 persons from the 14,627 persons from the approved North Central ASP population statistics.

It should be noted that the increase in population will not generate additional students since the development is adult only. The student generation statistics have not been revised in Table 2.



AMENDMENT TO NORTH CENTRAL ASP

TABLE 1 EXISTING LAND USE AND POPULATION STATISTICS

| | AREA (ha) |
|------------------------------------|---------------|
| GROSS AREA | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve ¹ | 5.60 |
| The Links Golf Courts | 58.56 |
| GROSS DEVELOPABLE AREA | 324.46 |
| Open Space / Parks | 37.17 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (approx. 20% GDA) | 65.00 |
| NET DEVELOPABLE AREA | 203.39 |
| Institutional | 0.90 |
| Commercial | 2.14 |
| NET RESIDENTIAL AREA | 200.35 |

RESIDENTIAL LAND USE ANALYSIS

| Land Use | Area (ha) | Units/Ha | Units | Pop/Unit | Population ² |
|----------------------------|---------------|----------|-------------|----------|-------------------------|
| Low Density Residential | 152.17 | 20.00 | 3043 | 3.40 | 10346 |
| Medium Density Residential | 43.17 | 30.00 | 1295 | 2.70 | 3496 |
| High Density Residential | 5.01 | 87.00 | 436 | 1.80 | 785 |
| TOTAL | 200.35 | | 4774 | | 14627 |

STUDENT GENERATION STATISTICS

| Level | Public | Separate | TOTAL | LDR/MDR-HDR RATIO |
|---------------------|-------------|------------|-------------|--|
| | | | | 76% 24% |
| Elementary (K-6) | 1241 | 382 | 1623 | |
| Junior High (7-9) | 525 | 191 | 716 | |
| Senior High (10-12) | 621 | 95 | 716 | |
| TOTAL | 2387 | 668 | 3055 | Persons/Gross Dev. ha. 45.08 |

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV



AMENDMENT TO NORTH CENTRAL ASP

TABLE 2 PROPOSED LAND USE POPULATION STATISTICS

| | AREA (ha) |
|------------------------------------|---------------|
| GROSS AREA | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve ¹ | 5.60 |
| The Links Golf Courts | 58.56 |
| GROSS DEVELOPABLE AREA | 324.46 |
| Open Space / Parks | 37.17 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (approx. 20% GDA) | 65.00 |
| NET DEVELOPABLE AREA | 203.39 |
| Institutional | 0.90 |
| Commercial | 2.14 |
| NET RESIDENTIAL AREA | 200.35 |

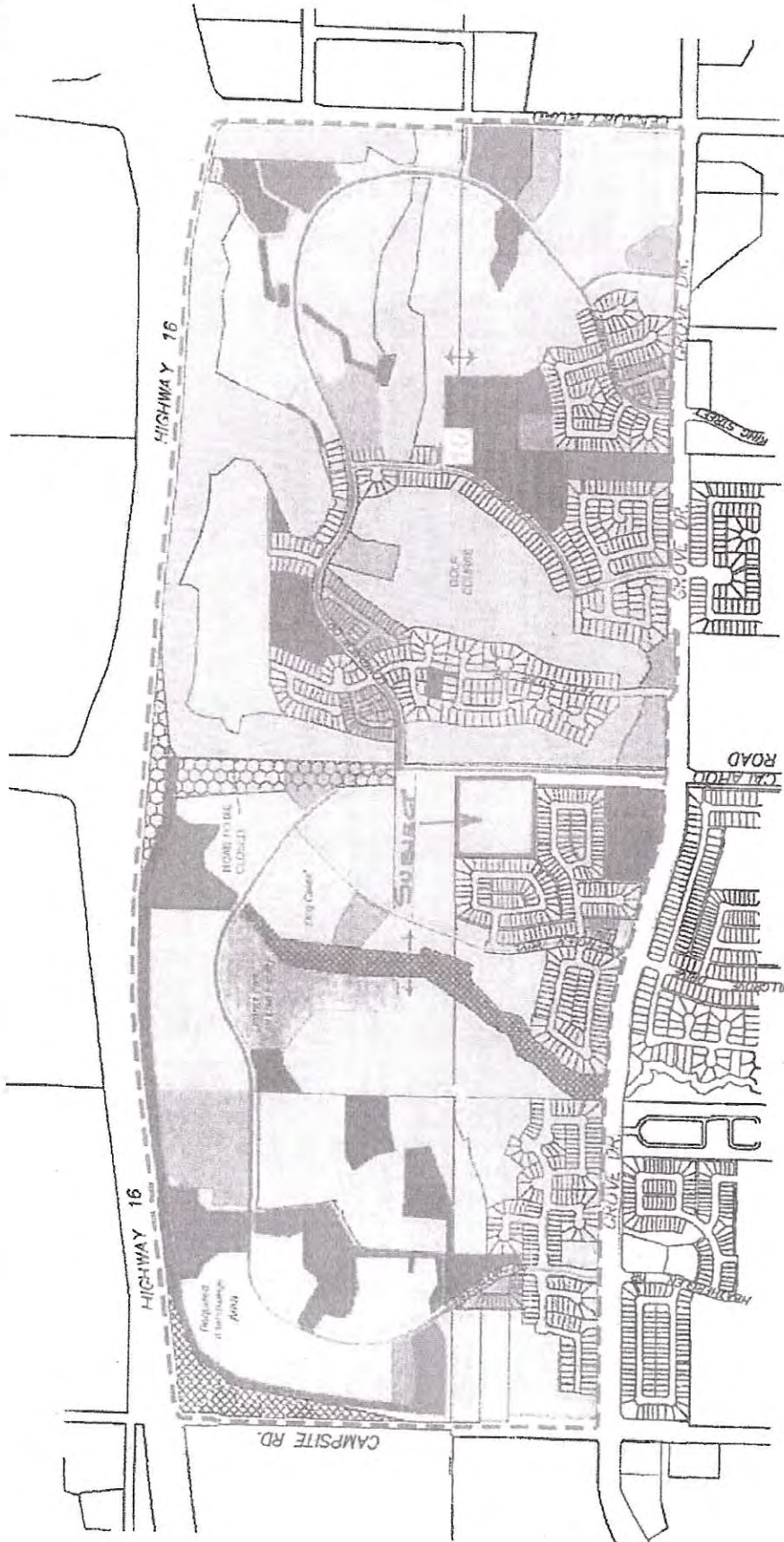
RESIDENTIAL LAND USE ANALYSIS

| Land Use | Area (ha) | Units/Ha | Units | Pop/Unit | Population |
|----------------------------|---------------|----------|-------------|----------|--------------|
| Low Density Residential | 148.12 | 20.00 | 2962 | 3.40 | 10072 |
| Medium Density Residential | 47.22 | 30.00 | 1417 | 2.70 | 3825 |
| High Density Residential | 5.01 | 87.00 | 436 | 1.80 | 785 |
| TOTAL | 200.35 | | 4815 | | 14682 |

STUDENT GENERATION STATISTICS

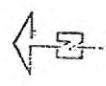
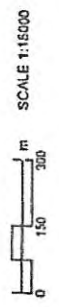
| Level | Public | Separate | TOTAL | LDR/MDR-HDR Ratio | |
|---------------------|-------------|------------|-------------|-------------------------------|-----|
| Elementary (K-6) | 1241 | 382 | 1623 | 74% | 26% |
| Junior High (7-9) | 525 | 191 | 716 | | |
| Senior High (10-12) | 621 | 95 | 716 | Persons/Gros Dev. Ha 45.25 | |
| TOTAL | 2387 | 668 | 3055 | | |

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV



- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 18.5 units/ha)
- Medium Density Residential (max 06 units/ha)
- High Density Residential (max 07 units/ha)
- Commercial
- Institutional
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- School Site
- Drypond Facility
- Wegpond Facility
- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Required Access Location

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages



North Central ASP
Land Use Concept
Figure - 1



FIGURE 2

Zoning Map

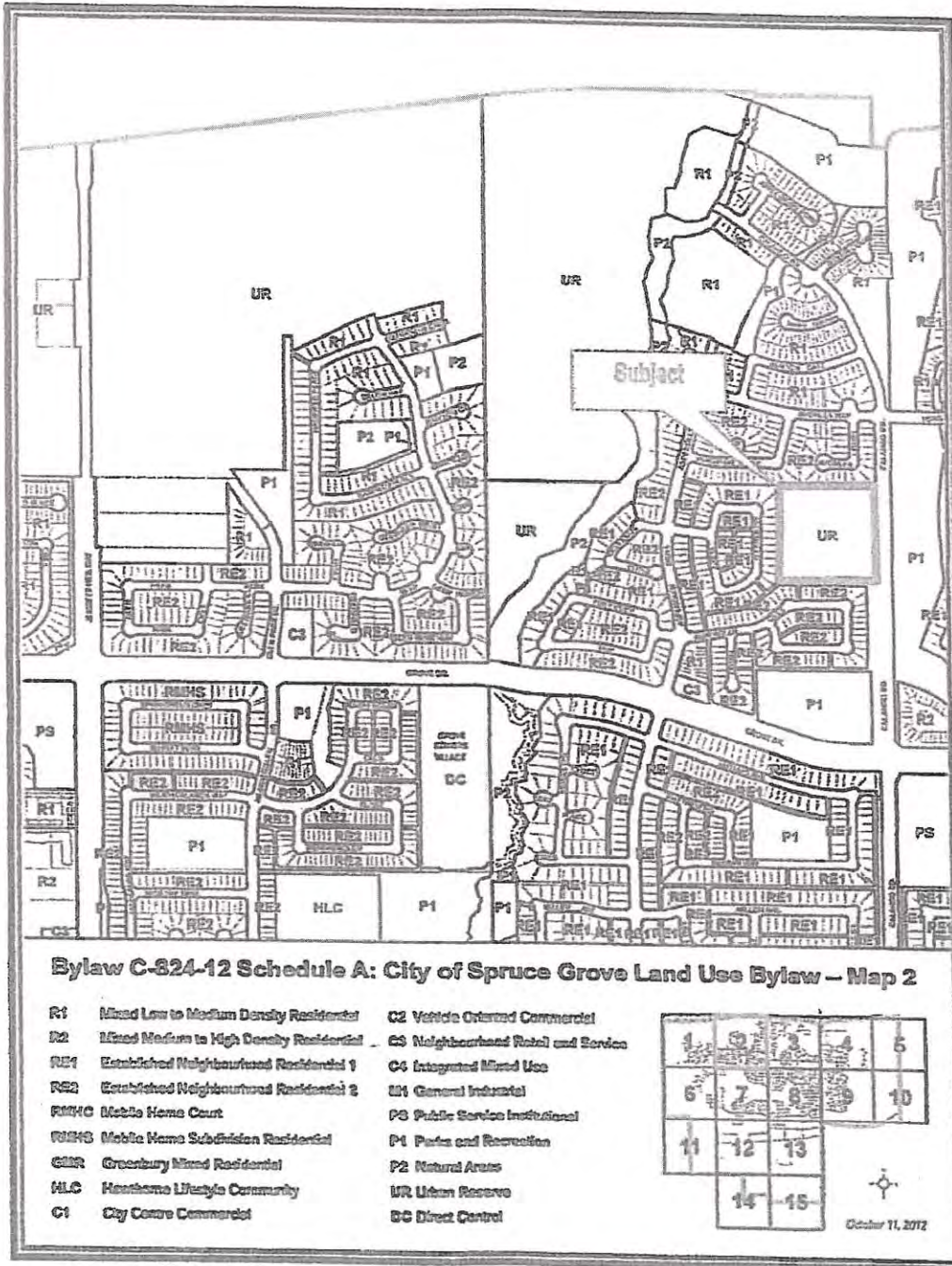
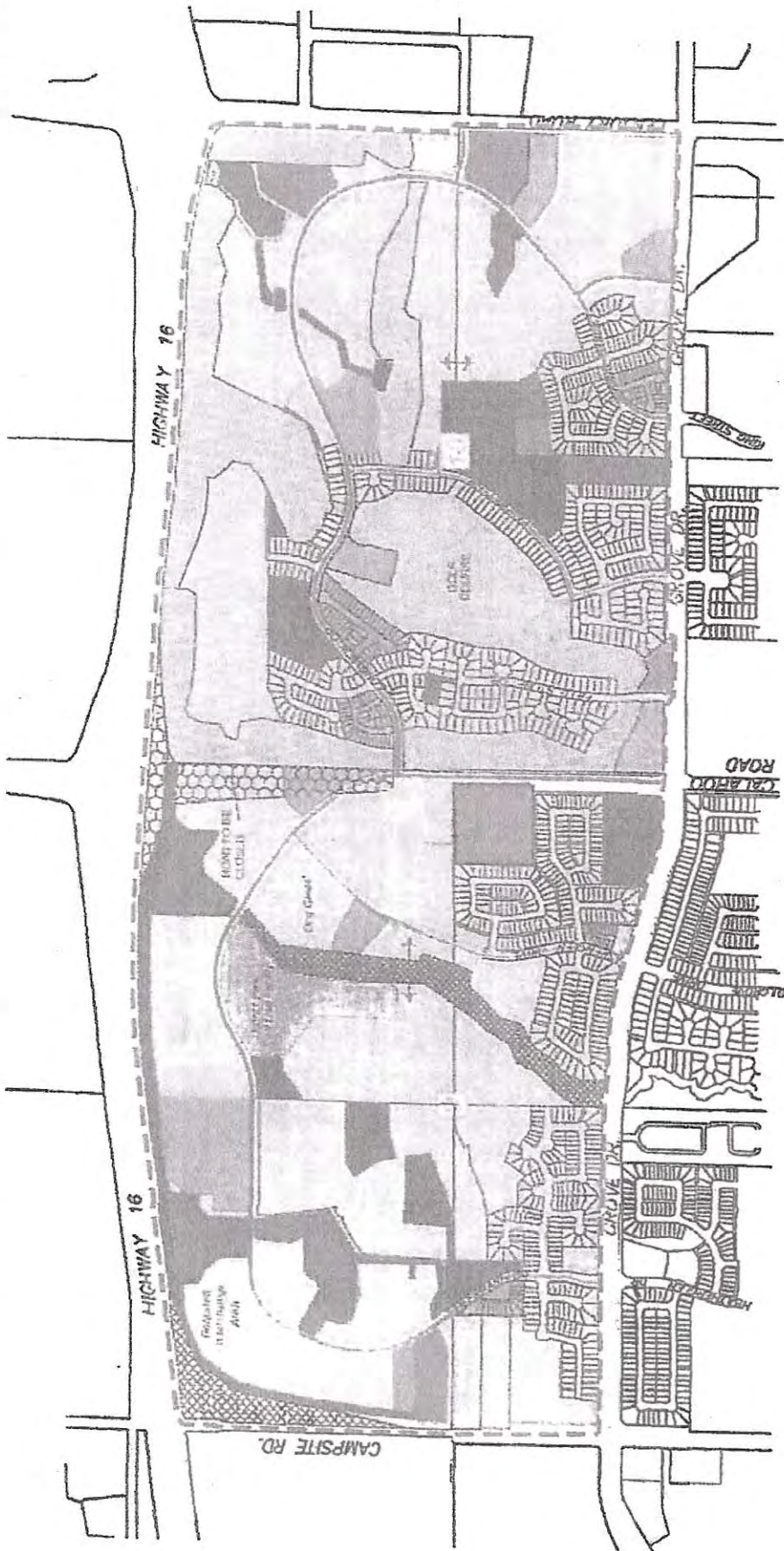


FIGURE 3



- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 10.5 units/acre)
- Medium Density Residential (max 66 units/acre)
- High Density Residential (max 87 units/acre)
- Commercial
- Institutional
- Urban Service (Municipal Focal Point)

- Pedestrian Linkage
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- School Site
- Daymond Facility
- Weband Facility

- Minor Aerial Road
- Major Collector Road
- Minor Collector Road
- Required Access Location

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages



North Central ASP
Land Use Concept
Figure -4

NU-COURT DEVELOPMENTS (2013) LTD.

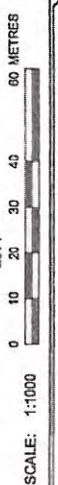
NOTE:
 - ALL INFORMATION SHOWN ON THIS PLAN, INCLUDING UNIT NUMBERS AND DIMENSIONS, IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THIS PLAN IS MEANT FOR MARKETING PURPOSES ONLY. BUILDING FOOTPRINTS SHOWN ARE FOR DESCRIPTIVE PURPOSES, AND ARE NOT BASED ON ANY ARCHITECTURAL PLANS OF RECORD.
 - THE ZONING OF THIS SUBJECT AREA IS U/L. THE PROPOSED ZONING IS R1.
 - THE ZONING BY-LAW WHICH OUTLINES THIS... AND CONTAINS 4.08 M.



| REV. NO. | DATE | ITEM |
|----------|------------|--|
| 3 | NOV. 17/14 | REMOVED TRIPLEX, ADDED PARKING SPACES |
| 2 | OCT. 30/14 | RENUMBER UNITS ACCORDING TO PHASING PLAN CORRECTIONS |
| 1 | OCT. 23/14 | REVISE UNITS ON W. SIDE OF E. NS ROAD, REVISE ASPHALT LIMITS |
| 0 | APR. 21/14 | MARKETING PLAN COMPLETED |

CENTENNIAL ESTATES
 TENTATIVE PLAN SHOWING PROPOSED
PHASED BARELAND CONDOMINIUM

OF
 LOT A, PLAN 812 3014
 WITHIN THE
 S.E. 1/4 SEC. 9 - TWP. 53 - RGE. 27 - W. 4TH MER.
SPRUCE GROVE - ALBERTA



Pals Geomatics
 Phone: (780) 453-3177 Fax: (780) 451-2887
 Email: admin@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5B 1C7

FILE NO. 11520177(Rev.04/09) DRAFTED BY: RUT CHECKED BY: JW

FIGURE 5



CITY OF SPRUCE GROVE

BYLAW C-789-11

NORTH CENTRAL 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-477-03, the North Central Area Structure Plan, as amended,

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

THAT, the North Central 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 changes to the Development Concept map and the Development Statistics Table.

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

First Reading Carried 15 August 2011

Public Hearing Held 12 September 2011

Second Reading Carried 12 September 2011

Third Reading Carried 12 September 2011

Date Signed SEP 15 2011

Signed by City of Spruce Grove Mayor and City Clerk



North Central

Area Structure Plan Amendment

Prepared for: Melcor Developments Ltd.

Presented by: Select Engineering Consultants Ltd.

Project Number: RPT1-17-11044-8-0-NorthCentralASP-110627.docx

Date: July 2011

Schedule #1 Bylaw C-789-11



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1.0 Introduction

1.1 Purpose

This North Central Area Structure Plan Amendment is submitted on behalf of Melcor Developments Ltd. The primary purpose of this amendment is to reconfigure a low density residential cul-de-sac to medium density residential in the Stoneshire Neighbourhood along Longview Drive in the east Plan area.

1.2 Background

The North Central Area Structure Plan was adopted on July 14, 2003 by Bylaw C-477-03.

Since adoption, the ASP has been amended several times:

- Bylaw C-515-04 – March 22, 2004, changed high density to medium density residential;
- Bylaw C-520-04, April 13, 2004, amend a medium density to low density residential;
- Bylaw C-532-04, June 14, 2004, reconfigure land uses in the western ASP area (W ½ 9-53-27-W4M) and related text amendments;
- Bylaw C-567-05, September 12, 2005, amend a stormwater management facility from a dry to wet pond;
- Bylaw c-620-06, September 11, 2006, amend a 1.52ha low density residential area into a medium density residential;
- Bylaw C-626-06, September 24, 2007, to update the Land Use Concept plan to reflect registered parcels and proposed land use changes for future development; and
- Bylaw C-692-08, August 19, 2010, amend a low density area to medium density residential and amended a medium density site to high density residential.

1.3 Location

The North Central Area Structure Plan is located west of Century Road and south of Highway 16, east of Jennifer Heil Way and north of Grove Drive in Section 9 and 10-53-27-West of the 4th Meridian. The North Central neighbourhood contains approximately 393.54 hectares.



2.0 The Amendment

2.1 Development Concept Change

This proposed amendment to the North Central Area Structure Plan will convert one low density residential cul-de-sac to a medium density residential land use in the Stoneshire Neighbourhood along Longview Drive. This cul-de-sac will be developed with a bungalow style housing product already successfully developed and marketed on several sites in the Stoneshire Neighbourhood. This site will be developed for the active adult market.

The site is 0.94 hectares and the scale and form of the housing product proposed will be very compatible with the low density residential further east.

2.2 Capital Region Board

The North Central Area Structure Plan requires 27.5 units per net hectare to meet the recently approved Capital Region Board density targets. This amendment increases the overall neighbourhood density but due to its small size the increase in density is marginal. Density in North Central has a net density of 23.84 units per net hectare.

2.3 Transportation

This proposed amendment does not change the arterial or collector roadways in the plan area.



3.0 Land Use and Demographic Profile

Table 1: Approved Development Statistics

| Use | Hectares | % | Units | % | Population | % |
|----------------------------------|---------------|--------------|--------------|---------------|---------------|---------------|
| Gross Area | 100.33 | | | | | |
| Future Highway Interchange | 4.00 | | | | | |
| Arterial Widening | 0.92 | | | | | |
| Environmental Reserve | 5.60 | | | | | |
| Links Golf Course | 58.56 | | | | | |
| Subtotal | 69.08 | | | | | |
| Gross Developable Area | 324.46 | | | | | |
| Open Space / Parks | 37.17 | 11.5% | | | | |
| Dry Pond Facilities | 0.78 | 0.2% | | | | |
| Stormwater Management Facilities | 18.12 | 5.6% | | | | |
| Roads | 65.00 | 20.0% | | | | |
| Institutional | 0.90 | 0.3% | | | | |
| Commercial | 2.14 | 0.7% | | | | |
| Subtotal- Other Uses | 124.11 | 38.3% | | | | |
| Residential | | | | | | |
| Low Density Residential | 152.17 | 46.9% | 3,043 | 63.8% | 10,346 | 70.7% |
| Medium Density Residential | 43.17 | 13.3% | 1,295 | 27.1% | 3,496 | 23.9% |
| High Density Residential | 5.01 | 1.5% | 435 | 9.1% | 783 | 5.4% |
| Subtotal - Residential | 200.35 | 61.7% | 4,773 | 100.0% | 14,625 | 100.0% |

Residential Density

Low Density Residential 20 units / hectares
 Medium Density Residential 30 units / hectares
 High Density Residential 87 units / hectares

Population Density

Low Density Residential 3.40 persons / unit
 Medium Density Residential 2.70 persons / unit
 High Density Residential 1.80 persons / unit



Table 2: Proposed Development Statistics

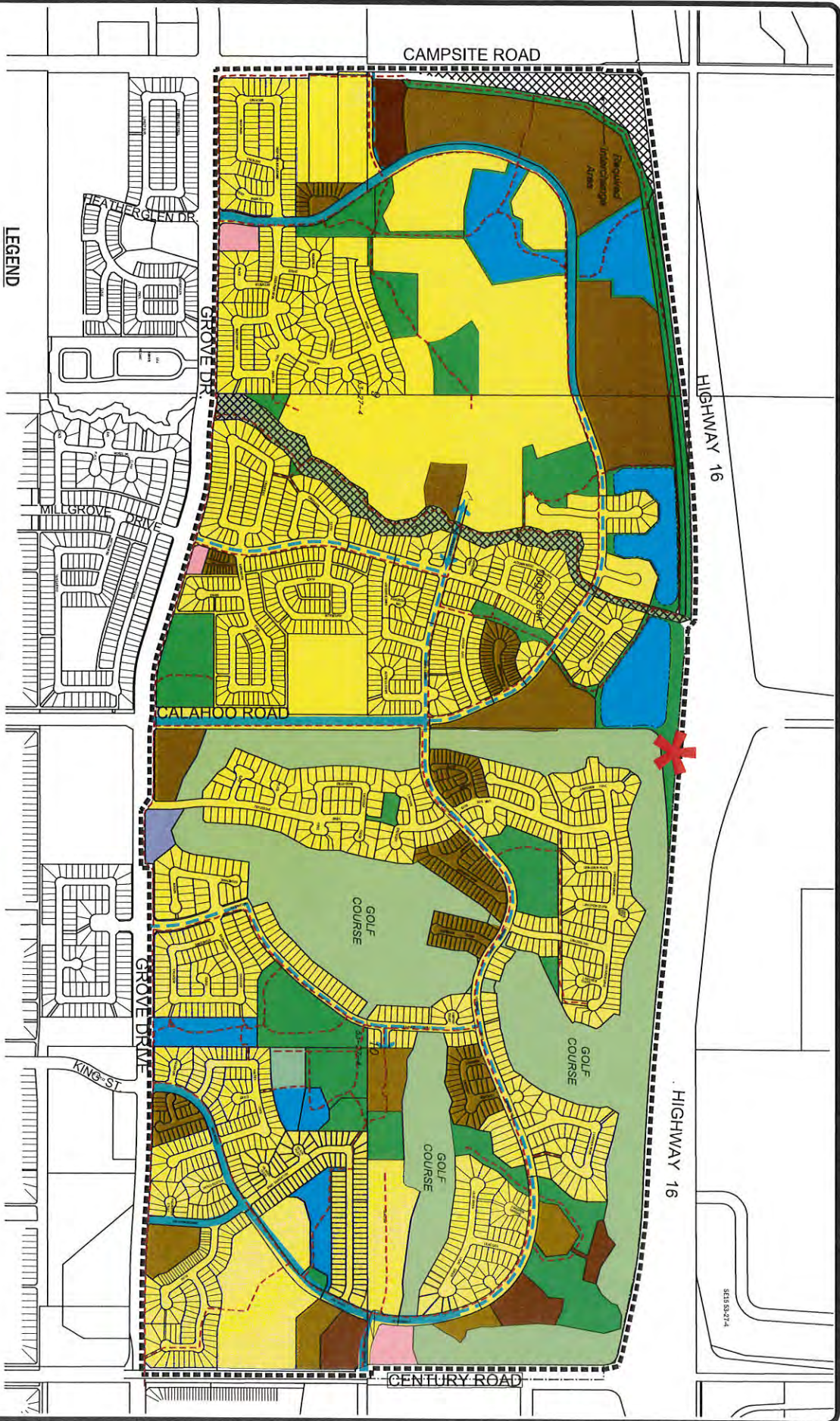
| Use | Hectares | % | Units | % | Population | % |
|----------------------------------|---------------|--------------|--------------|---------------|---------------|---------------|
| Gross Area | 100.33 | | | | | |
| Future Highway Interchange | 4.00 | | | | | |
| Arterial Widening | 0.92 | | | | | |
| Environmental Reserve | 5.60 | | | | | |
| Links Golf Course | 58.56 | | | | | |
| Subtotal | 69.08 | | | | | |
| Gross Developable Area | 324.46 | | | | | |
| Open Space / Parks | 37.17 | 11.5% | | | | |
| Dry Pond Facilities | 0.78 | 0.2% | | | | |
| Stormwater Management Facilities | 18.12 | 5.6% | | | | |
| Roads | 65.00 | 20.0% | | | | |
| Institutional | 0.90 | 0.3% | | | | |
| Commercial | 2.14 | 0.7% | | | | |
| Subtotal- Other Uses | 124.11 | 38.3% | | | | |
| Residential | | | | | | |
| Low Density Residential | 151.23 | 46.6% | 3,024 | 63.2% | 10,281 | 70.2% |
| Medium Density Residential | 44.11 | 13.6% | 1,323 | 27.7% | 3,572 | 24.4% |
| High Density Residential | 5.01 | 1.5% | 435 | 9.1% | 783 | 5.4% |
| Subtotal - Residential | 200.35 | 61.7% | 4,782 | 100.0% | 14,636 | 100.0% |

Residential Density

| | |
|----------------------------|---------------------|
| Low Density Residential | 20 units / hectares |
| Medium Density Residential | 30 units / hectares |
| High Density Residential | 87 units / hectares |

Population Density

| | |
|----------------------------|---------------------|
| Low Density Residential | 3.40 persons / unit |
| Medium Density Residential | 2.70 persons / unit |
| High Density Residential | 1.80 persons / unit |



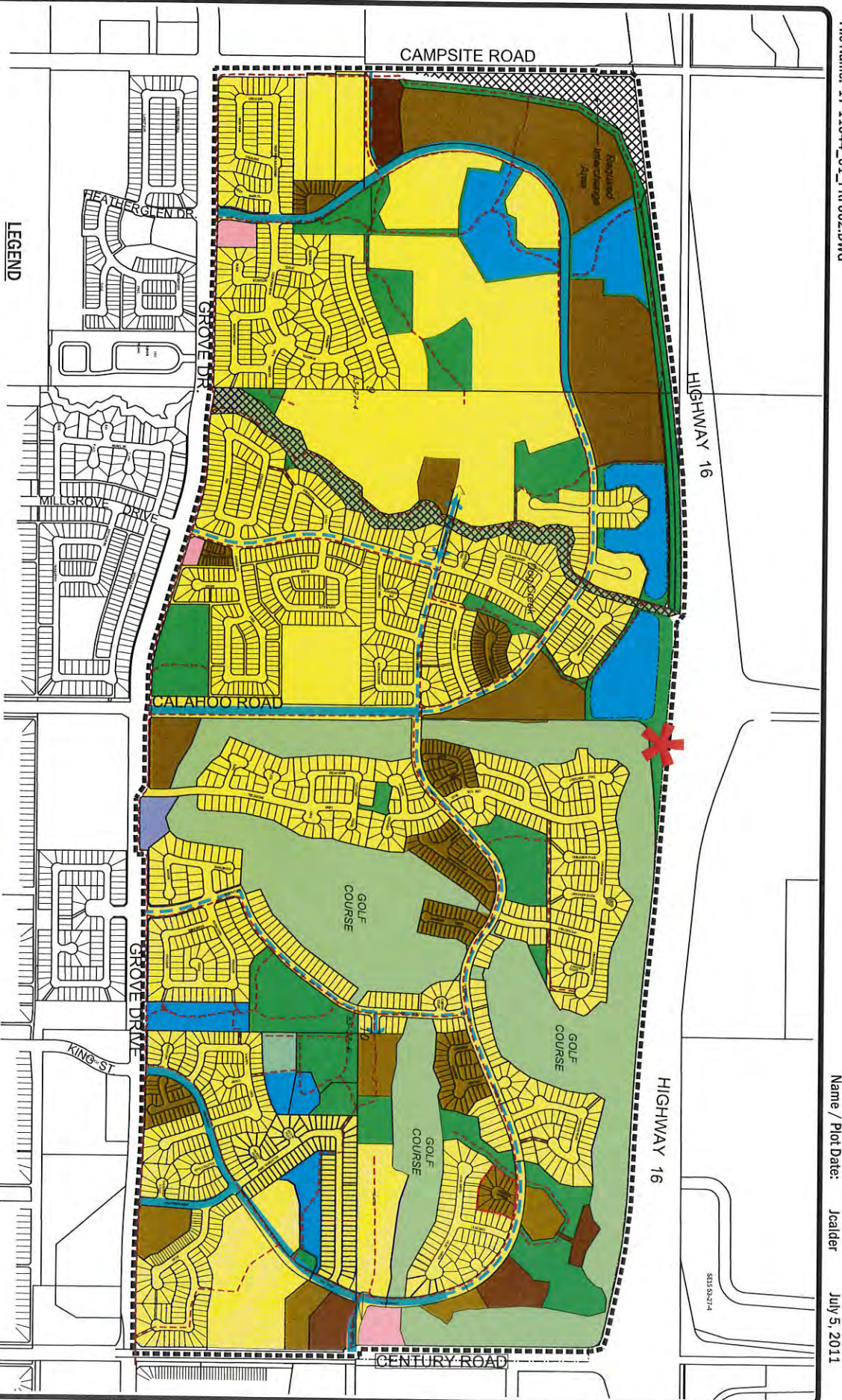
- LEGEND**
- Area Structure Plan Boundary
 - City Boundary
 - Low Density Residential (max 19.5 units/ha)
 - Medium Density Residential (max 66 units/ha)
 - High Density Residential (max 87 units/ha)
 - Commercial
 - Institutional
 - The Links Golf Course
 - Dog Creek Drainage Course
 - Park/Open Space
 - Drypond Facility
 - Wepond Facility

- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- Major Collector Road
- Minor Collector Road
- Required Access Location

APPROVED
LAND USE CONCEPT
 North Central
 Area Structure Plan Amendment



Figure 1



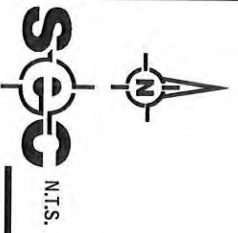
LEGEND

- Area Structure Plan Boundary
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- Commercial
- Institutional
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- Drypond Facility
- Wetpond Facility
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- Major Collector Road
- Minor Collector Road
- Required Access Location
- ASP Amendment Boundary

**PROPOSED
LAND USE CONCEPT**

North Central
Area Structure Plan Amendment

Figure 2



CITY OF SPRUCE GROVE

BYLAW C-692-08

NORTH CENTRAL 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-477-03, the North Central Area Structure Plan,

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

THAT, the North Central 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 changes to the Land Use Concept map to redesignate a Low Density Residential area to Medium Density Residential, and to redesignate a Medium Density Residential site to High Density Residential.

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

First Reading Carried 18 August 2008

Public Hearing Held 22 September 2008

Second Reading Carried 22 September 2008

Third Reading Carried 16 August 2010

Date Signed **AUG 19 2010**

Signed by City of Spruce Grove Mayor and City Clerk

Amendment to the

NORTH CENTRAL AREA STRUCTURE PLAN

Submitted to



Prepared for

B R O A D V I E W
DEVELOPMENTS INC.

Prepared by

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

In association with



October 2008

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| 6.0 | TRANSPORTATION | 4 |
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1.0 PURPOSE

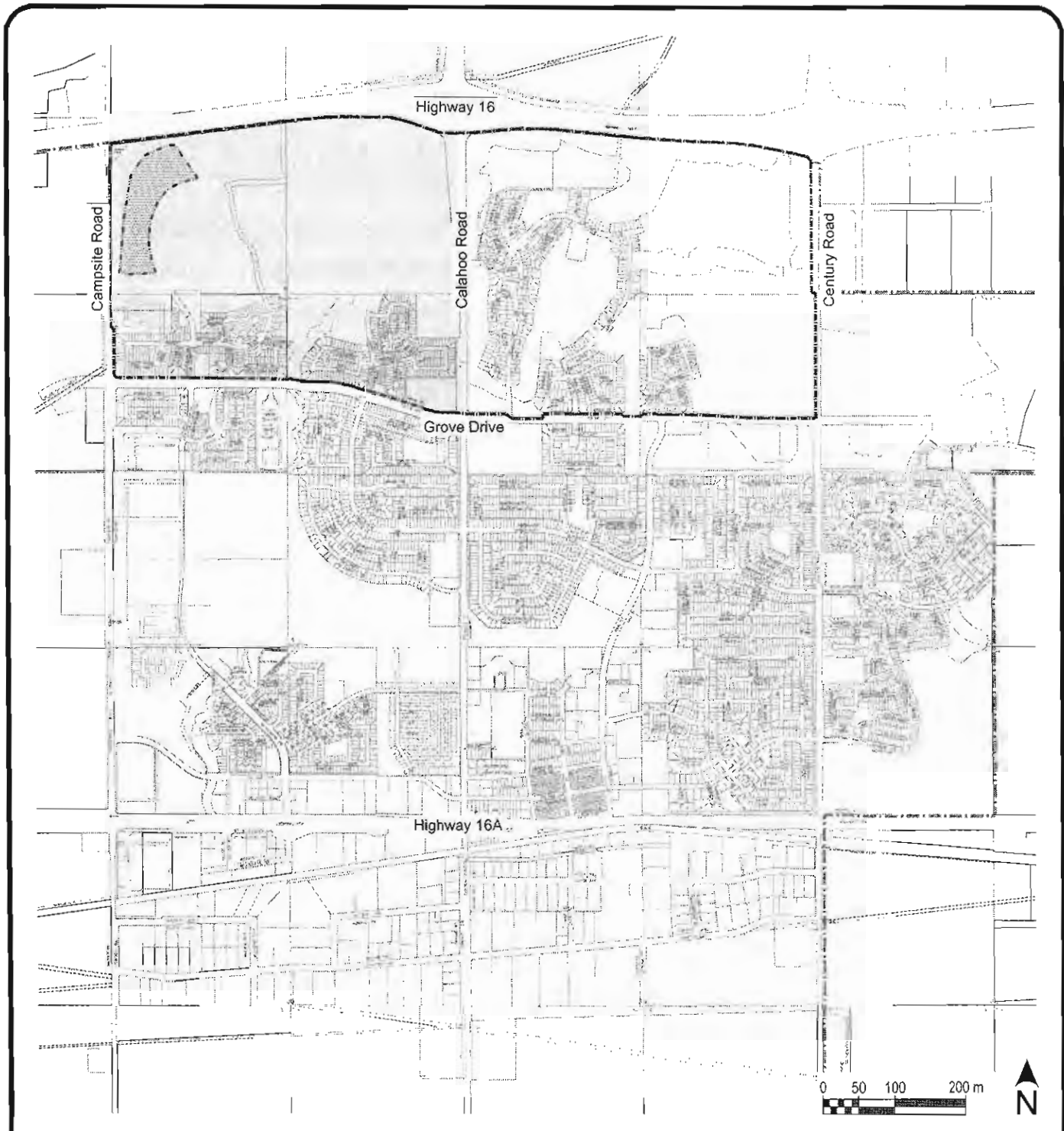
This document has been prepared on behalf of Broadview Developments Inc. as an amendment to the North Central Area Structure Plan (ASP). Specifically, for the lands owned by Broadview Developments Inc., legally described as NW ¼ 9-53-27-4. These lands are located entirely in the western half of "Westerly Sub-Area "B"" as described in the North Central ASP and shown on *Figure 1 - Location*.

The North Central ASP states that market conditions over the duration of the development may result in the need for flexibility within the Plan. Based on current market demand, there is a shortage of suitable sites for development of medium to high density housing in Spruce Grove. The purpose of this amendment is to change the planned densities and type of housing product permitted in the amendment area to facilitate additional medium and high density residential development. The amendment area, a tract of land along the western edge of the North Central ASP area is better suited for additional medium and high density housing than its present designation for low and medium density housing due to its proximity and access to major roadways which border the North Central ASP area.

To accommodate these changes, a reconfiguration of land uses has been proposed within the amendment area to accommodate additional medium and high density residential uses in a location currently planned for low and medium density residential uses.

2.0 SCOPE

The amendment area encompasses a total of 9.65 ha along the western boundary of the North Central ASP area adjacent to Campsite Road, as described above and shown on Figure 1. The scope of the amendment is to replace the planned low and medium density residential land uses with medium and high density residential land uses in the amendment area.



Legend

- North Central Area Structure Plan Boundary
- █ Amendment Area
- - - City of Spruce Grove Boundary
- Westerly Sub-Area "B"

**Figure 1
Location**

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.
CITY OF SPRUCE GROVE

**Deer Park Estates
Amendment to North Central Area Structure Plan**



3.0 BACKGROUND

3.1 LOCATION

The North Central ASP, an area of 393 ha, is located in the City of Spruce Grove, between Grove Drive to the south and Highway 16 to the north, and between Campsite Road to the west and Century Road to the east. The City of Spruce Grove originally approved the North Central ASP in 2003 as Bylaw No. C-477-03.

In 2004, an amendment to the ASP, bylaw No. C-532-04, was adopted, affecting the quarter sections NW ¼ 9-53-27-4 and SW ¼ 9-53-27-4. The amendment to the ASP was made on behalf of Broadview Developments Inc. to reflect a recommended parks & open space plan to retain a large portion of existing tree stands while at the same time facilitating the economic and efficient servicing and development of the surrounding lands within the amendment area, and established a more functional configuration of the proposed medium and high density residential areas. To accommodate these changes, a reconfiguration of parcels and land use changes were approved.

The proposed amendment area is located within the western half of Westerly Sub-area "B" of the North Central ASP (Figure 1).

3.2 EXISTING LAND USE (WESTERLY SUB-AREA "B": SEC. 9-53-27-W4)

The total area for the westerly sub-area "B" is approximately 190 ha, of which approximately two thirds are developed (66%), with the remaining third undeveloped. The area bounded by Calahoo Road to the east, Highway 16 to the north, Dog Creek Drainage Course to the west and Grove Drive to the south is anticipated to be fully developed within the next two years. It will consist mainly of low density residential development with some medium density residential in both the north and south. Similarly, several phases of the Deer Park Estates have been developed north of and westwards along Grove Drive. A subdivision application for Stage 6 of Deer Park Estates, located directly east of Campsite Road, is currently being processed. There is a larger park site at the northwest corner of Grove Drive and Calahoo Road and a stormwater management facility



centred in the northern half of Deer Park Estates. The remaining lands, forming approximately one third of this area, are undeveloped agricultural lands, falling under an Urban Reserve designation.

3.3 POLICY CONTEXT

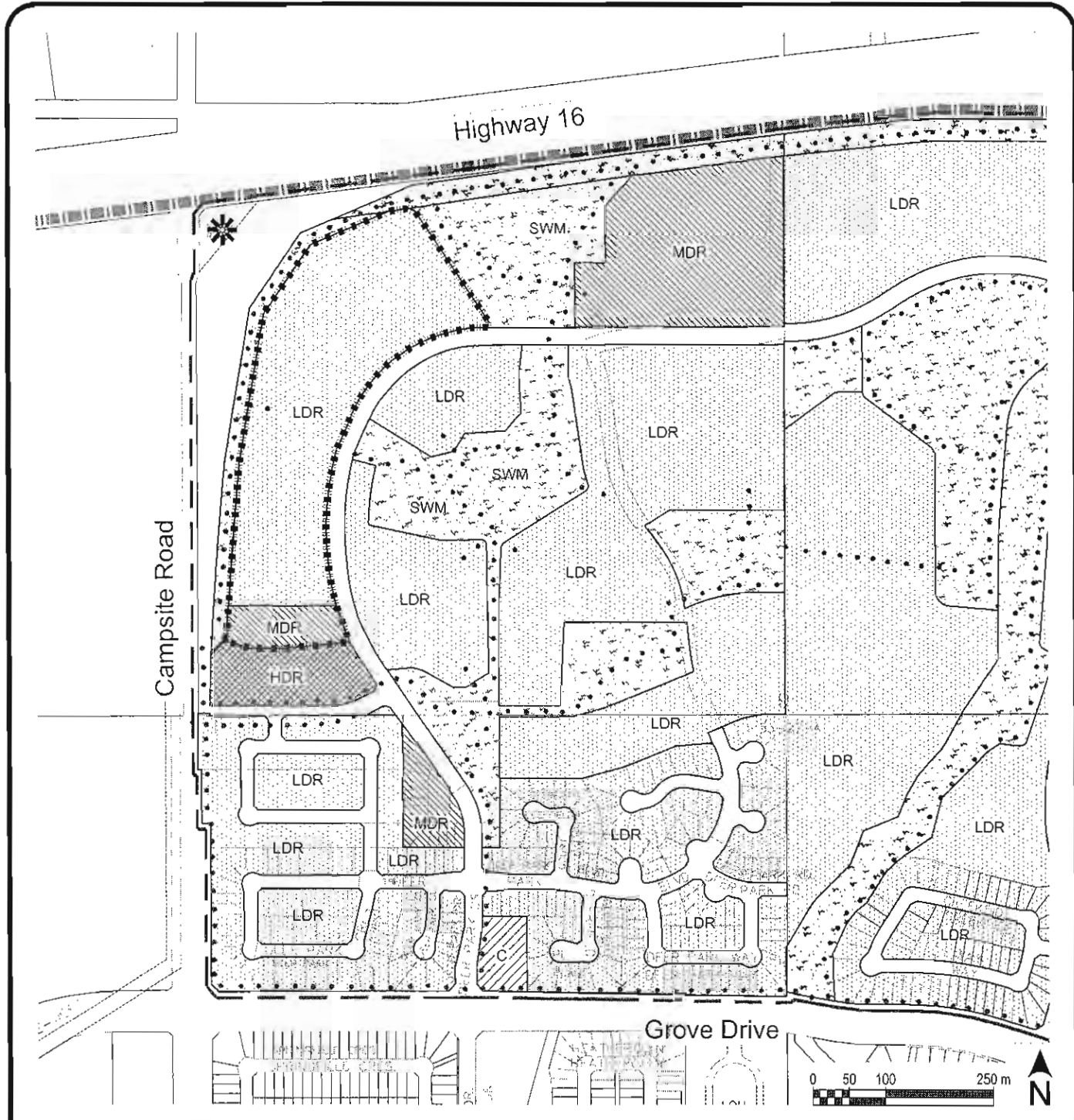
The proposed amendments to the North Central ASP comply with the intent of the City of Spruce Grove's Municipal Development Plan (MDP). As identified on *Figure 2 Future Land Use* of the MDP, the plan amendment area is identified for future residential uses.

The current North Central ASP Land Use Concept proposes low and medium density residential uses within the amendment area. This amendment to include additional medium and high density residential supports the City of Spruce Grove's Residential Objectives as outlined in Section 4.2 of the North Central ASP. The amendment will promote the establishment of a heterogeneous community and contain a variety of housing types through increased residential density. The amendment also helps to meet the objective of providing an affordable housing alternative through providing an increased amount of high and medium density residential within the North Central ASP area.

Final approval of the districting, subdivision and servicing will be subject to the standard planning and engineering requirements of the City of Spruce Grove.

3.4 SITE CHARACTERISTICS

The amendment area is characterized by undulating terrain with an overall difference in elevation of approximately ten (10) metres. The amendment area generally drains from the west to the east toward a future stormwater management facility to the east of the amendment area, except in the north of the amendment area, where drainage is to the north, towards a future stormwater management facility.



Legend

- North Central Area Structure Plan Boundary
- Amendment Area Boundary
- City of Spruce Grove Boundary
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Environmental/Park/Open Space
- Stormwater Management Facility
- Hwy 16 Interchange
- Potential Trail Linkage

Figure 2
Existing Land Use
Concept

ARMIN A. PREIKSAITIS
 & ASSOCIATES LTD
 CITY OF SPRUCE GROVE

Deer Park Estates
 Amendment to North Central Area Structure Plan

4.0 RATIONALE

The change in land use to medium and high density residential within the amendment area is in response to the current strong market demand for land for this type of residential development in the city of Spruce Grove. These proposed land uses are well suited to the amendment area's location in proximity to the interchange and the two major roadways framing the northwest edge of the area, Highway 16 and Campsite Road.

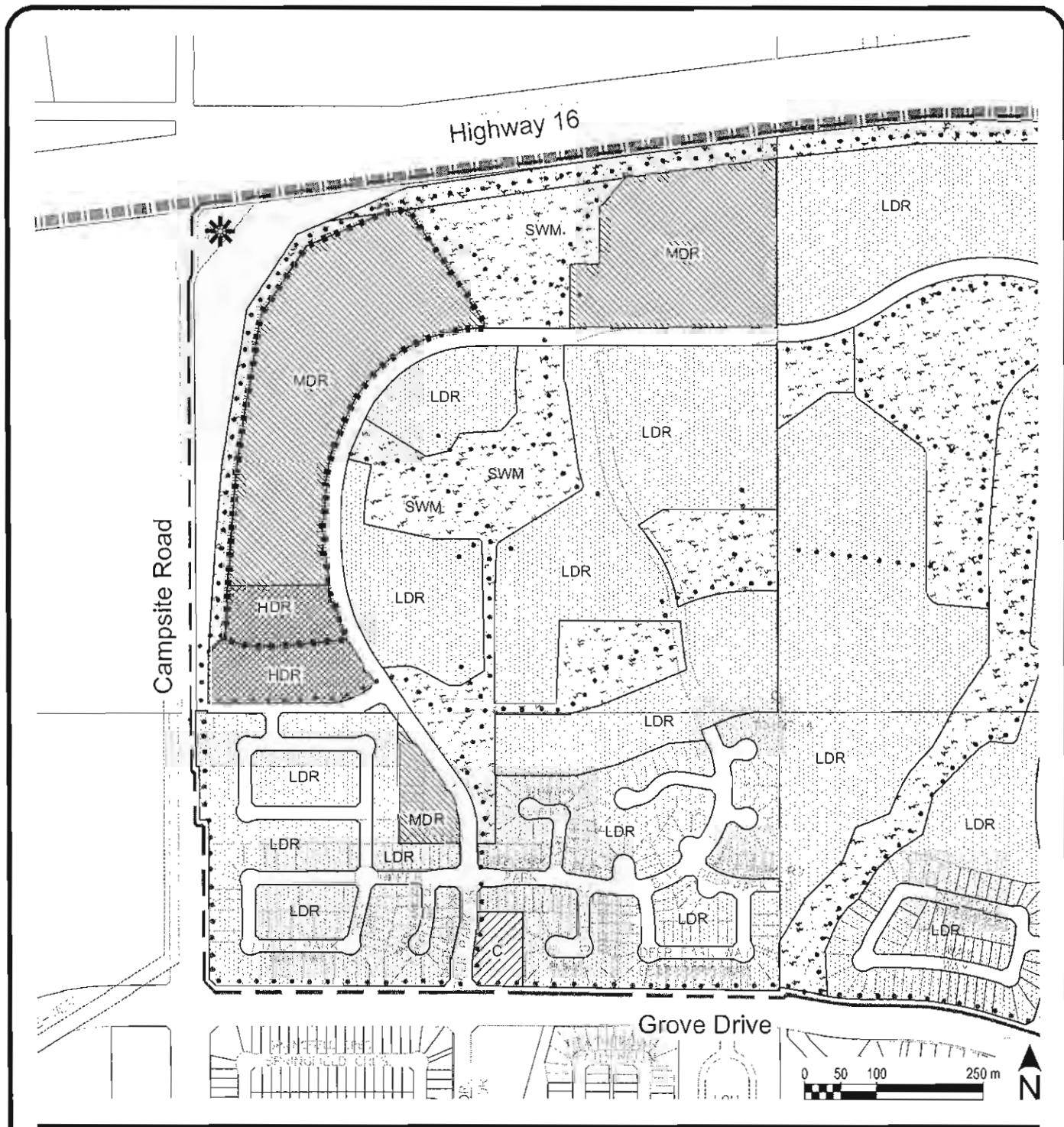
Replacing the low density residential area, in the north of the amendment area, with medium density residential and replacing the medium density residential in the south of the amendment area with high density residential, as shown in *Figure 3 Amended Land Use Concept*, will not only make the subject property more marketable, but will also improve the affordability of housing within the Deer Park Estates neighbourhood and the City of Spruce Grove.

5.0 ENVIRONMENTAL AND MUNICIPAL RESERVE DEDICATION

Environmental Reserve (ER) and Municipal Reserve (MR) dedication in the North Central ASP has been provided in accordance with the requirements in the Spruce Grove MDP and Municipal Government Act (MGA). In accordance with Section 5.4 of the North Central ASP, no reserve land is provided in the amendment area.

6.0 TRANSPORTATION

The subject area is located within 0.5 km of Highway 16, a road identified in the Working Together Report. No changes are planned for Highway 16 to 2016 (Ten Year Roads/Highways Improvement Plan), but, by 2041 this highway will be upgraded to six lanes (Next 35 Years Roads/Highway Improvement Plan).



Legend

- North Central Area Structure Plan Boundary
- ▬▬▬▬▬▬ Amendment Area Boundary
- ▬▬▬▬▬▬ City of Spruce Grove Boundary
- [HDR] High Density Residential
- [MDR] Medium Density Residential
- [LDR] Low Density Residential
- [C] Commercial
- [Environmental/Park/Open Space]
- [SWM] Stormwater Management Facility
- ☼ Hwy 16 Interchange
- Potential Trail Linkage

Figure 3
Amended Land Use
Concept

ARMIN A. PREIKSAITIS
 & ASSOCIATES LTD
 CITY OF SPRUCE GROVE

Deer Park Estates
 Amendment to North Central Area Structure Plan



The overall transportation network remains unchanged. The major collector fronting on the amendment area can accommodate the additional traffic volumes associated with the higher density residential land uses in the amendment area.

7.0 UTILITY FACILITIES

The amendment will have no effect on the proposed servicing concept. Capacities for sanitary sewer and stormwater drainage were verified by Associated Engineering Alberta Ltd. to be adequate to accommodate the proposed higher density residential uses.

8.0 REVISED LAND USE AND POPULATION STATISTICS

Table 1 provides a summary of the approved land use and population statistics for the North Central ASP area. Table 2 provides a summary of the revised land use and population statistics.

The proposed amendment will result in an increase in the area proposed for medium and high density residential uses and a reduction in the area proposed for low density residential uses. The total proposed residential land use area within the North Central ASP area of 200.35 ha remains unchanged. Low density residential drops from 159.19 ha to 152.17 ha, medium density residential increases from 37.12 ha to 43.17 ha, and high density residential increases from 4.04 ha to 5.01 ha. This results in a total estimated population of 14,627 persons, a net increase of 163 persons from 14,464 persons from the approved North Central ASP population statistics.

9.0 IMPLEMENTATION

9.1 STAGING

Staging of the development will be dependent on market demand as well as logical and economical expansion of existing roadway and servicing networks.

9.2 AMENDMENTS TO THE LAND USE BYLAW

Complimentary amendments to the Land Use Bylaw (LUB) have been submitted to the City of Spruce Grove concurrent with this amendment. Further amendments to the LUB will be submitted according to the staging of the development.

9.3 SUBDIVISION

Applications for subdivision will be in accordance with the requirements set out in the MGA Subdivision and Development regulations and will be submitted for each stage of development as determined by market demand.



AMENDMENT TO NORTH CENTRAL ASP

TABLE 1 - EXISTING LAND USE AND POPULATION STATISTICS

| | AREA (ha) |
|------------------------------------|---------------|
| GROSS AREA | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve ¹ | 5.60 |
| The Links Golf Courts | 58.56 |
| GROSS DEVELOPABLE AREA | 324.46 |
| Open Space / Parks | 37.17 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (approx. 20% GDA) | 65.00 |
| NET DEVELOPABLE AREA | 203.39 |
| Institutional | 0.90 |
| Commercial | 2.14 |
| NET RESIDENTIAL AREA | 200.35 |

RESIDENTIAL LAND USE ANALYSIS

| Land Use | Area (ha) | Units/Ha | Units | Pop/Unit | Population |
|----------------------------|---------------|----------|-------------|----------|--------------|
| Low Density Residential | 159.19 | 20.00 | 3184 | 3.40 | 10825 |
| Medium Density Residential | 37.12 | 30.00 | 1114 | 2.70 | 3007 |
| High Density Residential | 4.04 | 87.00 | 351 | 1.80 | 632 |
| TOTAL | 200.35 | | 4649 | | 14464 |

STUDENT GENERATION STATISTICS

| Level | Public | Separate | TOTAL | LDR/MDR-HDR RATIO |
|---------------------|-------------|------------|-------------|--|
| Elementary (K-6) | 1209 | 372 | 1581 | 79% 21% |
| Junior High (7-9) | 511 | 186 | 697 | |
| Senior High (10-12) | 604 | 93 | 697 | |
| TOTAL | 2324 | 651 | 2975 | Persons/Gross Dev. ha. 44.58 |

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV

AMENDMENT TO NORTH CENTRAL ASP

TABLE 2 - PROPOSED LAND USE AND POPULATION STATISTICS

| | AREA (ha) |
|------------------------------------|---------------|
| GROSS AREA | 393.54 |
| Future Highway Interchange | 4.00 |
| Arterial Widening | 0.92 |
| Environmental Reserve ¹ | 5.60 |
| The Links Golf Courts | 58.56 |
| GROSS DEVELOPABLE AREA | 324.46 |
| Open Space / Parks | 37.17 |
| Dry Pond Facilities | 0.78 |
| Stormwater Management Facilities | 18.12 |
| Roads (approx. 20% GDA) | 65.00 |
| NET DEVELOPABLE AREA | 203.39 |
| Institutional | 0.90 |
| Commercial | 2.14 |
| NET RESIDENTIAL AREA | 200.35 |

RESIDENTIAL LAND USE ANALYSIS

| Land Use | Area (ha) | Units/Ha | Units | Pop/Unit | Population ² |
|----------------------------|---------------|----------|-------------|----------|-------------------------|
| Low Density Residential | 152.17 | 20.00 | 3043 | 3.40 | 10346 |
| Medium Density Residential | 43.17 | 30.00 | 1295 | 2.70 | 3496 |
| High Density Residential | 5.01 | 87.00 | 436 | 1.80 | 785 |
| TOTAL | 200.35 | | 4774 | | 14627 |

STUDENT GENERATION STATISTICS

| Level | | | | LDR/MDR-HDR RATIO | |
|---------------------|-------------|------------|-------------|-------------------------------|-----|
| | Public | Separate | TOTAL | 76% | 24% |
| Elementary (K-6) | 1241 | 382 | 1623 | | |
| Junior High (7-9) | 525 | 191 | 716 | | |
| Senior High (10-12) | 621 | 95 | 716 | | |
| TOTAL | 2387 | 668 | 3055 | Persons/Gross Dev. ha. | |
| | | | | 45.08 | |

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV

²The proposed amendment will increase the anticipated population of the North Central ASP area by 163 people. The proposed population forecast is consistent with the regional population forecasts in the Working Together Report.

CITY OF SPRUCE GROVE

BYLAW NO. C-626-06

NORTH CENTRAL AREA STRUCTURE PLAN AMENDMENT

Being a Bylaw to amend Bylaw No. C-477-03, the Bylaw that adopted the North Central 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 North Central Area Structure Plan, as amended, be amended, as outlined in Schedule 1 which is attached to and forms part of this Bylaw.

The proposed area structure plan amendment includes changes to the Land Use Concept map.

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

First Reading Carried 12 March 2007

Public Hearing Held 10 April 2007

Second Reading Carried 10 April 2007

Third Reading Carried 24 September 2007

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

Meicor Developments Ltd.
North Central Area Structure Plan
Amendment
City of Spruce Grove

Prepared by:
UMA Engineering Ltd.
17007 107 Avenue
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www.uma.aecom.com

1560-252-00-01-4.6.1

March 2007

Meicor Developments Ltd.
March 2007

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1.0 Introduction

The North Central Area Structure Plan (ASP) adopted on July 14, 2003 by Bylaw C-477-03 replaced numerous studies, bylaws, and area structure plans that previously applied to this approximate 393 hectare area bounded by Highway 16 (north), Grove Drive (south), Campsite Road (west), and Century Road (east).

Since adoption, the ASP has been amended on five occasions:

- Bylaw C-515-04 - March 22, 2004, changed high density to medium density residential;
- Bylaw C-520-04 - April 13, 2004, reconfigured medium and low density residential areas;
- Bylaw C-532-04 - June 14, 2004, reconfigured land uses in the western ASP area (W ½ 9-53-27-W4M) and related text amendments;
- Bylaw C-567-05 - September 12, 2005, amended a stormwater management facility from a dry to wet pond; and
- Bylaw C-620-06 – September 11, 2006, converted a 1.52 ha low density residential area into medium-density residential.

This amendment applies to the ASP's north-central and northeast areas, and makes changes to stormwater management, collector roads, environmental reserves, park/open space, and the location and mixture of residential uses.

2.0 Purpose

The purpose of this North Central ASP Amendment is to revise the approved Land Use Concept to reflect land use changes that have evolved from recent detailed engineering investigation, revised municipal standards, and area needs. Changes made to the Land Use Concept include:

- updating the land use concept with recently registered subdivisions, reconfiguring residential land uses to respond to proposed land use changes, and adding some medium-density residential uses;
- redefining the pattern of park/open space, pedestrian linkages, and the municipal focal point along Highway 16;
- updating land uses related to the closure of Calahoo Road and realigning and redefining the minor and major collector roadway system;
- updating Environmental Reserve to reflect the refined Dog Creek top-of-bank; and
- revising the stormwater management system by removing the District Park/Joint Use Facility and redefining the size and location of proposed stormwater management facilities

This amendment functions as an attachment to the existing North Central ASP, as amended, that identifies changes to the Land Use Concept and provides rationale in support of these changes.

3.0 The Amendment

The existing North Central ASP Land Use Concept is shown in Figure 1, with amendments shown on its replacement in Figure 2 and discussed in the following sections.

3.1 Residential

The ASP has been updated to reflect registered subdivisions and changes to the size and location of stormwater management facilities, environmental reserve, and park/open space areas. These changes have resulted in an overall reduction in lands available for residential uses. However, the original approved levels of new population and units have generally remained constant by redesignation of low-density residential for the addition of five medium-density sites and one high-density residential site. These new multiple family residential sites are intentionally located in areas that benefit from proximity to collector roadways, parks, and/or other open spaces. After these changes the neighbourhood still remains predominantly composed of low-density residential uses, while the small increase in higher-density uses largely maintains the original projections for units and population and provides some response to consumer trends that demand more diverse housing types for reasons of both affordability and life-style.

3.2 Parks and Open Space

The Land Use Concept (see Figure 2) and the Parks and Open Space map (see Figure 3) have been modified to reflect the City of Spruce Grove's current parks and recreation requirements, changes in other land uses and the City's stormwater management strategy, and the City's criteria for establishing Environmental Reserve.

3.2.1 Municipal Reserve Considerations

Parks and open spaces have been relocated and redefined throughout the ASP amendment area.

Based on the City's reassessment of park/recreation needs, a large district park/joint use facility, originally located west of Dog Creek and intended as a combined park and "dry pond" stormwater management facility, has been replaced by two smaller parks located in the same general area. The larger westerly park provides opportunity for active recreation. A smaller easterly park provides local open space for the surrounding neighbourhood as well as a node along the area's network of pedestrian pathways.

The "dry pond" component of the district park/joint use facility was confirmed as not viable by a recent City-wide Stormwater Management Study (see Section 3.3.2). The "dry pond" facility has been replaced by two "wet ponds" located on either side of Dog Creek immediately south of Highway 16. Portions of these stormwater management facilities above the high water line will provide trail opportunities and open space amenities.

In the southwest corner of the ASP amendment area, a small park area has been added adjacent to Dog Creek. This provides an open space amenity area for the surrounding residents and, with connections to the trail, a "node" along the Dog Creek trail.



- Area Structure Edge Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Commercial
- Institutional
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- School Site
- Daycare Facility
- Workshop Facility
- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Required Access Location

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more advanced planning stages.

Melcor Developments Ltd.
North Central Area Structure Plan Amendment
Existing
Land Use Concept
Figure - 1



Melcor Developments Ltd.
North Central Area Structure Plan Amendment

Proposed
Land Use Concept
Figure - 2

Legend

| | | | |
|--|--|--|---------------------------------------|
| | Area Structure Plan Boundary | | Urban Service (Municipal Focal Point) |
| | City Boundary | | Pedestrian Linkage |
| | Low Density Residential (max 19.5 units/ha) | | Major Collector Road |
| | Medium Density Residential (max 65 units/ha) | | Minor Collector Road |
| | High Density Residential (max 87 units/ha) | | Required Access Location |
| | Commercial | | |
| | Institutional | | |
| | The Links Golf Course | | |
| | Dog Creek Drainage Course | | |
| | Park/Oyan Space | | |
| | Drypond Facility | | |
| | Wetpond Facility | | |

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages.



Melcor Developments Ltd.
North Central Area Structure Plan Amendment
Proposed
Parks And Open Spaces
Figure - 3



In NE 10, a new park of approximately 1.0 ha has been added. This park extends the existing park/open space located east of Fairway Drive. After more detailed examination of this site, the City considers the natural vegetation worth preserving. With trail connections to existing and future residential development, this park will serve as an attractive addition to the area's trail network.

The original North Central Area Structure Plan stated that wetlands and tree/shrub stands may be reviewed for possible preservation as natural areas. In the northeast corner of NE 10, a large stand of mature trees on lands formerly designated for a stormwater management facility meets this criterion. A review of the stormwater management strategy for this area confirmed that the northeast facility is no longer required. The City considers this tree stand worth preserving, because of the mature native vegetation and the aesthetics of the stand.

Immediately to the west, geotechnical studies have better defined those wetland portions unsuitable for development. What was identified in the original area structure plan as a narrow linear park has been expanded to enhance the pedestrian linkage from Longview Drive to the tree stand.

South of Longview Drive, a minor drainage channel runs northeast from north of Hilldowns Park to tie into the wetland area and mature tree stand in the northeast corner. Although the future of the drainage channel is in doubt, the linear strip provides an opportunity for trail development and naturalization of landscaping.

Pursuant to City Policy and the provisions of the MGA, in residential areas the City takes Municipal Reserve (MR) as land wherever possible. The location and size of the three park sites in NE 9 have been established, based on discussions between Melcor and the City's Planning, Community Services, Engineering, and Public Works Departments, and meet the criteria for Municipal Reserve dedication at the time of subdivision. The City also uses Municipal Reserve dedication to protect sites of significant natural vegetation. The tree stand and its associated wetlands in the northeast of NE 10 and the 1.0 ha park north of Hilldowns Park meet this criterion.

City Policy and practice support MR dedication around stormwater management facilities. The two "wet ponds" adjacent to Highway 16 provide opportunities for trail development, wildlife viewing, and socializing. Trail connections from Deer Park Drive open this amenity area to the larger community. The exact amount of MR credit for the land around the ponds and the berm between the ponds and Highway 16 will be determined based on a detailed landscaping and facilities design.

The existing ASP defines the Municipal Reserve requirement as 10% of the Gross Area less land used for the Golf Course, Arterial Widening, and Environmental Reserve. The changes to the parks and open spaces may, at the time of subdivision, result in an over-dedication of Municipal Reserve. As these changes are based on discussions between the landowner/developer and the City and are desirable within the Jesperdale and Stoneshire neighbourhoods, any over-dedication of MR can be transferred to other lands owned by the developer within the City.

3.2.2 Environmental Reserve Considerations

The Dog Creek Drainage Channel is a significant natural feature in the ASP lands. On the original ASP, the channel was based on the stream channel plus an upland setback of 6 m in width (and any additional setbacks established by geotechnical analysis adjacent to the top-of-bank). Based on detailed surveys, the channel's top-of-bank has been refined. The City's criteria for Environmental Reserve (ER) dedication have changed; ER along stream channels is now based on the 1 in 100 year flood line plus a ½ m of "freeboard". The actual amount of land that the City would consider for ER designation has therefore been reduced. The Land Use Concept and Parks and Open Space map, as amended, designates that portion of the Dog Creek Drainage Channel which meets the City's criteria for ER designation.

3.3 Transportation and Municipal Services

3.3.1 Transportation

The transportation network for the ASP has been updated to reflect two changes to the collector road network and the closure of Calahoo Road (see Figure 4). Aspen Glen Drive has been rerouted eastward from its previously alignment that had extended northward to connect into the Deer Park Drive loop. This change eliminates potential vehicle short-cutting on local residential roads while still ensuring good area access, and confirms recent City of Spruce Grove subdivision approvals already using this new collector road alignment. A second revision to the collector roadway network permits portions of Longview Drive and Deer Park Drive to be reduced to minor collector road status. This reflects revisions made to area land uses that are anticipated to reduce area traffic volumes. However, any actual change to road status is subject to updating the Transportation Impact Assessment for confirming the validity of these changes to the City of Spruce Grove's satisfaction.

As the Calahoo Road access to Highway 16 has been legally closed the direction to undertake this action has been removed. The lands from this road closure are now available for development per the Land Use Concept and they may be disposed of by the City in a timely manner consistent with the orderly development of the area.

3.3.2 Stormwater Management

The City has recently studied stormwater management for portions of the ASP area as part of the Dog Creek Drainage Basin – Stormwater Management Plan (2006), and as a partial result new stormwater management requirements were established for the entire Dog Creek Drainage Basin within the City of Spruce Grove's boundaries. On the basis of this report, the District Park/Joint Use Facility 'dry pond' concept was abandoned and replaced with a new 'wet pond' west of Dog Creek and adjacent to Highway 16. Additionally, the existing 'wet pond' facility located east of Dog Creek has been resized and reconfigured.

Recent stormwater analysis has also concluded that a connection is made to the stormwater facility located north of Highway 16, and therefore the ASP's northeast 'wet pond' is removed as surplus.



Melcor Developments Ltd.
North Central Area Structure Plan Amendment

**Proposed
 Transportation System
 Figure - 4**

- Legend**
- Provincial Highway
 - Major Arterial Road
 - Major Collector Road
 - Minor Collector Road
 - Area Structure Plan Boundary
 - City Boundary
 - Required Access Location
 - Highway Interchange Location

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages.

3.3.3 Water Distribution and Sanitary Sewer Servicing

No significant changes are required to the overall water and sanitary servicing plans as a result of the revisions made to the Land Use Concept. However, the development statistics originally identified 1.30 hectares for a Sanitary Sewer Trunk Right-of-Way, and as these trunk lines have been accommodated within existing road right-of-ways this area has been absorbed into the ASP's Gross Developable Area.

3.4 Development Statistics

Development statistics for the existing ASP are shown in Figure 5, and the amended development statistics are shown Figure 6.

The amendment results in an additional 2.73 hectares of Gross Developable Area to now total 324.46 hectares. This increase is primarily due to 3.02 hectares of land formerly defined as Sanitary Sewer Trunk Right-of-Way and Municipal Focal Point being made available for development. Despite this increase in GDA, the Net Developable Area has decreased by approximately 5.17 hectares to 203.39 hectares. This decrease in GDA is largely attributable to the removal of the District Park/Joint Use Facility, which has resulted in an increased land requirement to account for the separation of these formerly combined Municipal Reserve and stormwater management areas. All of this reduction is reflected as changes to residential land uses.

Overall low-density residential land use has decreased by approximately 16.0 hectares, with approximately 5.2 hectares being converted to medium-density residential uses and the remaining 10.8 hectares being divided between MR, stormwater management, or roads.

As a result of the Land Use Concept changes the percentage of low-density residential units has decreased from 74.5% to 68.5%, and medium-density residential units have increased to 24.0%. High-density residential units have decreased from 9.2% to 7.6%. These residential changes are projected to decrease area population by 295 residents, from 14,760 to 14,464, and residential units are expected to decrease by 53 to 4,847 units.

Those lands that comprise open space and parks total approximately 37.17 hectares, which is an increase of approximately 15.72 hectares. This seemingly large increase is explained by the removal of the District Park/Joint Use Facility, which was previously counted as part of the 'Dry Pond Facilities' category.

Figure 5 – Existing C-620-06 – Appendix A – Development Statistics*

| | ha | %GDA | | |
|---|---------------|---------------|-----------------|-------------------------------|
| Gross Area | 393.54 | | | |
| less | | | | |
| Future Highway Interchange | 4.00 | | | |
| Arterial Widening | 0.92 | | | |
| Sanitary Sewer Trunk R/W | 1.30 | | | |
| Environmental Reserve | 6.23 | | | |
| The Links Golf Course | 57.64 | | | |
| Municipal Focal Point | 1.72 | | | |
| Gross Developable Area (GDA) | 321.73 | 100.0 | | |
| Open Space / Parks | 16.32 | 5.07 | | |
| Dry Pond Facilities | 8.00 | 2.49 | | |
| Stormwater Management Facilities | 19.05 | 5.92 | | |
| School Sites | 5.13 | 1.59 | | |
| Roads (20% GDA) | 64.67 | 20.10 | | |
| Net Developable Area | 208.56 | 64.82 | | |
| Net Land Uses | | ha | Units | Population¹ |
| Low Density Residential ² | 175.17 | 3,503 | 11,912 | |
| Medium Density Residential ³ | 25.58 | 767 | 2072 | |
| High Density Residential ⁴ | 4.79 | 431 | 776 | |
| Institutional | 0.91 | | | |
| Commercial | 2.11 | | | |
| Total | 208.56 | 4,702 | 14,760 | |
| Student Population⁵ | | Public | Separate | |
| Elementary | 1,222 | 376 | | |
| Junior High | 517 | 188 | | |
| Senior High | 611 | 94 | | |
| Total | 2,351 | 658 | | |

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 person/Unit for M.D.R., 1.8 persons/Units for H.D.R.
2. Unit total based on 20 units/net hectare.
3. Unit total based on 30 units/net hectare
4. Unit total based on 90 units/net hectare
5. Student Generation: (students/unit).

| | Public | Separate | |
|-------------|--------|----------|-------------|
| Elementary | 0.26 | 0.08 | |
| Junior High | 0.11 | 0.04 | |
| Senior High | 0.13 | 0.02 | 45.9 ppgdha |

* Statistics include a correction of a 4.51 hectare imbalance between Open Space/Park and Stormwater Management Facilities identified in the Bylaw C-532-04 amendment (i.e. MR is reduced to reflect a 6.0m perimeter around the amended SWMFs).

Figure 6 - Proposed Appendix A – Development Statistics

| | ha | %GDA | |
|---|---------------|-----------------|-------------------------------|
| Gross Area | 393.54 | | |
| less | | | |
| Future Highway Interchange | 4.00 | | |
| Arterial Widening | 0.92 | | |
| Environmental Reserve | 5.60 | | |
| The Links Golf Course | 58.56 | | |
| Gross Developable Area (GDA) | 324.46 | 100.0 | |
| Open Space / Parks | 37.17 | 11.46 | |
| Dry Pond Facilities | 0.78 | 0.24 | |
| Stormwater Management Facilities | 18.12 | 5.58 | |
| Roads (approx. 20% GDA) | 65.00 | 20.03 | |
| Net Developable Area | 203.39 | 62.69 | |
| Net Land Uses | | | |
| | ha | Units | Population¹ |
| Low Density Residential ² | 159.19 | 3,184 | 10,825 |
| Medium Density Residential ³ | 37.12 | 1,114 | 3,007 |
| High Density Residential ⁴ | 4.04 | 351 | 633 |
| Institutional | 0.90 | | |
| Commercial | 2.14 | | |
| Total | 203.39 | 4,649 | 14,464 |
| Student Population⁵ | | | |
| | Public | Separate | |
| Elementary | 1,209 | 372 | |
| Junior High | 511 | 186 | |
| Senior High | 604 | 93 | |
| Total | 2,324 | 651 | |

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 person/Unit for M.D.R., 1.8 persons/Units for H.D.R.
2. Unit total based on 20 units/net hectare.
3. Unit total based on 30 units/net hectare
4. Unit total based on 87 units/net hectare
5. Student Generation: (students/unit).

| | Public | Separate | |
|-------------|--------|----------|-------------|
| Elementary | 0.26 | 0.08 | |
| Junior High | 0.11 | 0.04 | |
| Senior High | 0.13 | 0.02 | 45.5 ppgdha |

4.0 Summary

The North Central Area Structure Plan was adopted by Spruce Grove Council in 2003, and since that time area development has been progressing at a steady pace.

This amendment was initiated as the result of redefinition of stormwater management requirements in the ASP's northern areas and the application of the City's current standards for determining Environmental Reserve boundaries around Dog Creek. The impact of these changes on the Land Use Concept has resulted in additional adjustments to the location of parks and open space, pedestrian linkages, and the distribution and types of residential land uses. This amendment has also provided an opportunity to update the ASP for recent subdivisions and road changes.

The most significant change made to neighbourhood planning by this amendment has been the removal of the District Park/Joint Use facility which had functioned as a combined park space and a stormwater management 'dry pond'. With the removal of this facility lands for replacement stormwater management and parks had to be designated, and these lands have come from a reduction in areas formerly designated for residential uses.

The described reduction in residential land use has resulted in less low-density and high-density housing, and a small increase in medium-density housing that helps ensure the area's residential units and population are not significantly reduced by the loss of residential lands. A total of five medium-density sites and one high-density apartment sites have been added. These higher-density residential uses also serve to address consumer demand for diversity in housing types that are desired for both their affordability and lifestyle features. Despite these changes the neighbourhood still remains overwhelmingly low-density residential as originally contemplated.

CITY OF SPRUCE GROVE

BYLAW NO. C-620-06

NORTH CENTRAL AREA STRUCTURE PLAN
AMENDMENT

Being a Bylaw to amend Bylaw No. C-477-03, the Bylaw that adopted the North Central 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 North Central Area Structure Plan, as amended, be amended, as outlined in Schedule 1 which is attached to and forms part of this Bylaw.

The proposed area structure plan amendment includes changes to the Land Use Concept map to

1. to redesignate a portion of the southwest corner of NE 10 from Low Density Residential to Medium Density Residential; and
2. to realign a small portion of the adjacent area shown as Park/Open Space.

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

First Reading Carried 14 August 2006

Public Hearing Held 11 September 2006

Second Reading Carried 11 September 2006

Third Reading Carried 11 September 2006

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

Melcor Developments Ltd.

**North Central Area Structure Plan Amendment
for an East Medium-Density Residential Site**

City of Spruce Grove

Prepared by:

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1560-270-00-01-4.6.1

July 2006

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- Figure 4: Proposed Appendix A – Development Statistics

1.0 Introduction

The North Central Area Structure Plan (ASP) adopted by Bylaw C-477-03 on July 14, 2003 provides a cohesive development plan for areas in north central Spruce Grove previously governed by a combination of numerous studies, bylaws, and area structure plans. The ASP comprises approximately 393 hectares, and is bounded by Campsite Road (west), Century Road (east), Yellowhead Highway 16 (north), and Grove Drive (south).

Since adoption, the ASP has been amended on four occasions:

- Bylaw C-515-04 - March 22, 2004, to change high-density to medium-density residential;
- Bylaw C-520-04 - April 13, 2004, to reconfigure medium and low-density residential areas;
- Bylaw C-532-04 - June 14, 2004, to reconfigure land uses in the W 1/2 9-53-27-W4M and related text amendments; and
- Bylaw C-567-05 - September 12, 2005, to amend a stormwater management facility from a dry to a wet pond.

Current development in the ASP area includes the Links Golf Course and several areas of residential development that are generally progressing northward from Grove Drive and around the golf course.

This amendment proposes to add a small area of medium-density residential land use in the eastern half of the ASP.

2.0 Purpose and Function

The purpose of this amendment is to change the ASP's Land Use Concept by:

- converting a small area of low-density residential land use to medium-density residential; and
- harmonizing the ASP's Conceptual Municipal Reserve and Open Space Plan with its Land Use Concept to correct a small discrepancy in the identification of Municipal Reserve lands between these two figures.

This document functions as an attachment to the existing North Central ASP, as amended, and identifies changes made to the Land Use Concept and the rationale for these changes.

3.0 The Amendment

3.1 Land Use Concept

The existing North Central ASP Land Use Concept is shown in Figure 1, and the proposed amendment to the Land Use Concept is shown in Figure 2.

Changes to the existing Land Use Concept are discussed in the following sections.

3.1.1 Low and Medium-Density Residential Land Use

This amendment converts an approximate 1.52 hectare area of existing low-density residential land use to medium-density residential land use as outlined in Figure 1. The change affects approximately 0.5% of the ASP's overall net developable land and represents a small 0.7% increase in overall medium-density residential use.

This proposed medium-density site will be developed with semi-detached housing units similar in form and character to existing units on Longview Close and Longview Crescent. The site nestled between the park and the golf course is ideal for this type of product. Safe and convenient access is provided to a minor collector roadway (Fairway Drive). The land use change provides additional housing choices for City residents. It also addresses strong market demand for multi-family housing units and to some extent both affordability and a more efficient use of land.

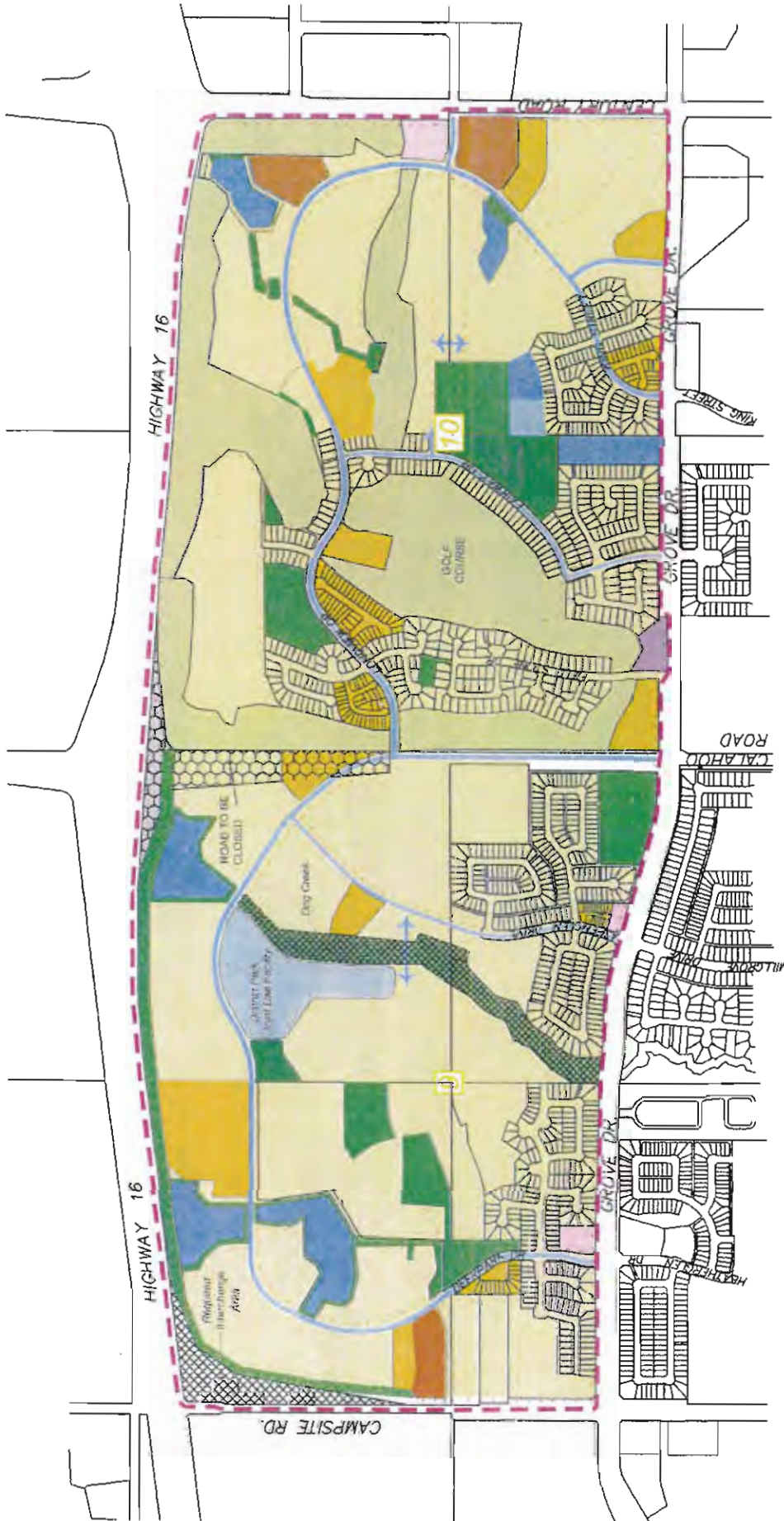
As noted below in Section 3.1.2 a portion of the low-density residential area that comprises the amendment area is incorrectly identified on the existing Land Use Concept for Municipal Reserve purposes, and this matter will be corrected by this amendment.

3.1.2 Municipal Reserve

In the area of this amendment the ASP's existing Land Use Concept and Conceptual Municipal and Open Space Plan do not conform with each other and this amendment will correct this non-conformance.. Specifically, the Municipal Reserve and Open Space Plan (ASP Figure 8) does not show Municipal Reserve lands extending north of the boundary of the Southeast Quarter of Section 10-53-27-4 while the Land Use Concept does show MR in this location. It has been determined that the Municipal Reserve and Open Space Plan presents the correct MR distribution, and as such the Land Use Concept has been updated by removing the non-conforming strip of MR. This correction only requires updating the Land Use Concept map, and therefore no changes are required to the ASP's Development Statistics.

3.2 Transportation and Municipal Services

The existing ASP concepts for transportation and municipal servicing (sanitary drainage, water distribution, stormwater management, and franchise utilities) are not altered by this amendment.



- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Commercial
- Institutional
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- School Site
- Drypond Facility
- Waipond Facility
- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Required Access Location

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages

SCALE 1:15000
0 150 300 m

Melcor Developments Ltd.

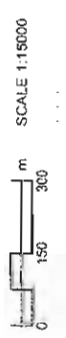
Existing North Central ASP
Land Use Concept
Figure - 1

1000



- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Commercial
- Institutional
- Urban Service (Municipal Focal Point)
- Area Structure Plan Amendment Boundary
- Pedestrian Linkage
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- School Site
- Drypond Facility
- Wetpond Facility
- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Required Access Location

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages



Melcor Developments Ltd.

Proposed North Central ASP Land Use Concept

Figure - 2

3.3 Development Statistics

The ASP's existing development statistics are shown in Figure 3, and updated development statistics for this amendment are shown Figure 4.

As described above in Section 3.1.1, a total of 1.52 hectares of medium-density residential land use has been added and the ASP's Development Statistics updated to reflect this change:

- medium-density residential increases by 1.52 hectares, from 18.89 hectares to 20.41 hectares; and
- low-density residential has decreased 1.52 hectares, from 184.60 hectares to 183.08 hectares.

Overall, the amendment has resulted in a small increase in medium-density residential and a correspondingly small decrease in low-density residential use.

Figure 3 - Existing Appendix A – Development Statistics

| | ha | %GDA | |
|--|---------------|---------------|-------------------------------|
| Gross Area | 393.54 | | |
| less | | | |
| Future Highway Interchange | 4.00 | | |
| Arterial Widening | 0.92 | | |
| Sanitary Sewer Trunk R/W | 1.30 | | |
| Environmental Reserve | 6.23 | | |
| The Links Golf Course | 57.64 | | |
| Municipal Focal Point | 1.72 | | |
| Gross Developable Area (GDA) | 321.73 | | 100.0 |
| Open Space / Parks | 18.23 | | 5.67 |
| Drypond Facilities | 8.78 | | 2.73 |
| Stormwater Management Facilities | 13.34 | | 4.15 |
| School Sites | 5.13 | | 1.59 |
| Roads (20% GDA) | 64.34 | | 20.00 |
| Net Developable Area | 211.91 | | 65.87 |
| Net Land Uses | ha | Units | Population¹ |
| Low-Density Residential ² | 184.60 | 3,099 | 10,537 |
| Medium-Density Residential ³ | 18.89 | 491 | 1,326 |
| High-Density Residential ⁴ | 5.40 | 485 | 873 |
| Institutional | 0.91 | | |
| Commercial | 2.11 | | |
| Total | 211.91 | 4,075 | 12,735 |
| Student Population⁵ | | Public | Separate |
| Elementary | | 1,060 | 326 |
| Junior High | | 448 | 163 |
| Senior High | | 530 | 82 |
| Total | | 2,038 | 571 |
| Notes: | | | |
| 1. 3.4 persons/unit for L.D.R., 2.7 person/Unit for M.D.R., 1.8 persons/Units for H.D.R. | | | |
| 2. Unit total based on 20 units/net hectare. | | | |
| 3. Unit total based on 30 units/net hectare | | | |
| 4. Unit total based on 90 units/net hectare | | | |
| 5. Student Generation: (students/unit). | | | |
| | | Public | Separate |
| Elementary | | 0.26 | 0.08 |
| Junior High | | 0.11 | 0.04 |
| Senior High | | 0.13 | 0.02 |
| | | | 39.0 ppgdha |

Figure 4 - Proposed Appendix A – Development Statistics

| | ha | %GDA | |
|---|---------------|---------------|-------------------------------|
| Gross Area | 393.54 | | |
| less | | | |
| Future Highway Interchange | 4.00 | | |
| Arterial Widening | 0.92 | | |
| Sanitary Sewer Trunk R/W | 1.30 | | |
| Environmental Reserve | 6.23 | | |
| The Links Golf Course | 57.64 | | |
| Municipal Focal Point | 1.72 | | |
| Gross Developable Area (GDA) | 321.73 | | 100.0 |
| Open Space / Parks | 18.23 | | 5.67 |
| Drypond Facilities | 8.78 | | 2.73 |
| Stormwater Management Facilities | 13.34 | | 4.15 |
| School Sites | 5.13 | | 1.59 |
| Roads (20% GDA) | 64.34 | | 20.00 |
| Net Developable Area | 211.91 | | 65.87 |
| Net Land Uses | ha | Units | Population¹ |
| Low-Density Residential ² | 183.08 | 3661 | 12,447 |
| Medium-Density Residential ³ | 20.41 | 612 | 1,652 |
| High-Density Residential ⁴ | 5.40 | 485 | 873 |
| Institutional | 0.91 | | |
| Commercial | 2.11 | | |
| Total | 211.91 | 4,758 | 14,972 |
| Student Population⁵ | | Public | Separate |
| Elementary | | 1,060 | 326 |
| Junior High | | 448 | 163 |
| Senior High | | 530 | 82 |
| Total | | 2,038 | 571 |

Notes:

- 3.4 persons/unit for L.D.R., 2.7 person/Unit for M.D.R., 1.8 persons/Units for H.D.R.
- Unit total based on 20 units/net hectare.
- Unit total based on 30 units/net hectare
- Unit total based on 90 units/net hectare
- Student Generation: (students/unit).

| | Public | Separate | |
|-------------|--------|----------|-------------|
| Elementary | 0.26 | 0.08 | |
| Junior High | 0.11 | 0.04 | |
| Senior High | 0.13 | 0.02 | 46.5 ppgdha |

4.0 Summary

This amendment converts a small area of existing low-density residential land use to medium-density residential land use and corrects a discrepancy in the identification of municipal reserve between the existing Land Use Concept and the Conceptual Municipal Reserve and Open Space Plan. The conversion of lands to medium-density residential land use allows development of semi-detached housing on a site adjacent to a park, the golf course, and with easy access to a minor collector roadway. These new multi-family units also provide additional housing choices to City residents and realise some land efficiency benefits. Overall, the amended Land Use Concept has a small increase in medium-density residential land use and a correspondingly small reduction in low-density residential use.

CITY OF SPRUCE GROVE

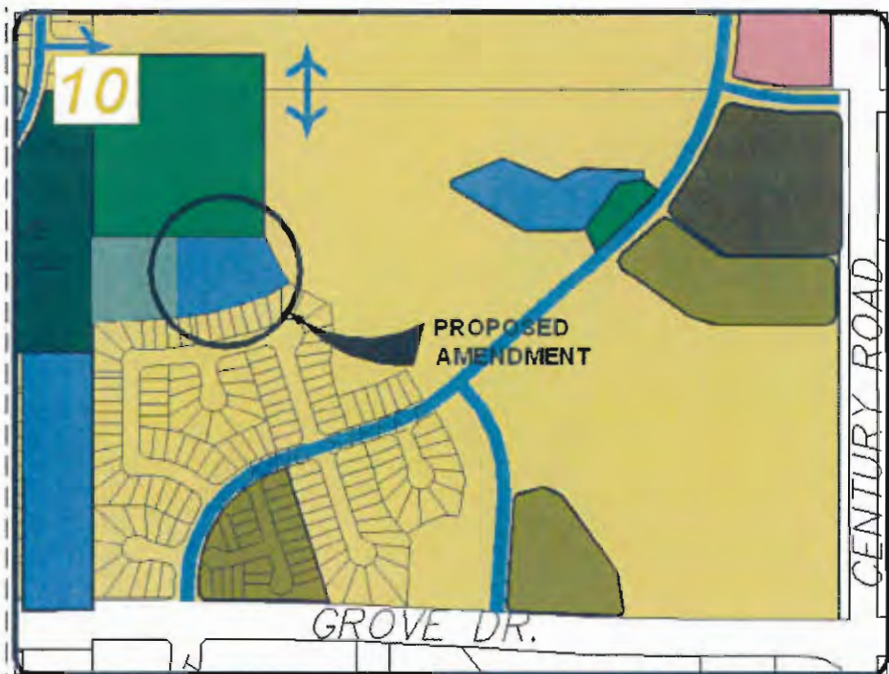
BYLAW NO. C-567-05

NORTH CENTRAL AREA STRUCTURE PLAN
AMENDMENT

Being a Bylaw to amend Bylaw No. C-477-03, the Bylaw that adopted the North Central 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, Figure 6 (Land Use Concept) and Figure 10 (Stormwater Servicing) maps of the North Central Area Structure Plan (Bylaw C-477-03) be amended as shown. Both referenced figures in Bylaw C-477-03 are amended to show the eastern portion of the Dry pond facility as a Wet pond facility.



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

| | |
|------------------------|-------------------|
| First Reading Carried | 15 August 2005 |
| Public Hearing Held | 12 September 2005 |
| Second Reading Carried | 12 September 2005 |
| Third Reading Carried | 12 September 2005 |

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

CITY OF SPRUCE GROVE

BYLAW NO. C-532-04

NORTH CENTRAL AREA STRUCTURE PLAN
AMENDMENT

Being a Bylaw to amend Bylaw No. C-477-03, the Bylaw that adopted the North Central 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 North Central Area Structure Plan be amended, as outlined in Schedule 1 which is attached to and forms part of this Bylaw.

The amendment involves several revisions to the land use concept in the W ½ 9-53-27-W4, as well as related revisions to the text.

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

First Reading Carried 25 May 2004

Public Hearing Held 24 June 2004

Second Reading 14 June 2004

Third Reading 14 June 2004

Signed by City of Spruce Grove Mayor and Manager of Administrative Services

Amendment to the

NORTH CENTRAL AREA STRUCTURE PLAN

Submitted to



Prepared for

B R O A D V I E W
DEVELOPMENTS INC.

Prepared by

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

In association with

ASSOCIATED
ENGINEERING 

May 6, 2004



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1.0 PURPOSE

This document has been prepared on behalf of Broadview Developments Inc. as an amendment to the North Central Area Structure Plan. Specifically, for the lands owned by Broadview Developments Inc., located in quarter sections NW $\frac{1}{4}$ 9-53-27-4 and SW $\frac{1}{4}$ 9 53-27-4. These lands are located entirely in the western half of "Westerly Sub-Area "B"" as described in the North Central Area Structure Plan and shown on Figure 1.

The purpose of this amendment is to reflect a recommended parks & open space plan which will retain a large portion of existing tree stands while at the same time facilitating the economic and efficient servicing and development of the surrounding lands within the amendment area, and to establish a more functional configuration of the proposed medium and high-density residential areas.

To accommodate these changes, a reconfiguration of parcels and land use changes have been proposed.

2.0 SCOPE

The amendment area encompasses a total of 58.61 ha within the western area of the NASP, as described above and shown on Figure 1. The scope of the amendment is to:

- a) change the configuration of the proposed low-density residential and parks & open space areas in the south east of the amendment area surrounding the existing woodlots;
- b) replace the proposed low-density residential with medium-density residential in the north east corner of the amendment area, east of the proposed stormwater management facility; and
- c) to reconfigure the proposed medium and high-density residential parcels in the southwest portion of the amendment area.



3.0 BACKGROUND

2.1 LOCATION

The North Central ASP, an area of 393 ha, is located in the City of Spruce Grove, between Grove Drive to the south and Highway 16 to the north, and between Campsite Road to the west and Century Road to the east. The City of Spruce Grove originally approved the North Central Area Structure Plan in 2003.

The proposed amendment area is located within the western half of Westerly Sub-area "B" of the North Central Area Structure Plan (Figure 1).

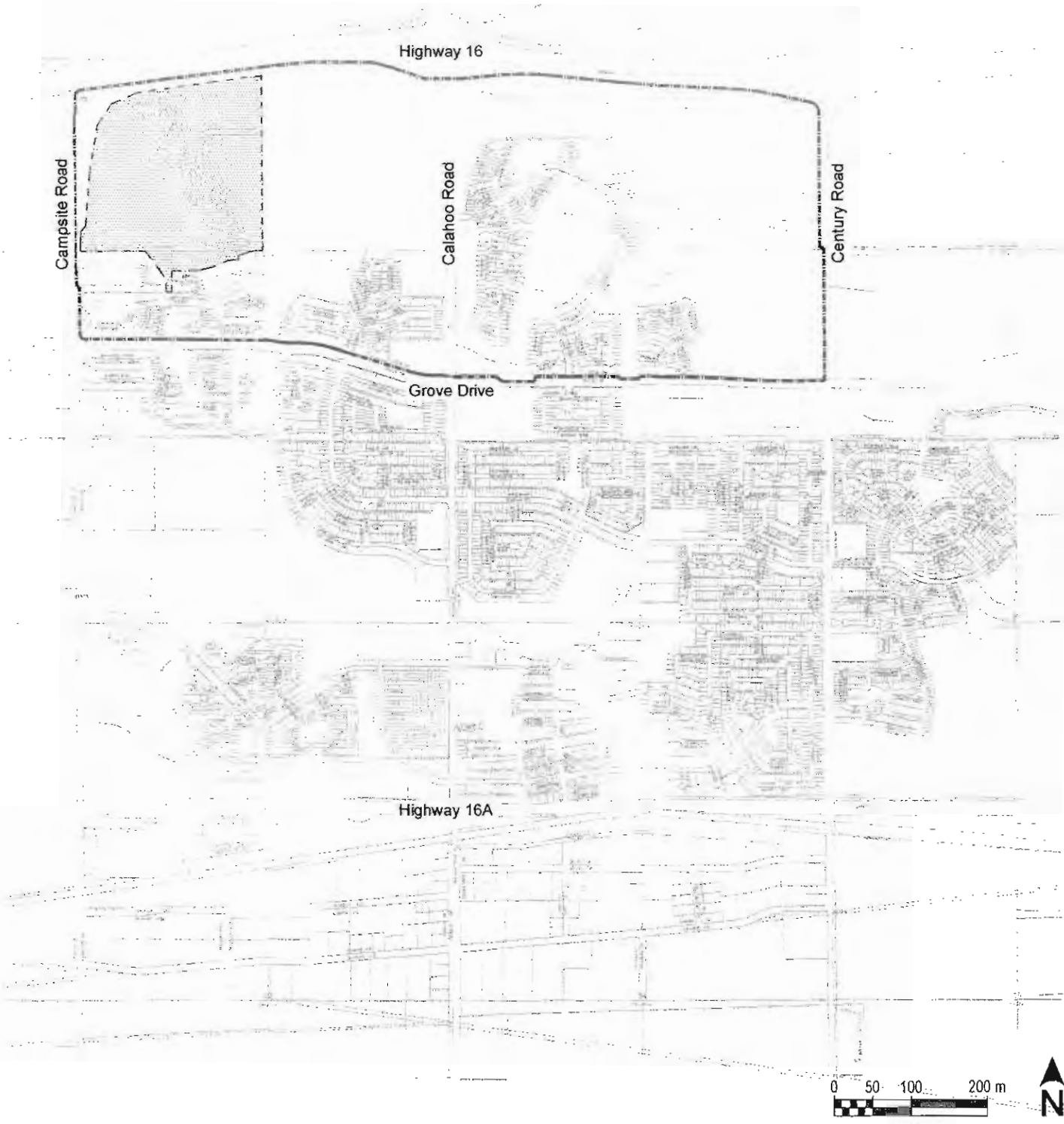
2.2 EXISTING LAND USE (WESTERLY SUB-AREA "B": SEC. 9-53-27-W4)

The total area for the westerly sub-area is approximately 190 ha, of which 39 ha are developed (20%), with the remaining 151 ha undeveloped. The Aspenglen area, consisting of low-density residential development, has begun immediately west of the Calahoo Road alignment and north of Grove Drive. Similarly, the first phases of the Deer Park Estates have been developed north of and westwards along Grove Drive, as well as a larger park site at the northwest corner of Grove Drive and Calahoo Road. The remaining lands forming the majority of this area is undeveloped agricultural lands, falling under an Urban Reserve designation.

The current North Central ASP Land Use Concept proposes low, medium, and high-density residential, stormwater management, and parks & open space as future uses within the amendment area. (Figure 2)

2.3 POLICY CONTEXT

The proposed amendments to the North Central ASP comply with the intent of the City of Spruce Grove Municipal Development Plan and objectives described in Section 4.0 of the North Central Area Structure Plan. Final approval of the districting, subdivision and servicing will be subject to the standard planning and engineering requirements of the City of Spruce Grove.



Legend




-  North Central Area Structure Plan Boundary
-  Plan Amendment Area
-  City of Spruce Grove Boundary

Figure 1
Location

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD

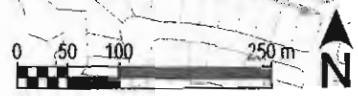
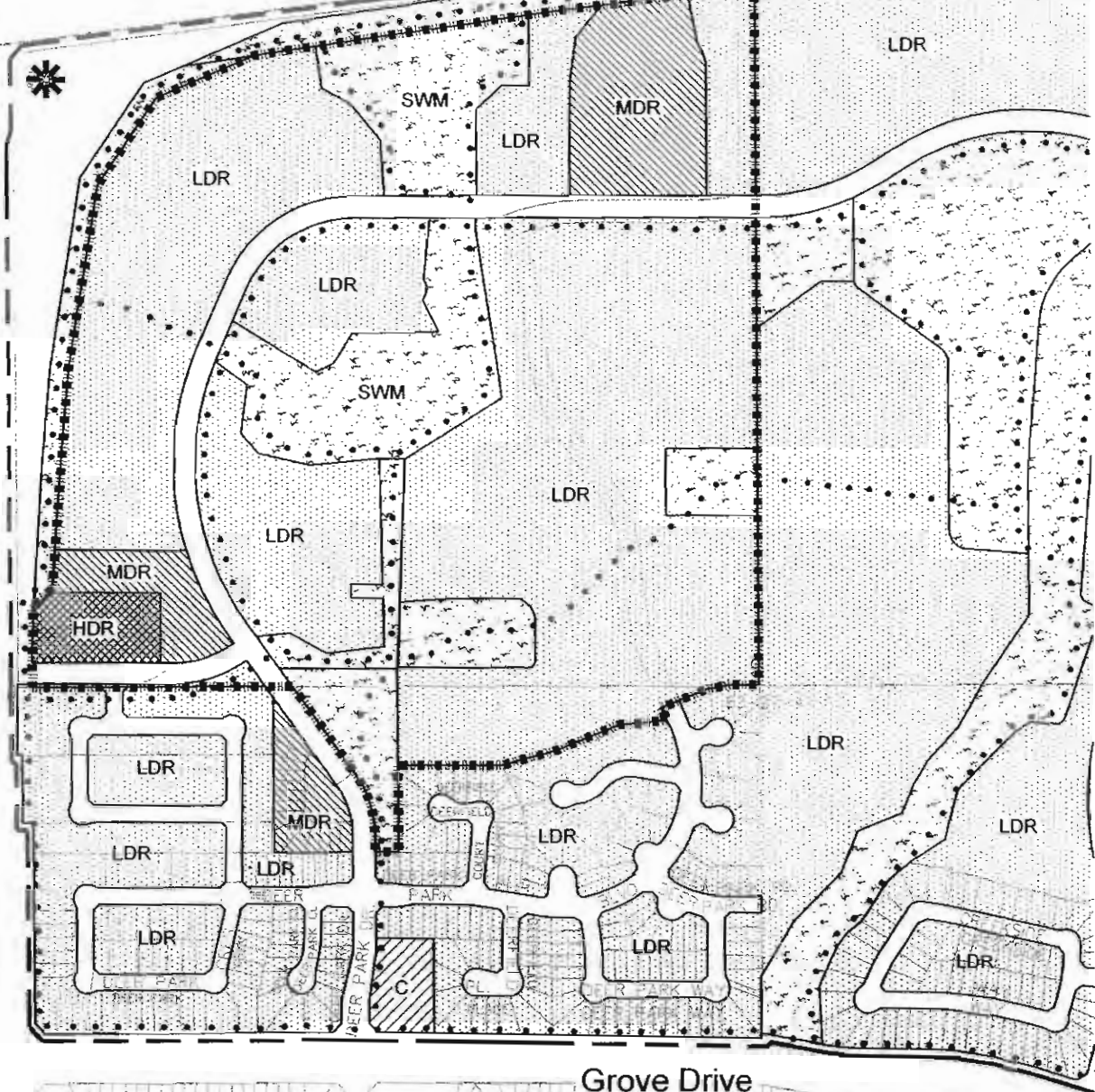
CITY OF SPRUCE GROVE

Deer Park Estates Subdivision Plan

Highway 16

Campsite Road

Grove Drive



Legend

- — North Central Area Structure Plan Boundary
- ⋮⋮⋮⋮⋮⋮ Plan Amendment Boundary
- City of Spruce Grove Boundary
- ⊠HDR⊠ High Density Residential
- ⊠MDR⊠ Medium Density Residential
- ⊠LDR⊠ Low Density Residential
- ⊠C⊠ Commercial
- ⊠. . . ⊠ Environmental/Park/Open Space
- ⊠SWM⊠ Stormwater Management Facility
- ★ Hwy 16 Interchange
- ⋯ Potential Trail Linkage

Figure 2
Existing Land Use
Concept

ARMIN A. PREIKSAITIS
 & ASSOCIATES LTD.

CITY OF SPRUCE GROVE

Deer Park Estates Subdivision Plan



2.4 SITE CHARACTERISTICS

The site is characterized by undulating terrain with an overall difference in elevation across the site of approximately ten (10) metres. The site generally drains from the southwest to the northeast. Areas of standing water, centrally located in the amendment area, are to be incorporated into future stormwater management facilities.

4.0 RATIONALE

The proposed parks and open space configuration provides the region with a variety of park types linked via pathways. These park types consist of: passive landscaped open space surrounding the proposed storm water management facilities (flowing south to north through the centre of the amendment area); predominantly forested open space defined by the two tree stands in the southeast of the amendment area, and an existing park that includes a play structure in the south of the amendment area. The new open space configuration provides more parks and open space adjacent to the storm water management facilities and creates a more logical connection between parks and open space related the existing tree stands.

Replacing the two proposed low-density residential areas, in the northeast of the amendment area, with medium-density residential creates a consolidated medium-density residential area adjacent to the amenity space surrounding the proposed stormwater management facility. Depending on market demand, this area may provide and opportunity for a comprehensively planned P.U.D. (Planned Unit Development). This will result in a slight increase in density in the area.

Changing the configuration of the proposed medium and high-density residential areas in the southwest corner of the amendment area allows for more flexibility in the site planning of these developments. This configuration also brings the high-density residential portion closer to proposed amenity space. There will be no change in density in this area.



In summary, the amendment will not only make the subject property more marketable, but will also improve the quality of proposed parks & open space within the Deer Park Estates neighbourhood. (Figure 3)

5.0 ENVIRONMENTAL AND MUNICIPAL RESERVE DEDICATION

Environmental Reserve (ER) and Municipal Reserve (MR) dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV.

The exact location and amount of required ER and MR dedication is to be determined at the subdivision stage.

6.0 TRANSPORTATION

The overall transportation network basically remains unchanged.

7.0 UTILITY FACILITIES

The amendment will have no effect on the proposed servicing concept. Capacities for sanitary and stormwater drainage were verified by Associated Engineering Alberta Ltd., and they are adequate to accommodate the proposed uses.

8.0 REVISED LAND USE AND POPULATION STATISTICS

Table 1 provides a summary of the revised land use and population statistics.

The proposed amendment will result in an increase in the area proposed for medium-density residential and a reduction in the area proposed for low-density residential uses. Total proposed



Legend

- North Central Area Structure Plan Boundary
- ▤ Plan Amendment Boundary
- City of Spruce Grove Boundary
- ▨ HDR High Density Residential
- ▧ MDR Medium Density Residential
- ▦ LDR Low Density Residential
- ▩ C Commercial
- ⋯ Environmental/Park/Open Space
- SWM Stormwater Management Facility
- ☼ Hwy 16 Interchange
- ⋯ Potential Trail Linkage

Figure 3 Amended Land Use Concept

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD

CITY OF SPRUCE GROVE

Deer Park Estates Subdivision Plan



residential land use area within the amendment is 34.71 ha, 26.58 ha of this being low-density with medium and high-density residential making up the balance of 8.13 ha. This results in a total estimated population of 2605 persons, a net decrease of 20 persons.

9.0 IMPLEMENTATION

8.1 STAGING

Staging of the development will be dependant on market demand as well as logical and economical expansion of existing roadway and serving networks.

8.2 AMENDMENTS TO LAND USE BYLAW

Complimentary amendments to the Land Use Bylaw (LUB) have been submitted to the City of Spruce Grove concurrent with this amendment. Further amendments to the LUB will be submitted according to the staging of the development.

8.3 SUBDIVISION

Application for subdivision will be in accordance with the requirements set out in the MGA Subdivision and Development regulations.



AMENDMENT TO NORTH CENTRAL ASP

TABLE 1 - EXISTING LAND USE AND POPULATION STATISTICS

| | AREA (ha) |
|------------------------------------|--------------|
| GROSS AREA | 58.61 |
| Environmental Reserve ¹ | 2.48 |
| GROSS DEVELOPABLE AREA | 56.13 |
| Stormwater Mangement Facilities | 2.27 |
| Parks & Open Space | 5.97 |
| Non - Residential Area | |
| Circulation - Vehicular (20%) | 11.26 |
| NET RESIDENTIAL AREA | 36.63 |

RESIDENTIAL LAND USE ANALYSIS

| Land Use | Area (ha) | Units/Ha | Units | Pop/Unit | Population |
|----------------------------|--------------|----------|------------|----------|-------------|
| Low Density Residential | 32.05 | 20.00 | 641 | 3.40 | 2179 |
| Medium Density Residential | 3.66 | 30.00 | 110 | 2.70 | 297 |
| High Density Residential | 0.92 | 90.00 | 83 | 1.80 | 149 |
| TOTAL | 36.63 | | 834 | | 2625 |

STUDENT GENERATION STATISTICS

| Level | Public | Separate | TOTAL | LDR/MDR-HDR RATIO | |
|---------------------|------------|------------|------------|-------------------------------|-----|
| | | | | 87% | 13% |
| Elementary (K-6) | 217 | 67 | 284 | | |
| Junior High (7-9) | 92 | 33 | 125 | | |
| Senior High (10-12) | 108 | 17 | 125 | | |
| TOTAL | 417 | 117 | 534 | Persons/Gross Dev. ha. | |
| | | | | 46.77 | |

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV



AMENDMENT TO NORTH CENTRAL ASP

TABLE 2 - PROPOSED LAND USE AND POPULATION STATISTICS

| | AREA (ha) |
|---|--------------|
| GROSS AREA | 58.61 |
| Environmental Reserve ¹ | 2.48 |
| GROSS DEVELOPABLE AREA | 56.13 |
| Stormwater Mangement Facilities & Public Utility Lots | |
| Stormwater Mangment Facilities | 2.27 |
| Public Utility Lots | 0.42 |
| | <u>2.69</u> |
| Parks & Open Space | 8.57 |
| Non - Residential Area | |
| Circulation - Vehicular | 11.26 |
| Circulation - Pedestrian | 0.27 |
| | <u>11.53</u> |
| NET RESIDENTIAL AREA | 33.34 |

RESIDENTIAL LAND USE ANALYSIS

| Land Use | Area (ha) | Units/Ha | Units | Pop/Unit | Population |
|----------------------------|--------------|----------|------------|----------|-------------|
| Low Density Residential | 25.21 | 20.00 | 504 | 3.40 | 1714 |
| Medium Density Residential | 6.45 | 30.00 | 194 | 2.70 | 524 |
| High Density Residential | 1.68 | 90.00 | 151 | 1.80 | 272 |
| TOTAL | 33.34 | | 849 | | 2510 |

STUDENT GENERATION STATISTICS

| Level | Public | Separate | TOTAL | LDR/MDR-HDR RATIO |
|---------------------|------------|------------|------------|--|
| | | | | 76% 24% |
| Elementary (K-6) | 221 | 68 | 289 | |
| Junior High (7-9) | 93 | 34 | 127 | |
| Senior High (10-12) | 110 | 17 | 127 | |
| TOTAL | 424 | 119 | 543 | Persons/Gross Dev. ha. 44.72 |

¹Environmental Reserve and Municipal Reserve dedication will be made in accordance with the requirements in the Spruce Grove Municipal Development Plan (MDP) and Municipal Government Act (MGA). Specifically, MDP, PART IV

CITY OF SPRUCE GROVE

BYLAW NO. C-520-04

NORTH CENTRAL AREA STRUCTURE PLAN
AMENDMENT

Being a Bylaw to amend Bylaw No. C-477-03, the Bylaw that adopted the North Central 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 North Central Area Structure Plan be amended, as outlined in Schedule 1 which is attached to and forms part of this Bylaw.

The amendment involves a revision to the land use concept, redesignating a portion of NE 10-53-27-4, from Medium Density Residential to Low Density Residential, and a portion of NE 10 and NW 10-53-27-4 from Low Density Residential to Medium Density Residential, as well as related revisions to the text.

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

First Reading Carried 22 March 2004

Public Hearing Held 13 April 2004

Second Reading 13 April 2004

Third Reading 13 April 2004

Signed by City of Spruce Grove Mayor and Manager of Administrative Services

North Central Area Structure Plan Amendment

City of Spruce Grove

**Prepared for
Meclor Developments Ltd.**

**Prepared by
UMA Engineering Ltd.
17007 - 107 Avenue
Edmonton Alberta T5S 1G3
1560-205-00-01**

February 2004

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Table 2: North Central Area Structure Plan Amendment Development Statistics

UMA Engineering Ltd. - Third Party Disclaimer

This report has been prepared by UMA Engineering Ltd. (“UMA”) for the benefit of the client to whom it is addressed. The information and data contained herein represent UMA’s best professional judgement in light of the knowledge and information available to UMA at the time of preparation. Except as required by law, this report and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. UMA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of UMA and the client.

1.0 Introduction and Purpose

The North Central Area Structure Plan (ASP) Bylaw C-477-03 adopted by the City of Spruce Grove on July 14, 2003 provides a framework for the orderly development of residential lands.

The purpose of this document is to amend the North Central Area Structure Plan to exchange a small medium density residential site with an adjacent low density area. The amendment area is a distinct development module formed by future parks and open space on the east, the Links Golf Course on the south and the future Longview Drive on the north. Existing development forms the west boundary.

2.0 Location

The North Central Area Structure Plan is comprised of approximately 393 hectares of land north of Grove Drive, south of Highway 16, and is further bounded between Campsite Road and Century Road. The proposed amendment area is located immediately east of existing development south of the future extension of Longview Drive.

3.0 The Amendment

The approved Land Use Concept for the North Central Area Structure Plan is shown in Figure 1, and the proposed amendment shown in Figure 2. The approved medium density site was approximately 1.12 ha and the low density area was approximately 2.13 ha. Due to the shape and form of the site the exchanged medium density site is now 2.13 ha and the low density is 1.12 ha. The overall change is an increase in the medium density of 1.01 ha and a decrease of 1.01 ha in the low density. The amended ASP Land Use Concept exchanges those lands identified as low density residential with medium density residential.

4.0 Amendment Effects

Generally, the amendment proposes the relocation of medium density residential land use, which will result in the movement of a similar area of low density residential. This change will have virtually no effect on the 78/22 ratio of low density to medium density land use. The approved statistics in the North Central ASP

Development Statistics, Table 1, were incorrectly stated. This amendment will replace the original statistics with the correct numbers, Table 1A, and further update the corrected numbers to reflect the proposed amendment, Table 2.

The proposed amendment will affect the statistics by increasing the neighbourhood population by 13 residents, from 14,958 to 14,971 and the number of dwelling units will increase by 10, from 4,745 to 4,755 units.

5.0 Servicing and Roads

This amendment does not require or propose changes to the existing pattern of roadways or servicing as defined in the approved North Central ASP.

6.0 Amendment Rationale

This amendment is required to show the land use and population changes resulting from the increase of the medium density site and reflect its modified shape and location.



**North Central
Area Structure Plan Amendment**

**Approved North Central
Area Structure Plan Concept**

Figure - 1

| | |
|--|--------------------------|
| Area Structure Plan Boundary | Preferred Linkage |
| Area Structure Plan Amendment Area | Minor Arterial Road |
| City Boundary | Major Collector Road |
| Low Density Residential (max 15.5 units/acre) | Minor Collector Road |
| Medium Density Residential (max 60 units/acre) | Proposed Access Location |
| High Density Residential (near B11 utility) | |
| Commercial | |
| Institutional | |
| Urban Service (Municipal Fleet Point) | |
| The Links Golf Course | |
| Dog Creek Drainage Course | |
| Park/Open Space | |
| School Site | |
| Drypond Facility | |
| Wetland Facility | |

NOTE: The actual area and configuration of most elements depicted may and are to be determined at some indicated planning stages.

NOT TO SCALE



North Central Area Structure Plan Amendment

Proposed Amendment to the North Central A.S.P. Concept

Legend

- Area Structure Plan Boundary
- Area Structure Plan Amendment Area
- City Boundary
- Low Density Residential (max 12.5 units/acre)
- Medium Density Residential (max 66 units/acre)
- High Density Residential (max 67 units/acre)
- Commercial
- Institutional
- Urban Services (Metropolitan Factor Point)
 - The Links Golf Course
 - Dog Creek Drainage Course
 - Pleasanton Stream
 - School Site
 - Drypond Facility
 - Wetland Facility
- Recreation Usage
 - Minor Animal Abol
 - Major Collector Road
 - Minor Collector Road
 - Required Access Location

NOTE: The areas shown are conceptual only and are to be determined as more detailed planning steps.

Figure - 2

Table 1
Approved North Central Area Structure Plan
Development Statistics

| | ha | %GDA |
|----------------------------------|---------------|---------------|
| Gross Area | 393.54 | |
| less | | |
| Future Highway Interchange | 4.00 | |
| Arterial Widening | 0.92 | |
| Sanitary Sewer Trunk R/W | 1.30 | |
| Environmental Reserve | 6.23 | |
| The Links Golf Course | 57.64 | |
| Municipal Focal Point | 1.72 | |
| Gross Developable Area | 321.73 | 100.00 |
| Open Space / Parks | 18.23 | 5.67 |
| Drypond Facilities | 8.78 | 2.73 |
| Stormwater Management Facilities | 13.34 | 4.15 |
| School Sites | 5.13 | 1.59 |
| Roads (20% of GDA) | 64.34 | 20.00 |
| Net Developable Area | 211.91 | 65.87 |

| Net Land Uses | ha | Units | Population |
|----------------------------|---------------|-------------|--------------|
| Low Density Residential | 184.60 | 3099 | 10537 |
| Medium Density Residential | 18.89 | 491 | 1326 |
| High Density Residential | 5.40 | 485 | 873 |
| Institutional | 0.91 | | |
| Commercial | 2.11 | | |
| Total | 211.91 | 4075 | 12735 |

Student Population

| | Public | Separate |
|--------------|-------------|------------|
| Elementary | 1060 | 326 |
| Junior High | 448 | 163 |
| Senior High | 530 | 82 |
| Total | 2038 | 571 |

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R., 1.8 persons/unit for H.D.R.
2. Unit total based on 20 units/net hectare
3. Unit total based on 30 units/net hectare
4. Unit total based on 90 units/net hectare
5. Student Generation: (students/unit).

| | Public | Separate |
|-------------|--------|----------|
| Elementary | 0.26 | 0.08 |
| Junior High | 0.11 | 0.04 |
| Senior High | 0.13 | 0.02 |

Table 1A
Revised Approved North Central
Area Structure Plan Development Statistics

| | ha | %GDA |
|----------------------------------|---------------|--------------|
| Gross Area | 393.54 | |
| less | | |
| Future Highway Interchange | 4.00 | |
| Arterial Widening | 0.92 | |
| Sanitary Sewer Trunk R/W | 1.30 | |
| Environmental Reserve | 6.23 | |
| The Links Golf Course | 57.64 | |
| Municipal Focal Point | 1.72 | |
| Gross Developable Area | 321.73 | 100.00 |
| Open Space / Parks | 18.23 | 5.67 |
| Drypond Facilities | 8.78 | 2.73 |
| Stormwater Management Facilities | 13.34 | 4.15 |
| School Sites | 5.13 | 1.59 |
| Roads (20% of GDA) | 64.34 | 20.00 |
| Net Developable Area | 211.91 | 65.87 |

| Net Land Uses | ha | Units | Population |
|----------------------------|---------------|-------------|--------------|
| Low Density Residential | 184.60 | 3692 | 12553 |
| Medium Density Residential | 18.89 | 567 | 1530 |
| High Density Residential | 5.40 | 486 | 875 |
| Institutional | 0.91 | | |
| Commercial | 2.11 | | |
| Total | 211.91 | 4745 | 14958 |

Student Population

| | Public | Separate |
|--------------|-------------|------------|
| Elementary | 1234 | 380 |
| Junior High | 522 | 190 |
| Senior High | 617 | 95 |
| Total | 2373 | 665 |

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R., 1.8 persons/unit for H.D.R.
2. Unit total based on 20 units/net hectare
3. Unit total based on 30 units/net hectare
4. Unit total based on 90 units/net hectare
5. Student Generation: (students/unit).

| | Public | Separate |
|-------------|--------|----------|
| Elementary | 0.26 | 0.08 |
| Junior High | 0.11 | 0.04 |
| Senior High | 0.13 | 0.02 |

Table 2
North Central Area Structure Plan
Amendment Development Statistics

| | ha | %GDA |
|-----------------------------------|-------------------|------------------|
| Gross Area | 393.54 | |
| less | | |
| Future Highway Interchange | 4.00 | |
| Arterial Widening | 0.92 | |
| Sanitary Sewer Trunk R/W | 1.30 | |
| Environmental Reserve | 6.23 | |
| The Links Golf Course | 57.64 | |
| Municipal Focal Point | 1.72 | |
| Gross Developable Area | 321.73 | 100.00 |
| Open Space / Parks | 18.23 | 5.67 |
| Drypond Facilities | 8.78 | 2.73 |
| Stormwater Management Facilities | 13.34 | 4.15 |
| School Sites | 5.13 | 1.59 |
| Roads (20% of GDA) | 64.34 | 20.00 |
| Net Developable Area | 211.91 | 65.87 |

| Net Land Uses | ha | Units | Population |
|----------------------------|---------------|-------------|--------------|
| Low Density Residential | 183.59 | 3672 | 12484 |
| Medium Density Residential | 19.90 | 597 | 1612 |
| High Density Residential | 5.40 | 486 | 875 |
| Institutional | 0.91 | | |
| Commercial | 2.11 | | |
| Total | 211.91 | 4755 | 14971 |

Student Population

| | Public | Separate |
|--------------|-------------|------------|
| Elementary | 1236 | 380 |
| Junior High | 523 | 190 |
| Senior High | 618 | 95 |
| Total | 2377 | 665 |

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R., 1.8 persons/unit for H.D.R.
2. Unit total based on 20 units/net hectare
3. Unit total based on 30 units/net hectare
4. Unit total based on 90 units/net hectare
5. Student Generation: (students/unit).

| | Public | Separate |
|-------------|--------|----------|
| Elementary | 0.26 | 0.08 |
| Junior High | 0.11 | 0.04 |
| Senior High | 0.13 | 0.02 |

CITY OF SPRUCE GROVE

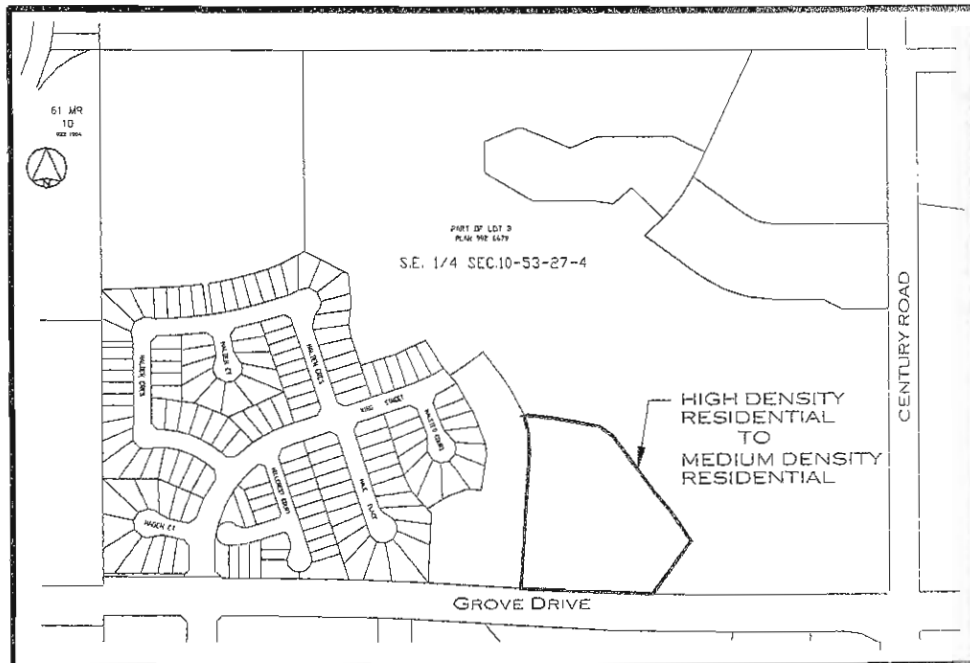
BYLAW NO. C-515-04

NORTH CENTRAL AREA STRUCTURE PLAN
AMENDMENT

Being a Bylaw to amend Bylaw No. C-477-03, the Bylaw that adopted the North Central 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 North Central Area Structure Plan be amended, as shown on the map below:



The amendment involves a revision to the land use concept, redesignating a portion of Lot B, Plan 992 6679, in the SE 10-53-27-4, from High Density Residential to Medium Density Residential.

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

First Reading Carried 23 February 2004

Public Hearing Held 22 March 2004

Second Reading 22 March 2004

Third Reading 22 March 2004

Signed by City of Spruce Grove Mayor and Manager of Administrative Services

CITY OF SPRUCE GROVE

BYLAW NO. C-477-03

NORTH CENTRAL AREA STRUCTURE PLAN

Being a Bylaw to adopt the North Central Area Structure Plan for the City of Spruce Grove, in the Province of Alberta.

Pursuant to Sections 633 of the Municipal Government Act, S.A. 2000, c. M-26.1, including amendments thereto, the Council of the City of Spruce Grove, DULY ASSEMBLED HEREBY ENACTS as follows:

1. The Plan applies to the entire undeveloped portion of the south and north quarters of Sections 9 and 10, Township 53, Range 27, West of the Fourth Meridian.
2. The North Central Area Structure Plan attached hereto as Schedule A to this Bylaw is hereby adopted.
3. The Plan provides a framework for the development of the Plan area as described in the text and mapping of Schedule A.
4. The Plan shall become a guide for the preparation of detailed plans and subdivision and development agreements.
5. Development of the subject lands of the Area structure Plan shall conform to the land uses set out in the Plan.

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

First Reading Carried 10 March 2003

Public Hearing Held 26 May 2003

Second Reading Carried 26 May 2003

Public Hearing 14 July 2003

Third Reading Carried 14 July 2003

Signed by City of Spruce Grove Mayor and Manager of Administrative Services



North Central Area Structure Plan



July, 2003

FOCUS INTEC



EXECUTIVE SUMMARY

Focus Intec, on behalf of the City of Spruce Grove, is pleased to present the North Central Area Structure Plan. The Plan is a result of input received from the area landowners, Municipal officials, and affected stakeholders, and represents development parameters and objectives for 393 hectares of land in the northern portion of the City of Spruce Grove.

The North Central Area Structure Plan provides for a new residential community and establishes the objectives and principles to guide the location, intensity, and character of land uses. The Plan also determines the transportation and circulation pattern, organization and design of the community. More specifically, the Area Structure Plan (ASP) calls for the development of:

- A variety of residential densities and dwelling units comprehensively planned and integrated with the existing residential development of the Plan area;
- A range of convenient commercial land uses to serve the community and neighborhood needs;
- An interconnected pedestrian trail system that links the major open space areas within the Plan and those of the surrounding communities;
- A hierarchical transportation system to connect the neighborhoods within the Plan area and those to the south;
- A stormwater management system to control the flow and intensity of stormwater flows into Atim Creek;
- Two new school sites to accommodate the needs of both the Evergreen and Parkland School Districts;
- The general servicing scheme required to complete the neighborhood; and
- An approximate phasing sequence for development.

The Plan is sensitive to the existing developed areas within its boundaries, the need for a specifically planned stormwater drainage system, and the ensuing closure of Calahoo Road and alterations to highway access. The goal of the ASP is to set forth in precise terms the type, location, and intensity of land uses, but also creates a liveable and attractive community. Although the Plan sets forth the goals and objectives for development of the area, it is intended to be inherently flexible in its implementation. Specific details of location, site design, minor circulation patterns and lot layout, particularly for the higher intensity land uses, will be the responsibility of the site developer and subject to further review.

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APPENDIX A - DEVELOPMENT STATISTICS

1.0 INTRODUCTION AND BACKGROUND

1.1 Forward

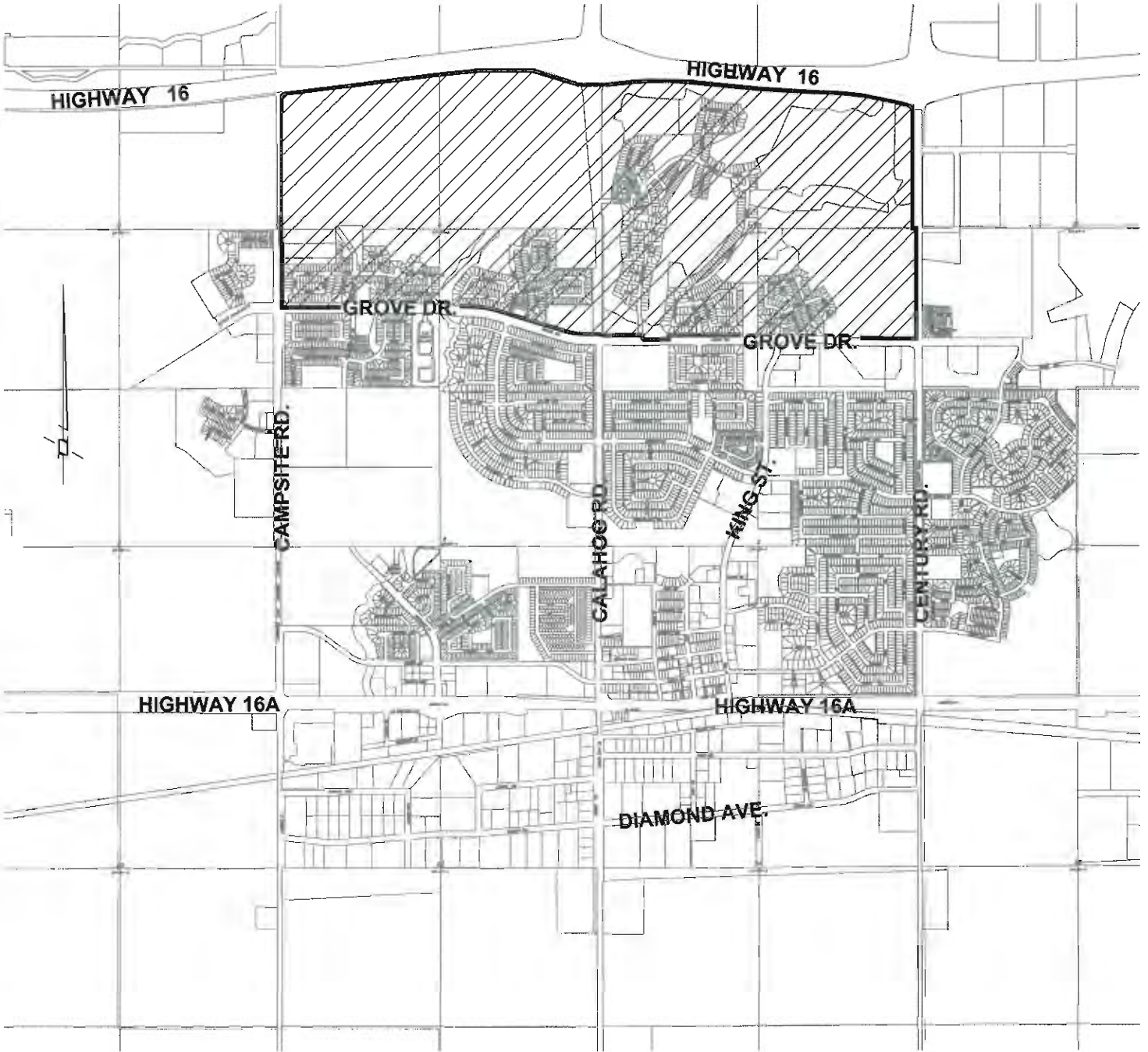
In co-operation with two of the major landholders within the Plan area (Melcor Developments Ltd. and Mr. Arlie Jespersen), the City of Spruce Grove has authorized the preparation of an Area Structure Plan. All major landowners were given the opportunity to be involved with the development of the ASP. The ASP recognizes the planning previously done for the area and also incorporates current directions, visions and standards, which resulted in some changes. The subject lands are legally referred to as the N ½ and part of the S ½ of Sections 9 and 10, Township 53, Range 27, West of the 4th Meridian (see **Figure 1**). This document is the Area Structure Plan hereinafter referred to as the **North Central Area Structure Plan**. The North Central Area Structure Plan provides a strategic framework for future subdivision and development in a manner that is compatible and complementary to existing development within the north central area of the City of Spruce Grove.

With the build-out of the comprehensive Plan area, the residents of Spruce Grove will be offered a variety of recreational and commercial amenities together with a diversity of residential lifestyle choices. The overall formulation and intent of this document is to ensure the orderly and regulated implementation of this comprehensive North Central Area Structure Plan.

1.2 Background

The Plan area is a culmination of numerous studies, bylaws, and area structure plans with no cohesive structure. The City of Spruce Grove requested the formulation of a comprehensive area structure plan to guide future development within the Plan area and to ensure orderly and efficient development of the site.

The interchange and associated ramping requirements for the Highway 16 and Campsite Road intersection will not allow for an additional highway access at Calahoo Road. Furthermore, the decision to eliminate the connection of Calahoo Road with Highway 16 called for a revisit to the area and conceptual design of a neighborhood that would link to the existing Spruce Grove community. In addition, the location of the TransAlta Tri-Leisure Centre will make Campsite Road a more significant thoroughfare and further justifies the interchange location and need for an all-encompassing transportation network. As a result, it was deemed necessary to formulate an area structure plan that would address such transportation issues.



City Boundary

*NORTH CENTRAL
AREA STRUCTURE PLAN*


 Area Structure Plan Boundary

Figure 1
Location Plan

Historical drainage problems in Parkland and Sturgeon Counties along Atim Creek and west of Big Lake have also resulted in more stringent storage and outflow requirements from Alberta Environment. The City of Spruce Grove's stormwater system presently utilizes Atim Creek for drainage purposes, and the additional development of the North Central ASP involves a modification to the rate and direction of stormwater flow towards this area, due to the expected stormwater increases. The main consequence of impacts being changes to the stormwater management plans for the areas, resulting in a complex system of stormwater basin and drainage routes. Details of this are further examined in Section 6, however the impacts affect the overall land use concept.

1.3 Purpose

The purpose of this document is to:

- ❖ Provide a comprehensive document outlining the planning and design goals for the North Central Area Structure Plan;
- ❖ Establish the objectives and principles to guide the location, intensity, and character of the land uses, and the circulation pattern;
- ❖ Detail the land use and transportation standards that will guide future development in the Plan area; and
- ❖ Identify an extensive stormwater management system for the Plan area, in conjunction with the existing drainage from the community of Spruce Grove and the restrictions of flows to Atim Creek as imposed by Alberta Environment.

1.4 Scope of the Plan

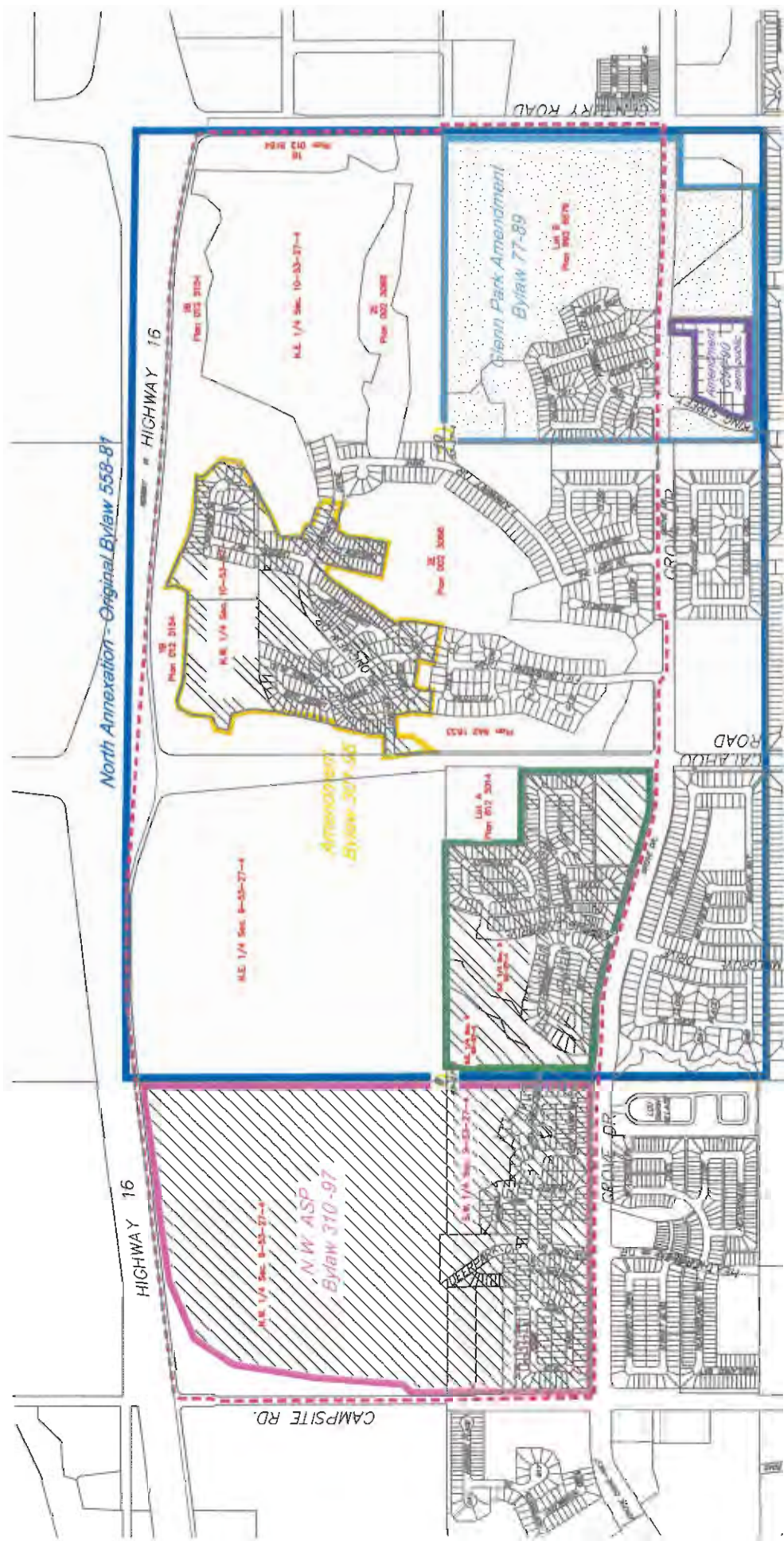
The Area Structure Plan as proposed provides for the orderly staged development of the Plan area. The Plan will specify land uses, residential density patterns, park and school requirements and locations, major roadway alignments, transportation and utility requirements, and staging in accordance with the provisions of the Municipal Government Act. The design for the area incorporates municipal requirements, as well as the desires of private landowners, and the surrounding community of Spruce Grove. The Plan is intended to establish an overall framework within which development occurs for the area, in order that consistent and coordinated development may take place responsive to the needs and requirements of the future residents. The Plan is intended to be flexible, thus able to respond to changing market demands over time.

The Area Structure Plan will provide a sound framework within which the municipal planning and review agencies may properly and fully evaluate subsequent detailed subdivision applications.

1.5 Policy Context

Since 1981 and the adoption of *Bylaw 558-81*, the “North Annexation Area Structure Plan”, there have been a number Area Structure Plans and amendments within the Plan area. It is the objective of the Area Structure Plan to integrate the existing development with new development intentions, within the framework of the policies and goals of the current City of Spruce Grove’s Municipal Development Plan, Land Use Bylaw, and relevant studies.

A number of statutory plans and subsequent amendments currently affect the Plan area. These include the westerly section of the Plan area, which is governed by the Northwest Area Structure Plan (*Bylaw 310-97*), and North Annexation Area Structure Plan (*Bylaw 558-81*), which has been modified in the southwest with the Aspenglen Amendment (*Bylaw C91-90*). The southeast corner falls under the Glen Park Amendment (*Bylaw 77-89*) with a subsequent amendment in the southwest portion (*Bylaw C96-90*); and the central area has been amended (*Bylaw 301-96*). All of the above plans will be rescinded with the adoption of the North Central ASP, and are illustrated in **Figure 2**.



**NORTH CENTRAL
AREA STRUCTURE PLAN**



--- Area Structure Plan Boundary
--- City Boundary



Figure 2
Existing Plans and Policies

2.0 PHYSICAL FEATURES

2.1 General

In the preparation of the North Central Area Structure Plan it was necessary to examine existing site conditions and inventory active influences, and identify opportunities and constraints, both natural and man-made. The identification and evaluation of those factors, including a review of the development strategy led to the selection and refinement of the concept for the Plan area.

2.2 Location and Urban Context

The lands encompassed within the North Central Area Structure Plan are depicted graphically in **Figure 3**. Highway 16 forms the north boundary of the Plan; while Grove Drive defines the southerly limits. Century Road and Campsite Road define the east and west boundaries respectively. These major roadways intrinsically create an enclosed area that should be developed in a comprehensive and cohesive manner. Approximately 400 hectares of land form the Plan area, wherein over 50% are presently developed, including an 18-hole golf course, leaving approximately 180 hectares of undeveloped lands.



2.3 Existing Land Use

The current land uses assigned at present for both developed and undeveloped areas total approximately 393 hectares and are identified in **Figure 3**. This existing composition is critical to the designation of new land uses within the Plan area, as it affects compatibility, densities, and spatial relationships between uses and needs. The Plan area is divided into two sub-areas, the easterly and westerly, which are, for the most part, divided by the Calahoo Road alignment. A summary of both land use and zoning patterns are as follows:



**NORTH CENTRAL
AREA STRUCTURE PLAN**



Figure 3
Existing Conditions

| | | | | | | | | | | | | | | | |
|--|------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--------------------------------|-----------------------------|--------------------|--------------------------------|----------------------------|--------------------------------|-----------------------------|----------------------|--------------------------------|----------------------------|
| | Area Structure Plan Boundary | | City Boundary | | Sub-Area Boundary | | Existing Farmstead | | Direction of Flow | | Standing Water | | Golf Course Boundary | | Public Utility Lot |
| | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R | U-R |
| | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 | C-4 |
| | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P | S-P |
| | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 | F-1 |
| | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R | E-R |
| | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R | M-R |
| | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A | R-1A |
| | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B | R-1B |
| | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C | R-1C |
| | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D | R-1D |
| | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS | R-2MS |
| | Single Detached (Class A) | Single Detached (Class B) | Single Detached (Class C) | Single Detached (Class D) | Medium Density Small Site | Neighbourhood Retail & Service | Semi Public (Institutional) | General Recreation | Existing Environmental Reserve | Existing Municipal Reserve | Neighbourhood Retail & Service | Semi Public (Institutional) | General Recreation | Existing Environmental Reserve | Existing Municipal Reserve |



2.3.1 Easterly Sub-Area "A": Section 10-53-27-W4

These lands form the balance of the North Annexation ASP area including all of the *Bylaw 301-96* amendment area, and a portion of the *Bylaw 77-89* amendment area. The total area covered is 201.17 hectares, of which 43.33 are presently developed excluding the golf course. These lands have been developed as a residential community within and around the Links Golf Course. While the golf course is substantially developed and mature, the residential component is only 22% complete with approximately 100 hectares yet to be developed. Located in approximately the center of this $\frac{1}{4}$ section is future elementary school/park area serving these and adjacent communities. A multi-family site and church are situated at the south entrance of Fieldstone Drive.



2.3.2 Westerly Sub-Area "B": Section 9-53-27-W4

The total area for the westerly sub-area is approximately 190 hectares, of which 39 hectares are developed (20%), with the remaining 151 hectares undeveloped. The Aspenglen area, consisting of low-density residential development, has begun immediately west of the Calahoo Road alignment and north of Grove Drive. Similarly, the first phases of the Deer Park Estates have been developed north of and westwards along Grove Drive. In addition to the single-family residential development, two small convenience commercial sites have been designated along Grove Drive, as well as a larger park site at the northwest corner of Grove Drive and Calahoo Road. The remaining lands forming the majority of this area are undeveloped agricultural lands, falling under an Urban Reserve designation.

2.4 Natural Resources

There has been no aggregate or other resource extraction from within the Plan area, except for limited sand removal along the northern portion of the easterly sub-area.

2.5 Historical Resources

Subject to Sections 28(2) and (3) of the Historical Resources Act, the Province owns all archaeological and paleontological resources. Municipalities are encouraged to contribute to the preservation of these resources. As a result, in preparation of the North Annexation Area Structure Plan Amendment adopted by Bylaw No. 652-82, Settlement Surveys Ltd. conducted a Historical Resources Inventory and Assessment. This assessment was performed on the majority of the land within the Plan area excepting only the Westerly ½ of 9-53-27-W4th. The assessment identified three potential sites. Their findings indicate that no attempt should be made for preservation, as each site has shown considerable disturbances and interference by way of agricultural activities.

2.6 Soils

Reid Crowther performed a geotechnical analysis in 1991 and again in 1997. These studies have indicated that the soils within the Plan area are relatively stable and suitable for residential development. Near surface groundwater was found sporadically throughout the northern portion of the Plan area. The soils contained in the most northerly portion are classified as No. 2 and No. 3 soils. The southerly and central portions of the Plan area consist of good quality soils, with a No. 1 Canada Land Inventory classification. The proposed phasing of development will ensure the delayed consumption of agricultural lands.

The surrounding road network and existing development pockets have fragmented this area from larger agricultural tracts north of Highway 16. As a result, the proposed development is not considered to contravene Section 622 of the Municipal Government Act, which encourages municipalities to limit the fragmentation of agricultural lands and their premature conversion to other uses.

2.7 Vegetation and Natural Features

The vegetation within the Plan area is very limited and consists of a few scattered wood lots, which are to be preserved as park open space. Two wood lots are located in the NW ¼ Sec. 9 and NE ¼ Sec. 10 portions of the Plan area, whereas a mixture of vegetation and trees line both side of Dog Creek, all of which are to be incorporated into the proposed concept plan. Only those trees that directly impede construction of buildings and services may be removed. Trees of sufficient numbers and maturity to enhance the appearance of the development will replace those trees that are removed. The majority of the undeveloped area is under cultivation.



2.8 Topography

The topography and directional drainage of the lands within the Plan area is illustrated by **Figure 4**. Generally, the lands within the north ½ of Section 9 drain from the south along a centrally located drainage basin towards the northeast. The southeast corner of these lands, drain westward towards Dog Creek, which is a natural drainage channel that severs the easterly ½ of Section 9. This creek carries the flow of water across Highway 16 to Atim Creek and onward to the Sturgeon River.



The northeast ¼ of Section 9 also contains a small number of hills with random areas of depression. The topography within this specific area promotes the collection of stormwater, and in the future could form part of a stormwater management system for the Plan area.

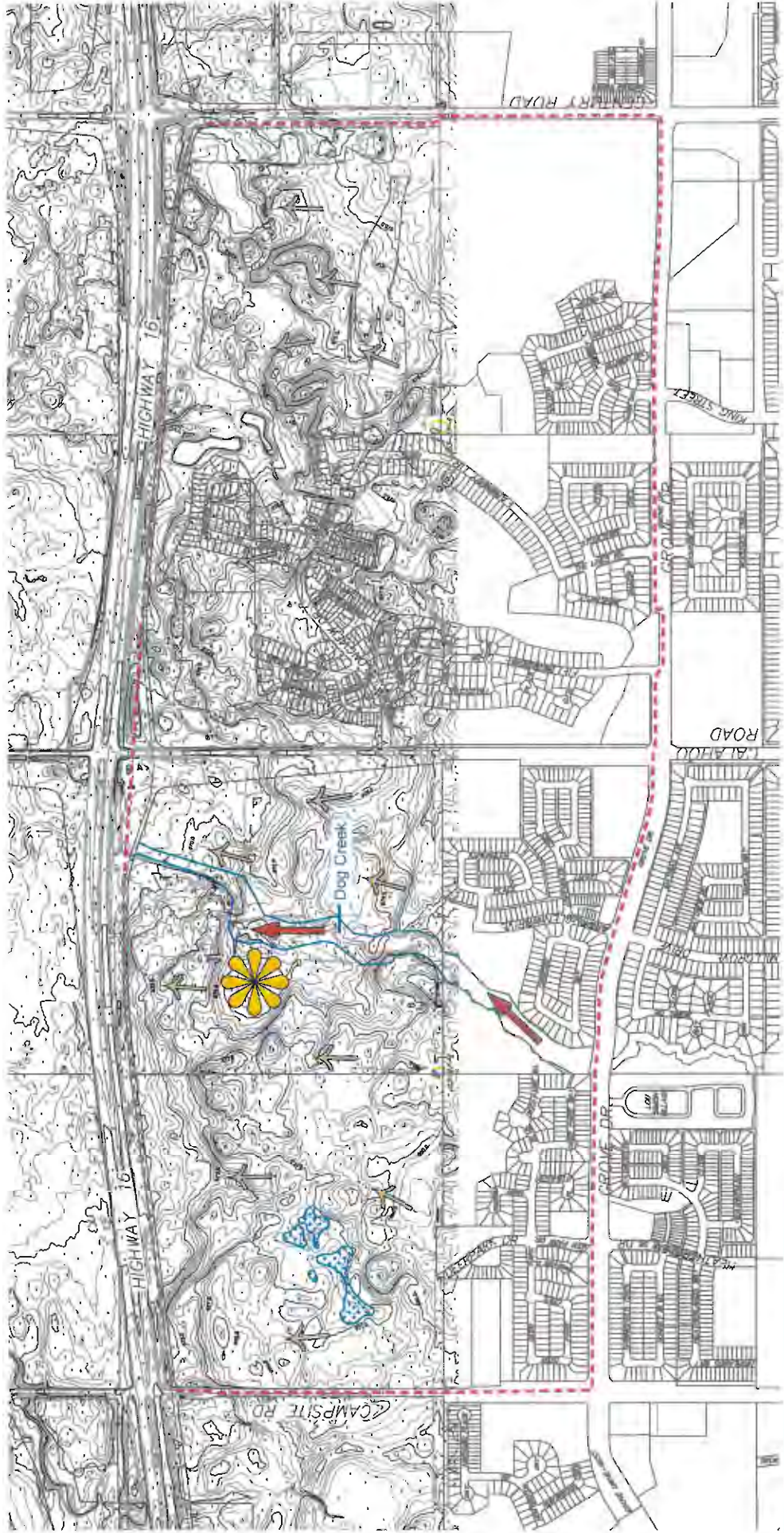
The remaining lands generally slope from the southwest to the southeast. Small slough or low-lying marshy areas are located intermittently throughout these lands. The design of the golf course has taken advantage of the topography of this area, thus offering a challenge to the golf enthusiasts. The remaining low-lying areas should be utilized as part of a stormwater management system where possible.

2.9 Transportation Facilities

Highway 16 defines the northern boundary of the Plan area and forms part of the Provincial north/south Trade Corridor. A number of urban arterial roadways define the remaining plan boundaries offering excellent access to the Provincial transportation network. Campsite road will ultimately link to Highway 16 with the proposed interchange construction. Similarly, Century Road will function as a high volume arterial with a linkage to Highway 16.

Grove Drive, forming the southern boundary, is a major arterial handling a significant amount of east-west traffic and is planned for expansion to four lanes.

Future collector roads will move traffic throughout the North Central Area Structure Plan and will provide connection to the adjacent arterials. These will include King Street, Fairway Drive, Fieldstone Drive, Aspenglen Drive, Calahoo Road, and Deer Park Drive.



- Area Structure Plan Boundary
- City Boundary
- ↑ Direction of Slope
- ⊗ Low Lying Area
- Direction of Flow
- △ Standing Water



THE CITY OF
SPRUCE GROVE

NORTH CENTRAL
AREA STRUCTURE PLAN

MELCOR
 CONSULTANTS

FOCUS **INC**

Figure 4
 Topography Plan

2.10 Land Ownership

The Plan area contains several different landowners as shown in **Figure 5**, and on the following table, which outlines the approximate area of all titled undeveloped lands within the Plan area:

| | Ownership | Legal Description | Area (ha) |
|----|---------------------------------------|---|---------------|
| 1 | Golf Course – Melcor Development Ltd. | Lot 3 Plan 842 1633; Lot 1B Plan 0125154; Lot 2E Plan 002 3068; Lot 35 B/L8 Plan 892 1650 | 57.64 |
| 2. | Melcor Developments Ltd. | N.W. ¼ 10-53-27-W4 | 9.33 |
| 3. | Melcor Developments Ltd. | N.E. ¼ 10-53-27-W4 | 34.08 |
| 4. | Broadview Developments Ltd. | N.W. ¼ 9-53-27-W4 | 58.61 |
| 5. | 309642 Alberta Ltd. | N.E. ¼ 9-53-27-W4 | 59.70 |
| 6. | Broadview Developments | S.W. ¼ 9-53-27-W4 | 9.20 |
| 7. | Donald and Hugh Dunnigan | Block 1, Plan 4609 RS | 2.02 |
| 8. | Robert and Barbara Sinclair | Block 2, Plan 762 2301 | 1.99 |
| 9. | Melcor Developments Ltd. | S.E. ¼ 9-53-27-W4 | 7.29 |
| 10 | Robson Developments Ltd. | Lot B, Plan 992 6679 | 29.72 |
| 11 | Centennial Acres Ltd. | Lot A Plan 812 3014 | 4.05 |
| 12 | Queen in the Right of the Province | Highway 16 Calahoo Rd | 1.72 |
| 13 | Miscellaneous Developed Properties | | 119.86 |
| | TOTAL | | 393.54 |

2.11 Surrounding Land Uses

The framework for existing and future development of adjacent lands has been established within a number of statutory planning documents. *The Grove Meadows Area Structure Plan*, as amended, for the area East of Century Road, identifies schools sites, open space, a range of housing densities, and commercial sites. Those lands immediately south of Grove Drive were developed while under the original *North Annexation Area Structure Plan* (Reid Crowther & Partners Ltd., 1996) and consist of predominantly low to medium density residential development.

The south half of SW ¼ 9-53-27-4, south of Grove Drive, falls under the *Spruce Woods Area Structure Plan*. In addition to low and medium density single-family housing, a Mobile Home Park has been developed. The lands to the west and north are undeveloped agricultural lands and will be covered by the West Spruce Grove ASP.

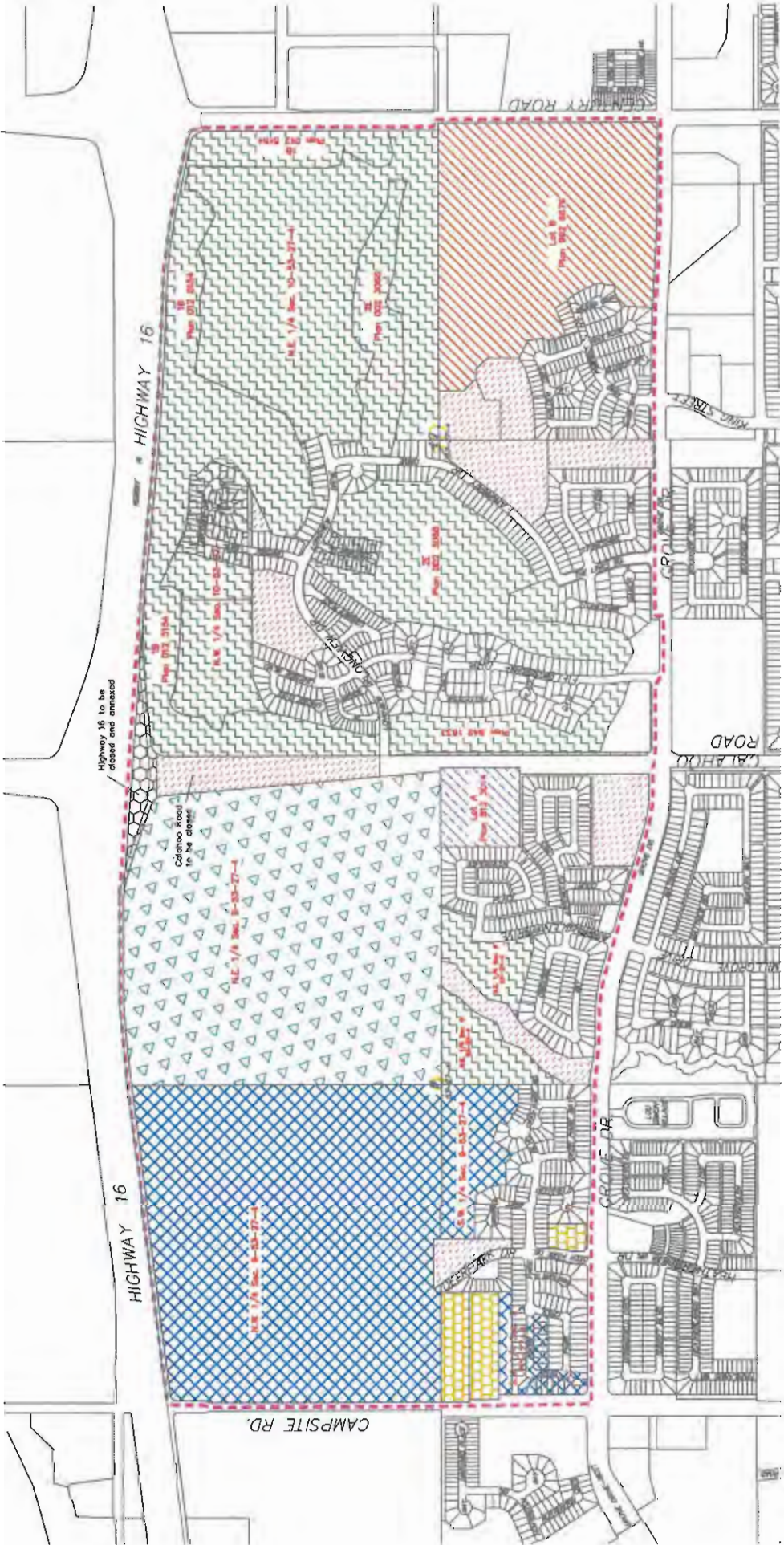
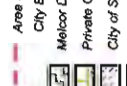
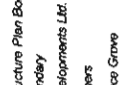
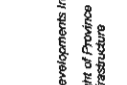


Figure 5
Ownership Plan



Area Structure Plan Boundary
 City Boundary
 Melcor Developments Ltd.
 Private Owners
 City of Spruce Grove
 Centennial Acres Ltd.
 309842 Alberta Ltd.
 Robson Developments Ltd.

Broadview Developments Inc.
 Queen in Right of Province
 of Alberta Infrastructure

3.0 POLICY FACTORS INFLUENCING THE PLAN

The Area Structure Plan provides the overall policy framework for the development of the area. The recognition of the role and potential bearing of existing policies and statutory plans has been analyzed and summarized below.

3.1 Land Use Districts

Existing land use zoning within the Plan area is illustrated in **Figure 6**, and is mainly composed of urban reserve sites in the north portion of the Plan area and residential sites to the south. Intermittent convenience commercial sites can be found along Grove Drive and general recreation areas to the east of Calahoo Road in the form of The Links Golf Course. This existing zoning pattern will be integrated into the ASP as effectively and efficiently as possible.

3.2 Existing Plans and Policies

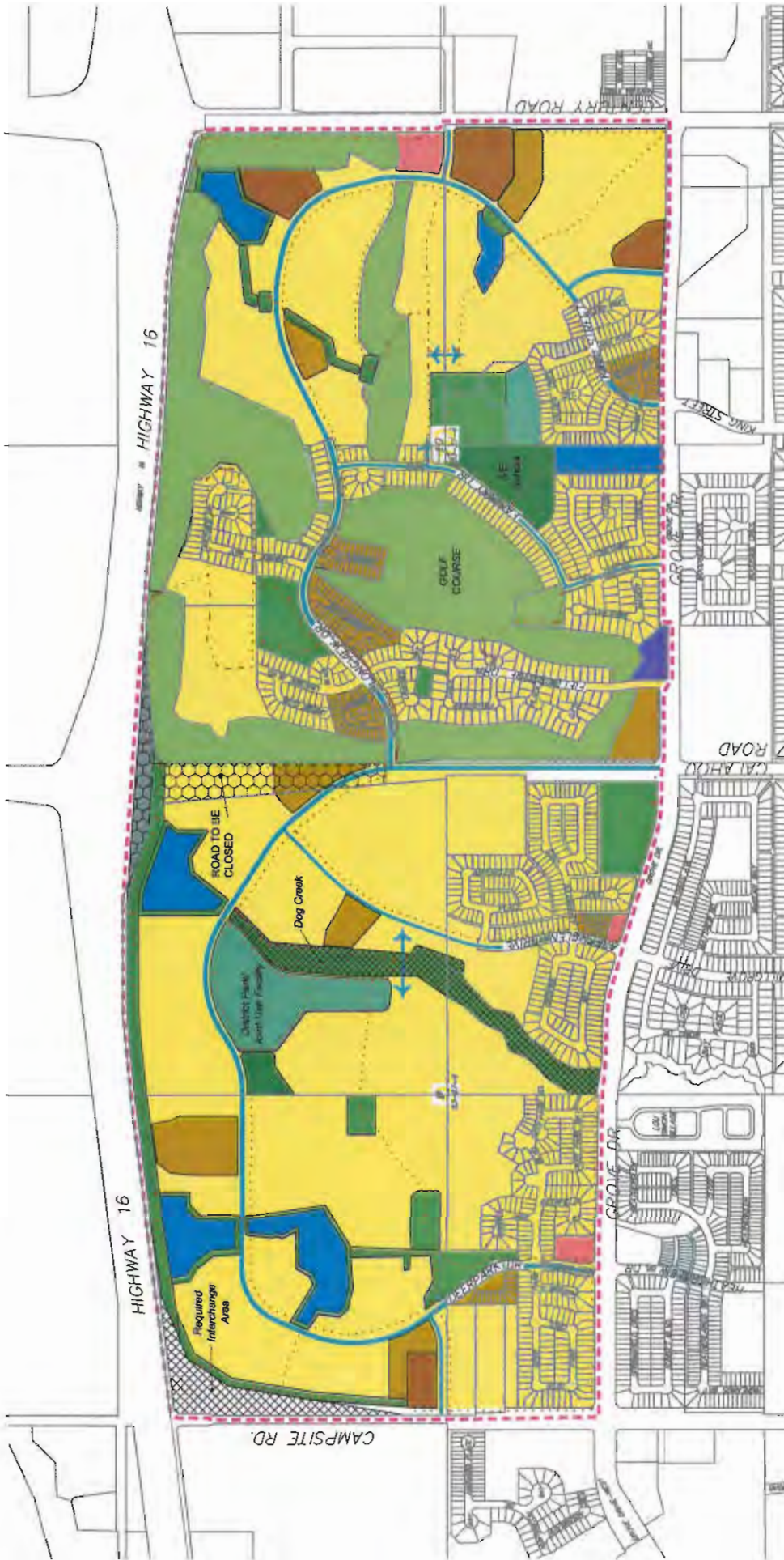
Several planning and policy documents affect future land use and development in the North Central ASP area, the most significant of which is the *City of Spruce Grove Municipal Development Plan*. In addition, a number of studies produced for the City of Spruce Grove and certain changes to the existing Area Structure Plans – North Annexation and Northwest Area Structure plans – directly affect the future Plan area.

3.2.1 *City of Spruce Grove Municipal Development Plan*

The following policies are of relevance to the direction taken by the North Central Area Structure Plan:

Part III Land Use Plan and Policies

- (2.5) *The City will require area structure plans to identify the locations of significant types of vegetation, including woodlots, hedge rows, windbreaks, and mature trees, and wherever feasible, propose methods for their integration into the urban landscape.*
- (2.6) *The City will ensure the integrity of the Water regime through the protection of aquifers and aquifer recharge areas. Creeks and rivers will be maintained in as natural a condition as possible to retain wildlife habitat and to ensure the maintenance of hydrological functions in the watersheds.*



**NORTH CENTRAL
AREA STRUCTURE PLAN**



**Figure 6
Land Use Concept**



- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Required Access Location

- Pedestrian Linkage
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- School Site
- Drypond Facility
- Wetpond Facility

- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Commercial
- Institutional
- Urban Service (Municipal Focal Point)

NOTE: The actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages



- (2.8) *The City will require area structure plans that specifically address the future management of those environmental management areas identified in order that these areas remain viable and retain their environmental and amenity value. A appropriate buffering must be provided through area structure plans, subdivision layouts, and in municipal servicing designs.*
- (2.10) *The City will encourage continued agricultural production on lands designated for urban development until such lands are required for urban purposes.*
- (2.12) *The City will plan for optimum rather than maximum use levels of open space, thereby preventing over-use and environmental damage or deterioration.*

Neighborhood Development Policies

- (3.1) *The City will require area structure plans to demonstrate the use of community design principles to emphasize the development of distinct neighborhood identities.*
- (3.3) *The City will endeavor to ensure that new residential areas are designed to conserve land and energy.*
- (3.4) *The City will encourage innovative approaches to the design and organization of neighborhoods to meet a variety of housing needs within individual neighborhoods.*
- (3.6) *The City will encourage the location of multiple unit housing in areas adjacent to community facilities, major roads, schools, recreation and commercial facilities, institutional buildings, or significant natural amenities.*
- (3.7) *To encourage neighborhood vitality, to provide local employment opportunities, and to promote energy conservation, the City will consider the incorporation of compatible non-residential development in new residential neighborhoods. In addition to traditional local convenience commercial uses, minor manufacturing and other such uses, which will not create, undue negative impacts (e.g. traffic, noise) may be permitted in residential neighborhoods.*
- (4.7) *The City will utilize a hierarchy of commercial use classifications to facilitate their designation, through area structure plans, in locations appropriate to their function, market area, and the transportation network.*
- (4.8) *Area structure plans will be required to designate appropriate locations for convenience and district commercial facilities. Generally, such facilities should be located along or at intersections of major roads, and should be combined with other public facilities and/or open space features to serve as a visual and activity focus within the community.*

- (4.9) *Particularly at the neighborhood level, the City will encourage the development of compact commercial nodes rather than scattered commercial development.*
- (6.3) *Development will be designed to respond to the natural landscape. Only topographical modifications necessary for the construction of buildings and services may be carried out, so that as much topographical variation as possible is maintained to enhance the appearance of the development.*
- (6.4) *When considering a proposed development, the City may require that the developer enter into an agreement, whereby only those trees that directly impede the construction of buildings and services may be removed. Removed trees are to be replaced by trees of sufficient number and maturity, to enhance the appearance of the development at the time it is completed.*
- (6.5) *Area structure plans, subdivision, and site developments should be designed to achieve a variety of visual effects, which may be produced by road alignments, management of enclosed and open areas, the use of building materials and colors, and the use of landscaping and architectural styles.*
- (6.7) *The City will require that particular consideration be given to the appearance of development at entrances to the City, along major roads, and at other strategic locations.*

Community Services

- (2.3) *Neighborhood and subdivision design will ensure that all parks and leisure areas are easily accessible from the residential areas served, and that this access is clearly defined and visible to the public.*
- (2.4) *The City will ensure that a balanced system of park areas is provided with appropriate emphasis on neighborhood, district, Citywide, and special use needs.*
- (2.5) *The City will require ten percent (10%) of the gross parcel of land being subdivided as municipal reserve, school reserve, or municipal and school reserve, less the land required to be provided as environmental reserve or land subject to an environmental reserve easement, pursuant to Section 666 of the Municipal Government Act 1994. The City will consider a combination of land and money in lieu of reserve land, in limited circumstances only.*
- (2.7) *To assist in creating distinct neighborhood identities, the City will encourage the equitable provision of leisure facilities and services, which vary in type between neighborhoods.*
- (2.8) *The City will utilize its open space policies and standards to ensure that sufficient open space will be provided for residents.*
- (2.15) *The City will require area structure plans to designate sites for schools, parks, protective services, and other community service*

facilities in such a way as to form a coherent focus for the community.

- (2.17) The City will support comprehensive school and park site design in new development areas.*
- (2.18) The City will endeavor to locate elementary school sites, so those young children do not have to cross major arterial or other barriers.*

Servicing Infrastructure

- (2.3) The City will apply a general road hierarchy in which the design of roadways is consistent with their function.*
- (2.11) The City will endeavor to adequately buffer adjacent land uses from major roadways.*
- (2.12) The City will co-operate with developers and other agencies to develop a continuous pedestrian and bicycle circulation system, which links residential areas, schools, commercial facilities, parks, and leisure facilities.*
- (2.13) The City will require area structure plans to identify public transit routes, which provide for the development of an overall transit network in Spruce Grove.*
- (2.14) In new residential development areas, the City will encourage the use of collector roads with residential frontage on both sides. In such cases, rear lanes will be required to ensure the safe functioning of the collector road.*
- (2.16) To minimize congestion, to encourage pedestrian use of local and collector streets, and to derive the security benefits of dispersed neighborhood activity, the City will encourage the provision of multiple pedestrian and vehicular routes within neighborhoods.*

Implementation

- (1.2) The City will require area structure plan boundaries to create logical planning units defined by natural features, by planned or existing man-made features, and/or by utility servicing boundaries. Because they are arbitrary, or minimally related to land use planning principles, existing property lines should receive a low priority as determinants of area structure plan boundaries.*
- (1.3) In addition to requirements identified elsewhere in this plan, the City will require, in accordance with its "Area Structure Plan Guideline" (as revised), the provision of appropriately detailed information on site conditions in and adjacent to proposed area structure Plan areas. This information will include, but not be limited to, major utility and transportation facilities, historical, archaeological, and/or paleontological resources, and extractable natural resources.*
- (1.5) The City will provide formal and informal public involvement opportunities in the planning and approval processes relating to*

physical development and the provision of community services in the City.

- (1.6) The City will direct expansion on the basis of an orderly and economical staging program, based on the existence of municipal servicing in order to minimize servicing costs.*
- (1.7) The City will attempt to ensure that competition in developed land markets is maintained by permitting development in more than one area at a time, but in keeping with Policy 1.6.*

3.2.2 City of Spruce Grove Studies

The North Central ASP must also implement the standards set by the following studies prepared on behalf of the City of Spruce Grove in developing the framework for development and subdivision of the Plan area:

- (a) Master Drainage Plan dated December 1999;
- (b) Parks and Open Space Master Plan dated January, 2000;
- (c) Waterworks System Study up-dated November, 1992, and;
- (d) Sanitary Sewerage Master Plan dated September 1990.

a) Master Drainage Plan

The City of Spruce Grove Master Drainage Plan is the blueprint for the flooding and drainage issues in the City of Spruce Grove. The Plan, completed in 1995 by Associated Engineering, identified the general stormwater management requirements for both outside and within the Plan area. This study was augmented by Focus following discussions with Alberta Environment and the City of Spruce Grove. Results of the Focus evaluation as well as the impacts of the study are discussed in Section 6.

b) Parks and Open Space Master Plan

Randall Conrad & Associates, on behalf of the City of Spruce Grove, completed a Parks and Open Space Master Plan in January 2000. The Plan provided for the overall policy direction for open space opportunities throughout the City, including future district park locations, trail connections, natural area retention, and the provision of neighborhood parks. This ASP recognizes the policies and recommendations contained in the Master Plan, including the provision of a District level park, the retention of the Dog Creek natural area, the provision of neighborhood level parks, and the identification of an interconnecting trail network.

The following policies and recommendations from the Parks and Open Space Master Plan pertain to this ASP with respect to municipal reserve allocations:

- 1) Municipal Reserve – *That the taking of cash in lieu of reserve be used as a means of assembling reserve land in appropriate locations.*
- 2) Municipal Reserve Credit for Storm Water Management Public Utility Lots – *That policies be developed that will allow for consideration in taking municipal reserve credit (part of the 10%) based on the demonstrated amenity and/or recreation value of public utility lots to the general public.*
- 3) Municipal Reserve Credit for Trails and Walkways – *That reserve credit not be given for the first 6 m in width of any trail or walkway that has a circulation function.*
- 4) Municipal Reserve Credit for Buffers – *That buffers to separate incompatible land uses be provided on site (i.e. on the individual lots) wherever possible. That buffers to separate roads from adjacent development not receive municipal reserve credit.*
- 5) Timing of Provision/Development of Sites – *That every effort be made to acquire and develop school/park and open space sites as early as possible in the neighbourhood development process.*

3.2.3 North Annexation and North West Area Structure Plans

This ASP contemplates several changes to what is shown in the existing Area Structure Plans -North Annexation and Northwest Area Structure Plans, with associated amendments. These changes are summarized for reference purposes only. The existing Plans will be rescinded upon adoption of the Bylaw for this ASP.

North West ASP September 1997 and North Annexation Area ASP

1. Change in Stormwater Management Facility adjacent to highway and corresponding change in land use (Northwest);
2. Addition of a central park to accommodate vegetation conservation and presentation and recognition of Municipal Reserve credit allowance, in accordance with the Parks and Open Space Master Plan (Northwest);

3. The addition of a centrally located school site (Northwest and North Annexation);
4. The provision of a joint use facility for recreation and stormwater management facility (North Annexation);
5. Removal of commercial area, relocation of medium density and refining of stormwater management facility (North West);
6. Identification of Dog Creek as environmentally sensitive area (North Annexation);
7. Closure of Calahoo Road and consequential redesign of collector roadway system (North Annexation);
8. Redesignation of medium density site to institutional;
9. Refinement of stormwater management system (North Annexation);
10. Redesign of internal collector system to minimize shortcutting through Hilldowns (North Annexation);
11. Provision for higher density residential development with appropriate transitional provisions (North Annexation);
12. Elimination of small central commercial development (North Annexation);
13. Recognition of overall planning unit as being defined by surrounding major roadways (both); and
14. Provision for Municipal focal point.

4.0 PLAN OBJECTIVES

The North Central Area Structure Plan provides the overall policy framework and objectives for the development of the area.

The recognition of the potential role of the development area as an important segment of the urban fabric of the City of Spruce Grove, leads to the formulation of a number of objectives that should guide the development of the area. The area is a combination of commercial, institutional, residential, and recreational components and will be developed in accordance with the following objectives:

4.1 Overall Objectives:

- a) To conserve and optimize the use of the natural environment through the sensitive integration of development with natural features. Examples of this include the sensitive integration of Dog Creek into the NE ¼ Section 9-53-27-4 area, the area west of Calahoo Road.
- b) To develop a community that is consistent and compatible within itself and the adjacent neighborhoods, while being reasonably self-sufficient in terms of surrounding amenities and open space opportunities that define its sense of community.
- c) To provide effective services to the standards of the City of Spruce Grove.
- d) To offer a partial range of commercial employment opportunities in close proximity to residential areas, sensitively integrated into the area through the use of development controls in order to protect against any adverse visual, aesthetic, health, or other such impacts.
- e) To provide planning flexibility in order to stimulate innovation in the planning and design of residential areas through the use of architectural and development controls.
- f) To encourage energy efficiency in planning, wherever possible, with the use of proper site orientation, grading techniques, and use of vegetation.
- g) To allow for continued economically phased development, consistent with municipal policies and market demands.

4.2 Residential Objectives

- a) To provide the needed residential units in the area as an additional, affordable housing alternative, in order to create an attractive residential community that would accommodate approximately 12,000 people.
- b) To conform to neighborhood planning requirements through the use of quality urban design principles.
- c) To promote the establishment of a heterogeneous community and establish a hierarchy of neighborhood and sub-neighborhood units containing a variety of housing types.
- d) To create sub-neighborhood sectors, which are flexible to change at subsequent planning stages, dependent upon area analysis and market conditions at that time.

4.3 Commercial Objectives

- a) To provide a range of convenience commercial land uses in order to serve the community and neighborhood needs of the North Central Area Structure Plan residents.
- b) To promote commercial site locations that will offer opportunities for compatible commercial uses, at key intersections along major roadways, to serve as a visual and activity focus for the community.

4.4 School Objectives

- a) To establish the locations for schools which meet the requirements of the municipality and the Evergreen and Parkland School Districts, having due consideration for their respective regional school needs.
- b) To provide a 3.67 ha (7.5 acres) separate elementary school site in accordance with the City of Spruce Grove agreement.
- c) To meet the future needs of the Parkland Public School District through the existing transportation system and schools to the south and west, while recognizing that construction of a public primary or secondary school within the ASP area is unlikely.

4.5 Open Space/Park Objectives

- a) To meet the needs of future residents for parks and open space.
- b) To recognize and conserve ravine areas as open space and recreational opportunities.
- c) To fulfill the statutory requirements of the Municipal Government Act by providing up to 10% of the area as Municipal Reserve, in the form of land or money-in-place of land, or a combination thereof.
- d) To maintain urban park trail linkages as provided for in the Parks and Open Space Master Plan.
- e) To acknowledge the value that stormwater facilities may have for recreational use, and consider those lands for municipal reserve credit in accordance with City Policy and with illustration of their use by detailed design.
- f) To recognize the importance of the trail system, and the pedestrian and bicycle trail connections throughout the Plan area.

4.6 Transportation Objectives

- a) To provide safe and convenient access for vehicles and pedestrians.
- b) To provide an efficient hierarchical circulation system for automobiles, pedestrians, and bicycles to connect to surrounding major arterials.
- c) To recognize Highway 16 as a major thoroughfare and provide adequate access to that facility by way of connections to Grove Drive, Campsite Road and Century Road.
- d) To recognize the increased importance of Campsite Road, including the proposed construction of a grade separated interchange at Highway 16.
- e) To recognize the functional requirements of the grade separated interchanges at Campsite Road and Century Road, and that their combined influence will result in the closure of the Calahoo Road access to Highway 16.

- f) To eliminate the potential for shortcutting traffic through residential neighborhoods by those individuals utilizing the golf course.

4.7 Utility Objectives

- a) To provide an economical servicing system and phasing sequence based upon the logical extension of municipal services.
- b) To utilize stormwater retention and detention facilities in the plan as an amenity area wherever possible.
- c) To recognize water quality improvement techniques through systematic stormwater retention and detention ponds prior to discharge into Atim Creek.
- d) To recognize the stormwater discharge restrictions into Atim Creek as imposed by Alberta Environment.
- e) To maximize the use of stormwater detention facilities by incorporating recreational uses during dry periods

5.0 LAND USE CONCEPT

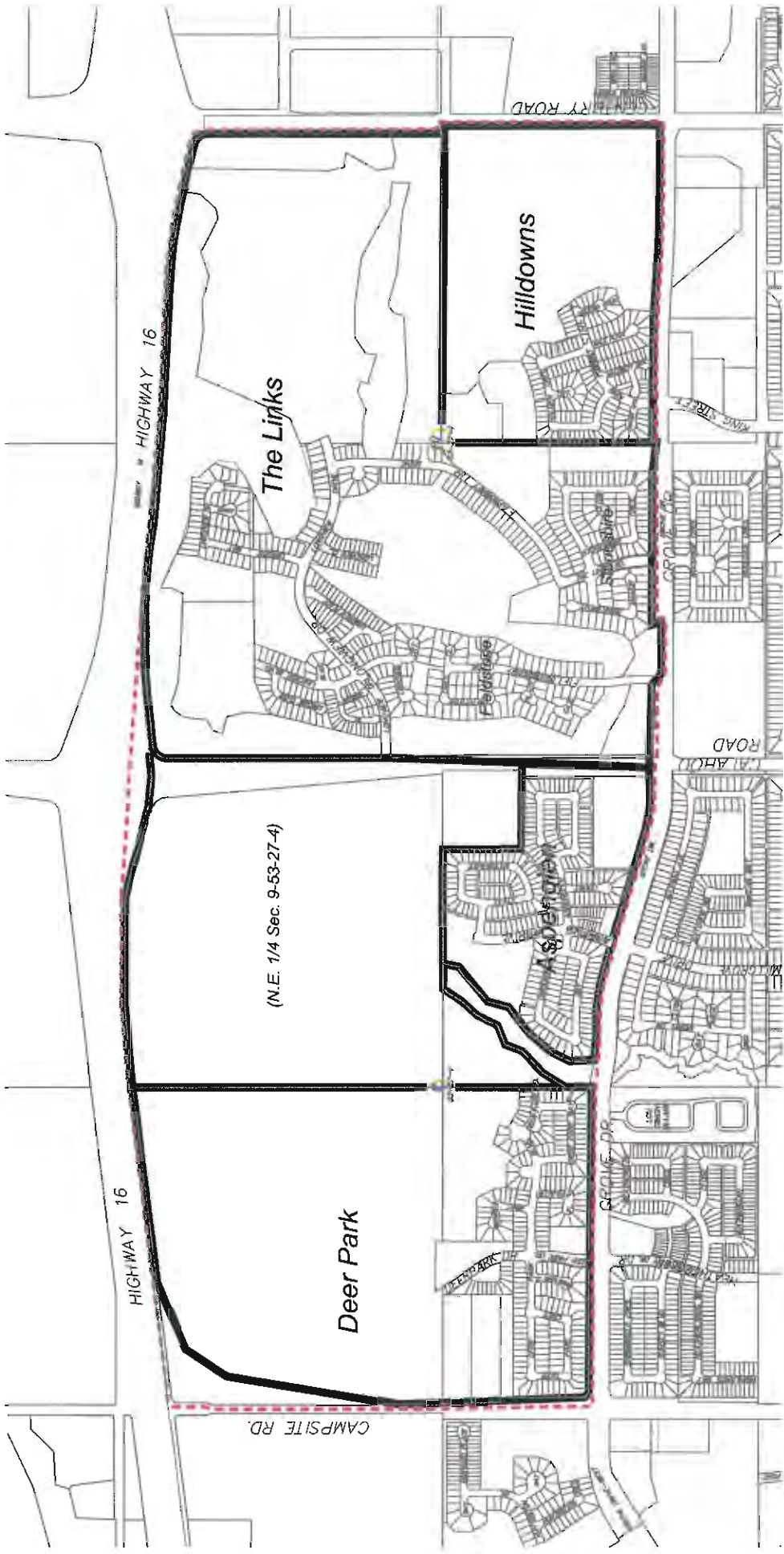
The Concept Plan proposed for the North Central ASP area is illustrated by **Figure 6**, it is a general conceptual plan and not a detailed description of the Plan area. It has evolved fully cognizant of the existing plans and amendments, and recognizes the nature and composition of the existing development.

The development of the North Central Area Structure Plan will result in several benefits to the Spruce Grove community, including numerous park and open spaces that are connected by an extensive pedestrian linkage system, which further links with existing pathway systems surrounding the Plan area. Furthermore, the addition of several different residential types located throughout the Plan area, and convenience commercial sites located in accessible focal points within the community, provides for an inclusive design meeting the needs of present and future residents. These will become amenities for the whole community and will enhance the overall character of the place making it an attractive, livable neighborhood.

5.1 General

Overall, the Concept Plan establishes the framework for development offering a range of residential uses and densities, supported with strategically positioned commercial areas and open spaces. More specifically the Plan provides for:

- The creation of neighborhoods which have individual identities, yet are interlinked with one another to promote social interaction (see **Figure 7**);
- The conservation and enhancement of the City's natural open space resources through their integration with urban development;
- The directive to ensure that future stormwater drainage is adequately planned for the density contemplated for the Plan area; and
- The proposed land use pattern and development density to be efficiently and effectively served by a transportation network, in light of limited highway access, as contemplated by Alberta Transportation.



--- Area Structure Plan Boundary
 — City Boundary



**NORTH CENTRAL
 AREA STRUCTURE PLAN**



NOTE: Neighbourhood Names are conceptual only and are to be determined at more detailed planning stages



**Figure 7
 Neighbourhood Plan**

The Plan also has regard for the information from supporting studies and investigations including:

The City's Municipal Development Plan and existing studies which this Plan will work in unison, specifically referenced as the Spruce Grove Transportation Study (July, 2000), Parks and Open Space Master Plan (January, 2000), Sanitary Sewerage Master Plan (September, 1990) and Waterworks System Study (November, 1992).

Appendix 1 sets out the Land Use Statistics for the Plan area.

5.2 Residential

Four neighborhoods describe future residential development areas in the Plan area: Deer Park, NE ¼ Sec.9-53-27-4, The Links, and Hilldowns, (as depicted in **Figure 7**). These neighborhoods build upon the existing residential development, and will continue in a manner that is effective, efficient, and market driven.

The majority of the land, outside of the Links Golf Course, within the Plan area is designated for residential development (± 196 ha.), and provides for a range of densities thus offering a choice of accommodation. At full build-out, the projected population for the ASP area is estimated to be 12,000 persons. The more densely populated areas will be found around the medium and high-density sites, which are anticipated to consist of ± 900 units. The concept plan strategically positions medium (maximum 66 units/ha) and high density (maximum 87 units/ha) residential development adjacent to, or within close proximity to the collector/arterial roadways, so as to increase accessibility to these areas.

The remaining residential units will be of a typical single family nature, in excess of 3,000 lots covering ± 180 hectares of land. Single-family housing clusters have been planned to remain connected by means of the pedestrian circulation system through pedestrian corridor opportunities. Market conditions over the duration of the development may result in the need for flexibility within the Plan, in order to adjust the planned densities and type of housing product anticipated and permitted.

5.3 Commercial

The Plan has identified three commercial sites to serve the neighborhood needs within the various development areas. The location of the commercial nodes has been strategically situated at the intersections of collector roads, so as to promote the economic viability of such a development. The commercial sites will vary in size up to a maximum of 2 acres/site and will total approximately 2 hectares collectively. It is anticipated that up to 50,000

sq. ft. of neighborhood convenience commercial space may eventually be developed in the Plan area.

5.4 Open Space, Reserve Lands and Natural Areas

Municipal Reserve will be provided throughout the Plan area in various forms, such as neighborhood parks, linear parks, walkways, smaller parks and open spaces, and passive and active recreational opportunities. A description of what constitutes the various reserve classifications is provided below. The proposed open space systems are illustrated in **Figures 6 and 8**.

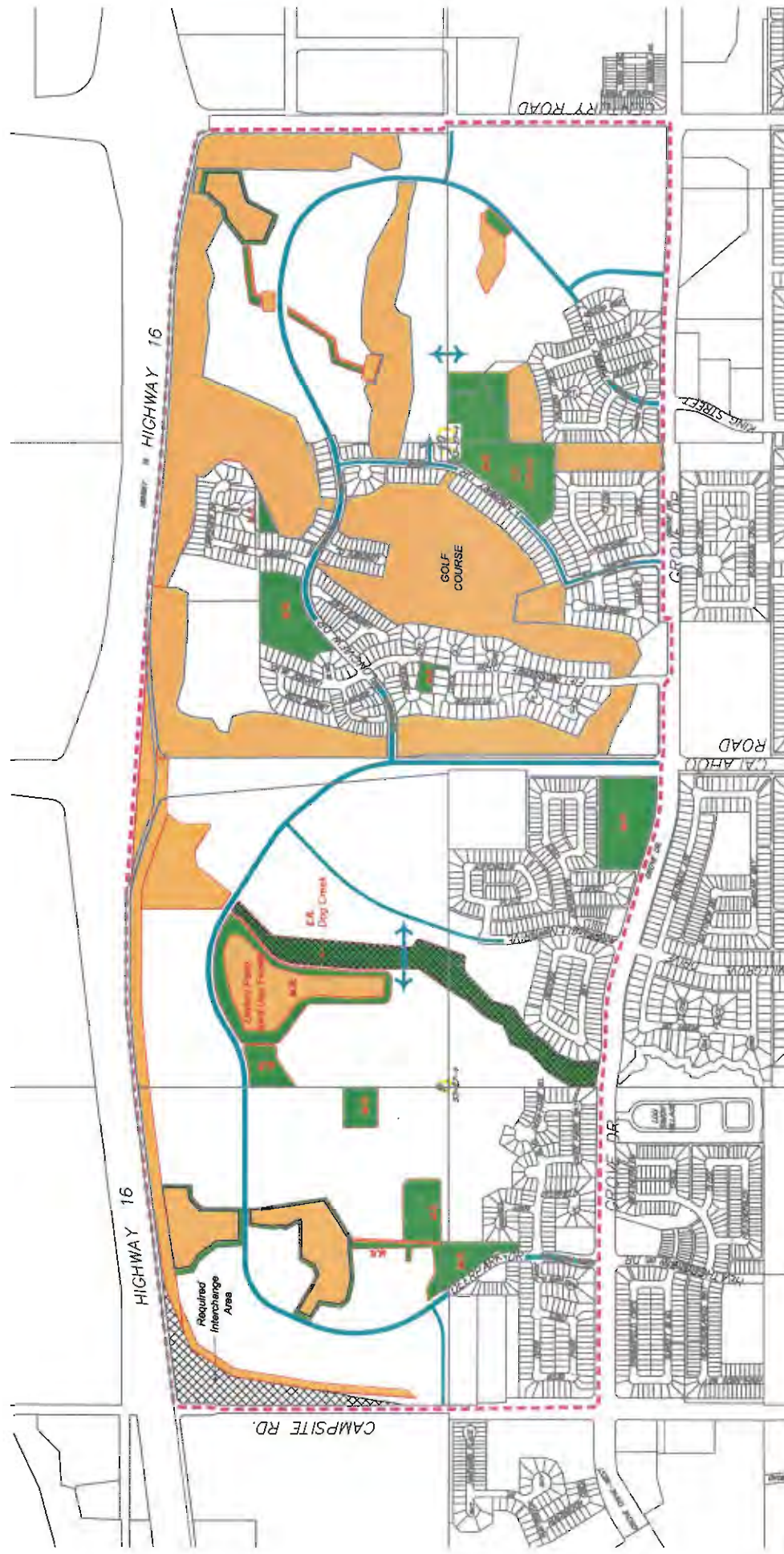
5.4.1 Municipal Reserve

Municipal Reserve for the Plan area (illustrated in **Figure 8**) will be provided in accordance with the policies set out in the Parks and Open Space Master Plan (POSMP), City Policy and Bylaws/Plans and the provisions of the MGA. Municipal reserve within the Plan area will be taken as land wherever possible. Cash-in-lieu will be considered only in extraordinary circumstances. The Plan area includes a significant amount of open space area, as described below.

Major District Park/Joint Use Facility

In general, the requirement of the Plan is to provide a major district park site in accordance with the provisions of the POSMP, address the drainage issues in the NE ¼ Sec.9-53-27-4 and the southwestern area of the City of Spruce Grove, and fulfill the requirement of Alberta Environment with regards to water quality and restricted storm water flows into Atim Creek. The location of the dry pond corresponded with the district park requirements, proximity to Dog Creek and converging point within the Plan area, as well as the existing topographical features of the area, supported the development potential for a SWMF. As a dry pond amenity and recreation feature it would be utilized as play fields under normal circumstances and serve as a storm water management facility during severe storm. It is anticipated that the dual use area will be developed as a district level park, and that the engineering design accommodate stormwater detention, in accordance with the principles set out in Section 6 of this Plan.

The provisions set out in the POSMP requiring a district level park, the primary open space function of the park as well as its central location and proximity to a future school site all support the dedication of this area as Municipal Reserve. Exact credit for the stormwater facility will be determined through detailed design of the facility, but it may be eligible for full credit with illustration of its use.



- Area Structure Plan Boundary
- City Boundary
- Environmental Reserve
- Municipal Reserve
- Open Space



**NORTH CENTRAL
AREA STRUCTURE PLAN**

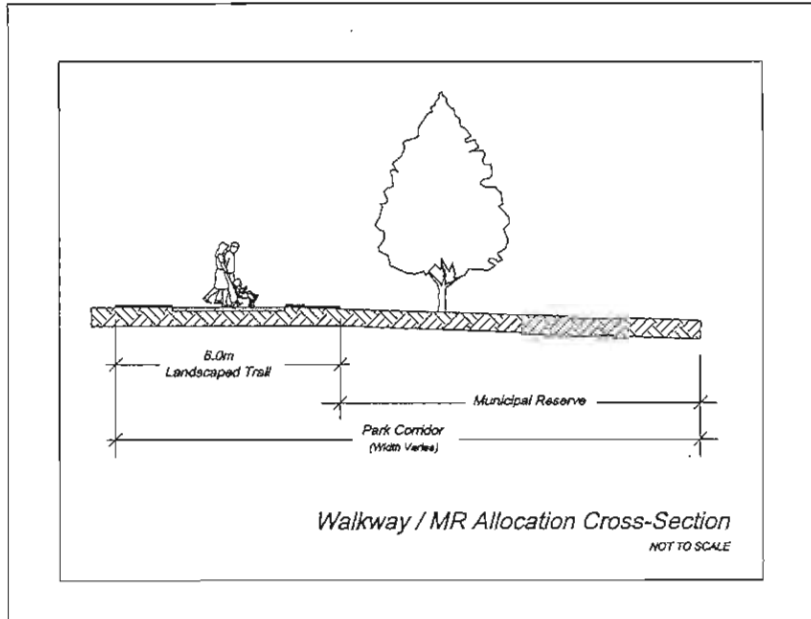


**Figure 8
Conceptual
Municipal Reserve & Open Space Plan**

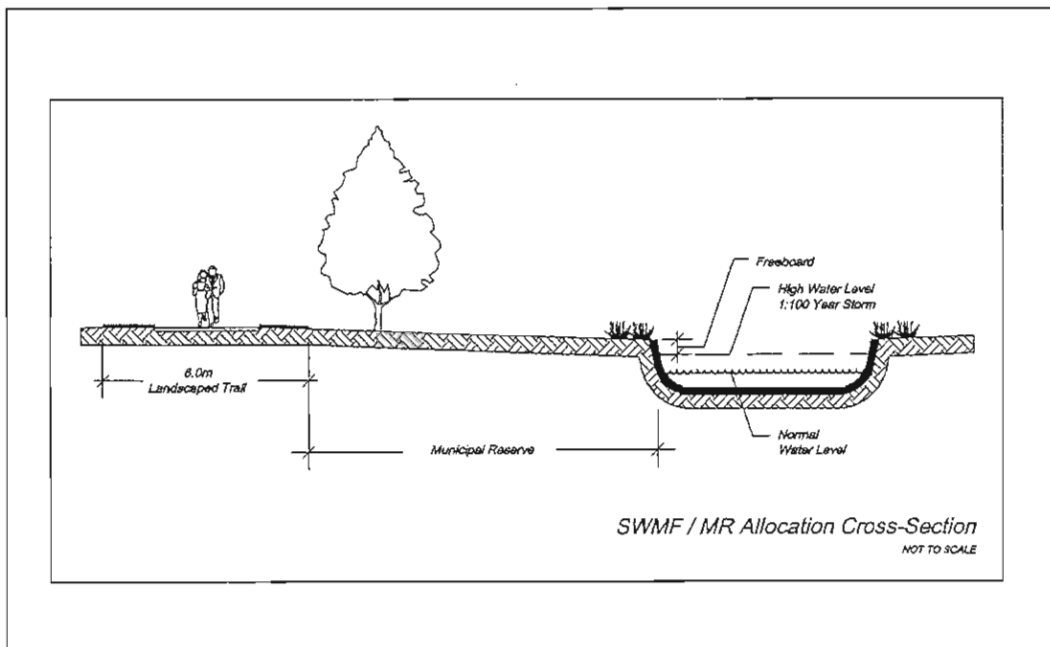
NOTE: The Municipal Reserve credit consideration, actual sizes and configuration of land uses are conceptual only and are to be determined at more detailed planning stages

Trails and Walkways

The POSMP provides for the requirement of an extensive pedestrian linkage system, and further provides for the dedication of Municipal Reserve land for primary trail connections in excess of 6 meters in width for a linear parkway. The Plan accommodates these principles throughout. The following graphic illustrates the area that could be dedicated for municipal reserve beyond the 6 metre trail.



Municipal Reserve credit for trails and walkways in conjunction with storm facilities will be based on the lands over the 1:100 year elevations. Furthermore, the park space that is to be developed around the storm facilities will be to a level acceptable to the City, including recreational facilities as required, pathways, and landscaping. Municipal Reserve credit considered for a portion of a storm water management facilities will be based on illustration of use with detailed design and applicable City policy.



Neighborhood Level Parks

In accordance with the provisions of the POSMP all neighborhood level parks will be at least 2 hectares (5 acres) in size. These park facilities will be designed with safe access to the open spaces through a multi-way lineal path system as shown on **Figure 6**. There are seven neighborhood park sites and various smaller parks distributed throughout the Plan area of both passive and active functions (See **Figure 8**).

The neighborhood park in Hilldowns, although less than the POSMP policy, will be constructed in conjunction with the adjacent pond, resulting in a total open space area of almost 2 ha. Therefore the shortfall in size requirements recommended in the POSMP policy can be considered satisfactory in this situation.

The Links Golf Course

The most obvious concentration of open space area is the Links Golf Course. Although a privately owned and operated course, the Links offers a significant view and tranquil scenery, as well as some off-season recreational uses. During the off-season the Links Golf Course is utilized for cross-country skiing along the course pathways. Therefore, the provision of additional reserve lands that would normally be associated with development has been excused for all of the golf course lands under agreement, unless the golf course transitions to a different type of development at which time municipal reserve will be required.



The remaining gross developable lands within the Links area totals 98.43 hectares resulting in 9.8 hectares of land being required for municipal reserve dedication. This will be allocated generally in accordance with that shown in **Figures 6 and 8**. Any shortfall may be provided as cash-in-lieu of reserve.

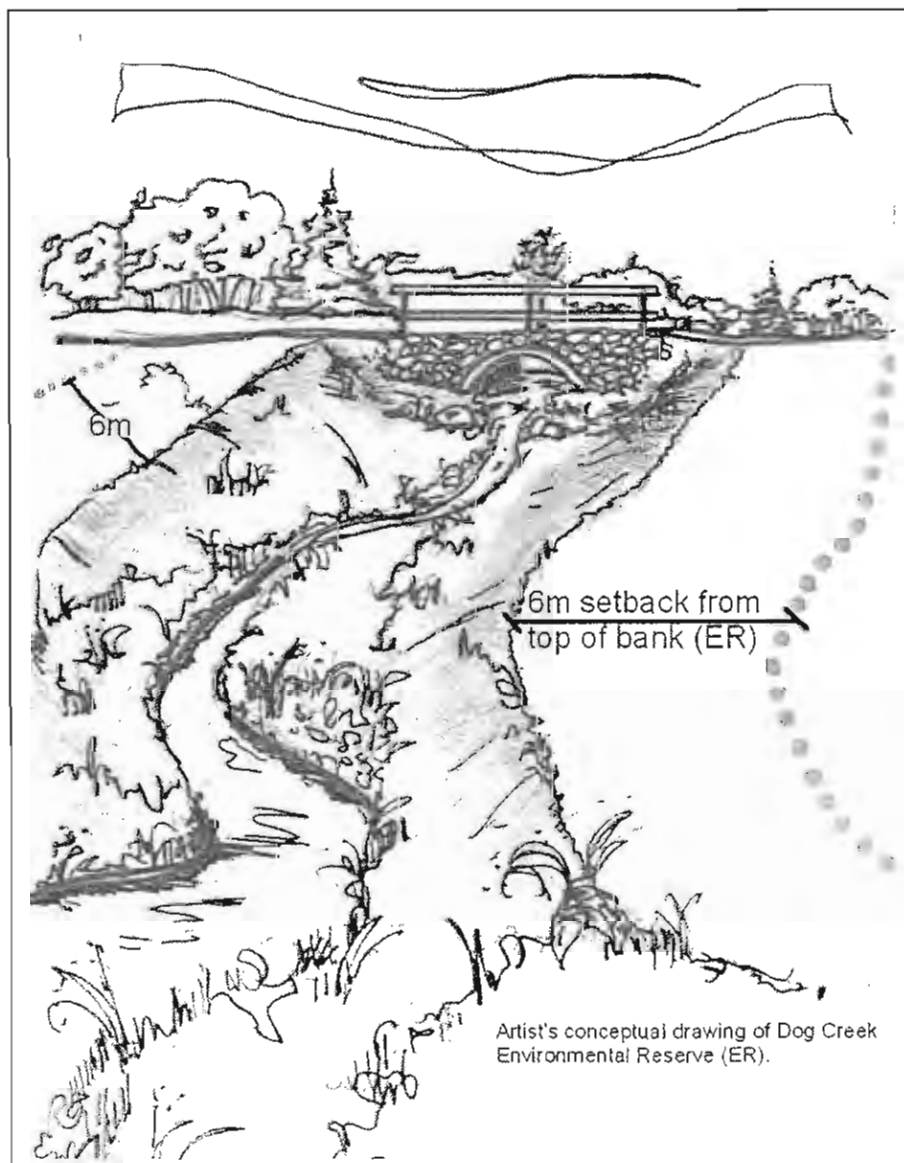
The stormwater management facility in the northeast corner of the NE 10 will not be cleared of trees and it may be determined that it does not function as stormwater management for the area. Should this be established, the area will be eligible for Municipal Reserve credit according to City Policy.

Buffer Space

A 30 meter wide buffer area will be provided to separate the residential land uses from Highway 16 within Section 9-53-27-4 of the Plan area and will consist of approximately 3.65 hectares. The provision of this buffer area is in accordance with the POSMP recommendation that buffers separate incompatible land uses and be provided on site wherever possible. Due to the golf course, no buffer is necessary within Section 10-53-27-4 of the Plan area. The buffer area will be created as a public utility lot road widening and walkway and is not available for Municipal Reserve dedication.

5.4.2 Environmental Reserve

Dog Creek is the only Environmental Reserve lands located within the Plan area. As highlighted in **Figure 6**, the Environmental Reserve strip area includes the river channel plus an upland setback of 6 meters in width and any additional setbacks established by geo-technical analysis adjacent to the top of bank of the Dog Creek shoreline. This area consists of approximately 6.23 hectares. The sketch below is an artists conceptual drawing of Dog Creek and the Environmental Reserve 6m set back from top of bank.



The following **Table 1** generally outlines the amount of land that Municipal Reserve (MR) will be based on for each portion of the Plan area, according to the various criteria for MR and the proposed concept. The actual dedication shall be determined at the more detailed development stage.

TABLE 1 – Proposed Municipal Reserve

| MR Lands | Deer Park | NE ¼ Sec.9-53-27-4 | Aspen Glen | (The Links) NW1/4 Sec.10-53-27-4 | (The Links) NE1/4 Sec.10-53-27-4 | (The Links) SW1/4 Sec.10-53-27-4 | Hilldowns |
|------------|--------------------------|--------------------|--------------|----------------------------------|----------------------------------|----------------------------------|---------------------------|
| Gross Area | 89.05 ha | 65.30 ha | 37.69 ha | 59.09 ha | 53.51 | 43.56 | 44.34 ha |
| Less | 4.38ha Arterial Widening | 3.44 ha E.R. | 2.79 ha E.R. | 24.58 ha Golf Course | 18.79 ha Golf Course | 14.26 ha Golf Course | 0.54 ha Arterial Widening |
| GDA | 84.67 ha | 61.86 ha | 34.90 ha | 34.51 ha | 34.72 ha | 29.20 ha | 43.80 ha |

5.4.3 Natural Areas

Any wetlands or tree/shrub stands in the area and not identified by this plan shall not be removed until reviewed by the City and approved for removal. Where possible these shall be incorporated into the detailed design for the area.

5.5 Schools

School generation statistics were obtained from a recent study undertaken by Elk Island Public Schools in Strathcona County. Empirical data from this study found that 0.26 elementary, 0.11 junior high and 0.13 senior high school students are generated from each low-density residential dwelling unit. This information is slightly less than that which was previously used in metropolitan Edmonton, but also correlates with the ever increasing supply of unused school sites. The study was therefore accepted as being indicative of the potential student generation in the Plan area.

Analysis of the projected student population within the Plan area revealed that 1056 public and 325 separate elementary school students, 447 public and 162 separate junior high school students, and 528 public and 81 separate senior high school students will be generated within the Plan area. Discussion with the Parkland and Evergreen School Divisions indicate that sufficient capacity exists for each of them in existing and future school outside of the Plan area. Notwithstanding that, two school sites have been allocated for the North Central ASP Plan area. The easternmost school site has previously been dedicated, is 3.67 hectares in size and has been allocated as a separate elementary school site for the Evergreen Catholic School Division. Although, this site is already registered as Municipal Reserve, development of a school site is not currently scheduled. A second site of 1.46 hectares in size has been identified in the western portion of the Plan area, adjacent to the joint use facility. As the Plan area is expected to generate over 1000 public elementary school students. It was considered prudent to provide for an elementary site that could be utilized as a neighborhood park, yet could also accommodate an elementary school in the future, if the need arose. The northwestern school site will satisfy this requirement.

5.6 Institutional

Institutional uses within the Plan are limited to the St. Andrews United Church, which currently exists at the corner of Grove Drive and Field Stone Drive. This location minimizes the impact on surrounding streets and adjacent residential areas, and is therefore a suitable location. No additional church sites or other institutional uses have been proposed within the Plan area.

6.0 SERVICING

Servicing for the Area Structure Plan area will be undertaken in accordance with the City of Spruce Grove standards and good engineering practices. Logical extension of services will be undertaken as the market warrants.

6.1 Sanitary Sewerage

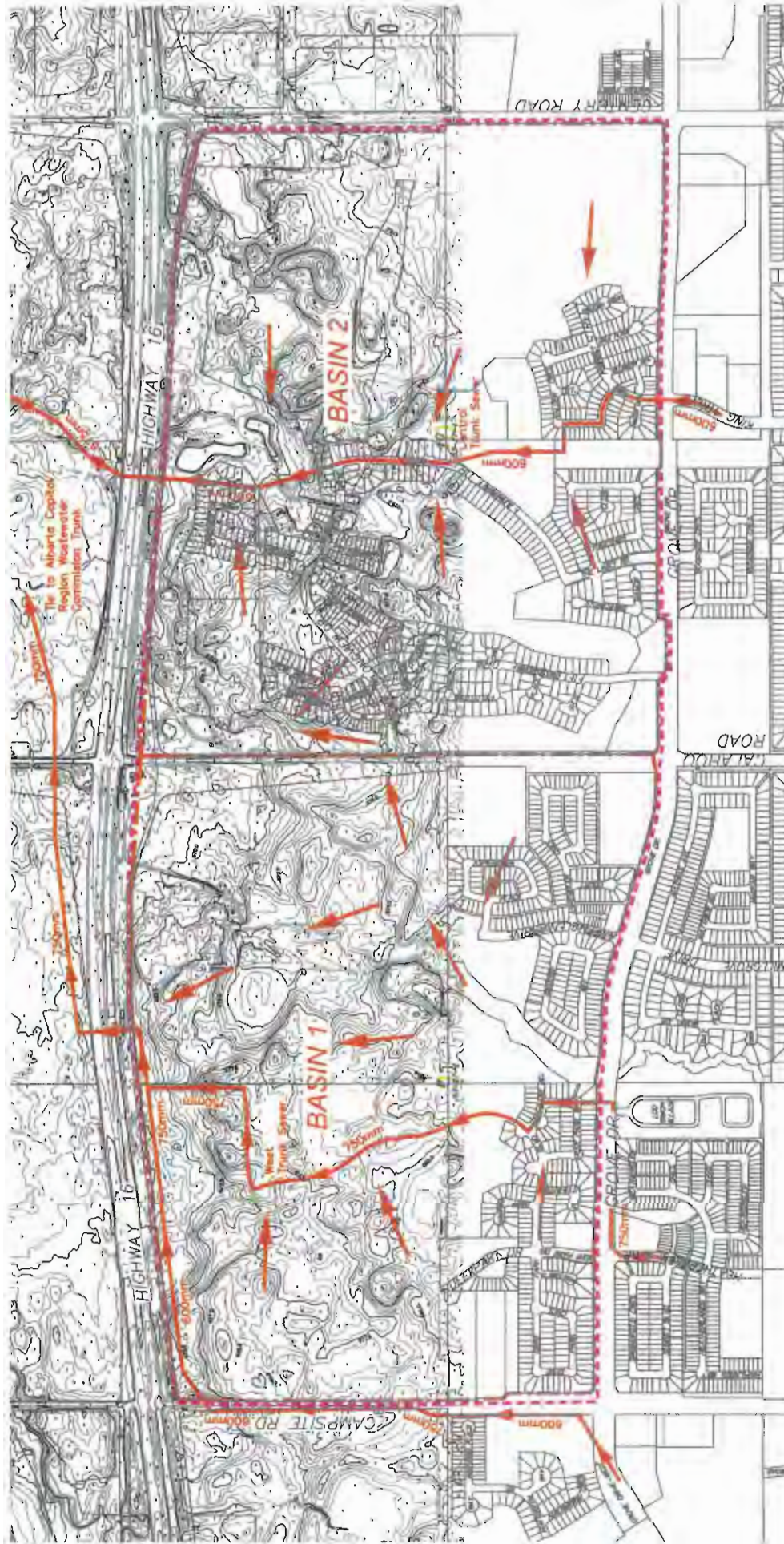
Associated Engineering in 1990 completed a master sanitary sewerage study. This Study operates as a guide to plan future subdivision servicing concepts, and as such, the guidelines therein will be applied for the future development of the Plan area. As shown on **Figure 9**, an existing 600mm diameter Central Trunk sewer serves to collect sewage from the Plan area east of Calahoo Road. A 750mm diameter west trunk sewer and an existing 375mm sanitary sewer collects flow from the Aspenglen area and serves to collect sewage from the Plan area west of Calahoo Road. The small 375mm sewer has a limited capacity available, however both trunks have been sized to provide adequate servicing capacity for the entire Plan area, and each conveys sewage to the Alberta Capital Region Wastewater Commission trunk north of Highway 16. Servicing within the subject lands will involve smaller collection mains connected to the existing trunk sewers.

6.2 Storm Water Drainage

Alberta Environment has restricted storm water flows towards Atim Creek and is requiring water quality measures be taken. These restrictions have affected the utility and planning requirements within the North Central Plan area, as illustrated in **Figure 10**. The proposed storm pond system considers the existing infrastructure development and lack of storm water storage. Increasing infrastructure build-out to the area would add to existing storage problems, which necessitates a comprehensive stormwater management system to control the rate of flow and discharge into Atim Creek.

The proposed stormwater management system for the ASP Plan area would utilize a combination of wet and dry ponds throughout the development area. The general concept would be to limit discharge within the City limits to 2.5 l/s/ha, and then utilize facilities north of Highway 16 to further reduce flows to 1.2 l/s/ha.





- Area Structure Plan Boundary
- City Boundary
- Sanitary Sewer Trunk
- Basin Boundary
- Direction of Flow

**NORTH CENTRAL
AREA STRUCTURE PLAN**



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Figure 9
Sanitary Servicing

It should be noted that the proposed facilities would also provide stormwater management for existing developments south of Grove Drive, that were constructed prior to the requirement of such facilities. The five Drainage Basins would be composed of 14.18 hectares of wet ponds and 9.40 hectares of dry ponds. The approximate location of the proposed stormwater management facilities and basin boundaries are shown in **Figure 10**.



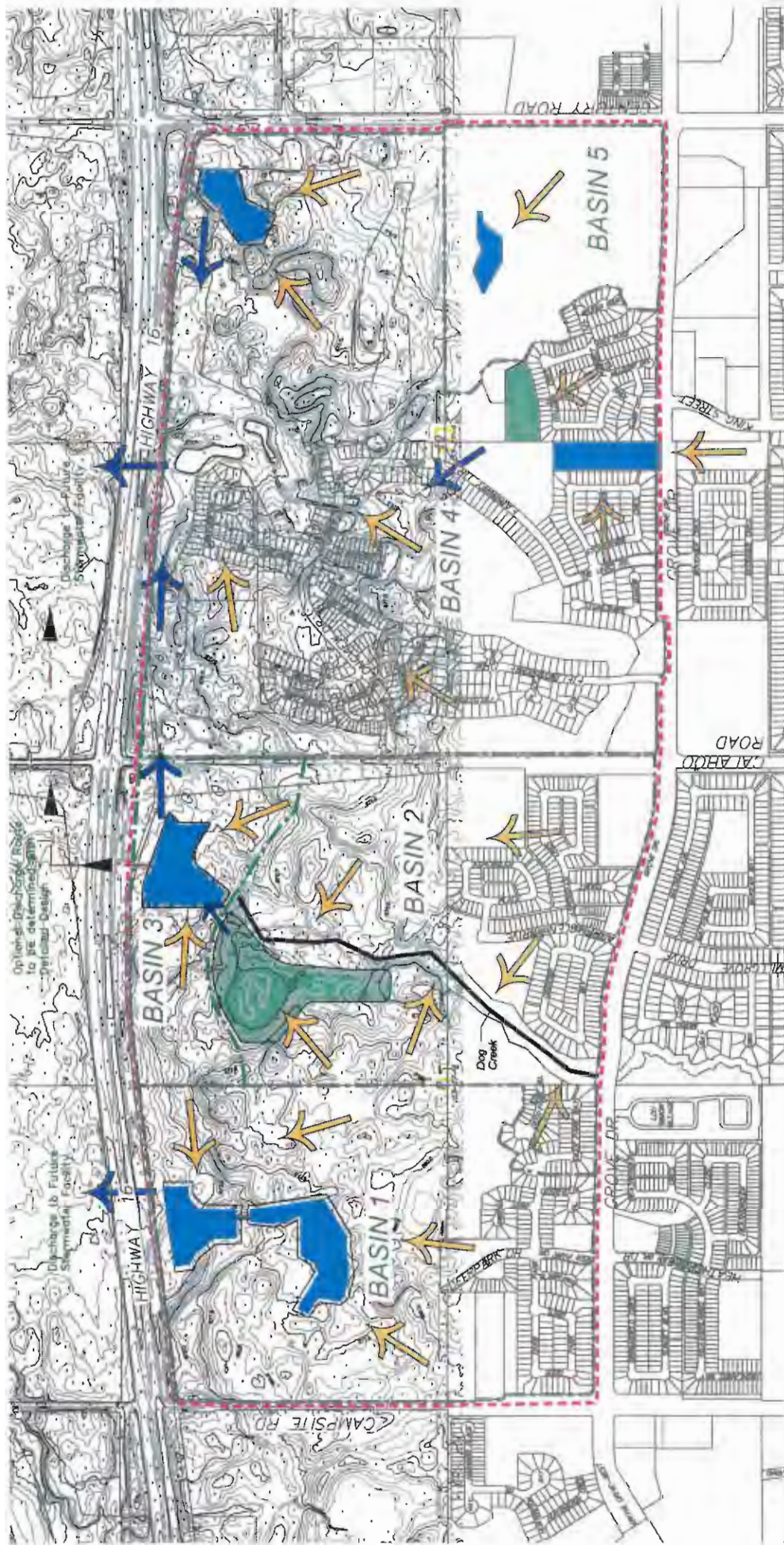
6.2.1 Basin 1

The proposed basin would be approximately 85 hectares in size and includes lands west of Dog Creek in the NW and SW $\frac{1}{4}$ of Section 9. Stormwater that flows from this basin would be directed towards two wet ponds, constructed in the NW $\frac{1}{4}$ Section 9-53-27-4. The ponds would be interconnected and total 6.92 hectares at high water level, with the ability to store a 1:100 year storm event. Discharge from these ponds would be limited to 2.5 l/s/ha and directed to a future storm facility, constructed from the excavation of the Campsite Road/Highway 16 interchange. Detention requirements would be satisfied in that pond to allow for a decrease in the outflow rate of 1.2 l/s/ha, in accordance with Alberta Environment guidelines.

6.2.2 Basin 2

Stormwater flows within Basin 2 (approximately 84 ha) would be directed to a major dry pond facility located in the NE $\frac{1}{4}$ 9-53-27-4. This facility would be designed as a dry pond, and constructed to accommodate a severe rainfall event. Further, it would also be utilized as a District recreation facility in accordance with the provisions of The Parks and Open Space Master Plan. As a result of this proposed dual use, 100% of the facility could be credited for municipal reserve dedication requirements for the area based on detailed design and City policy. Specific details regarding the total area dedicated to municipal reserve are further examined in Section 5.4.

In addition to the drainage resulting from Basin 2, existing and future flows entering Dog Creek from the area south of Grove Drive, would also be detained in the joint use facility during severe rainfall events. The principle design concept for the facility would be to create a series of plateaus for flooding at incremental storm events, however the details will be further examined at the time of development.



- - - Area Structure Plan Boundary
- - - City Boundary
- Drypond (SWMF)
- Wetpond (SWMF)
- Drainage Creek
- - - Basin Boundary
- ↑ Discharge Direction
- ↑ Drainage Direction

NOTE: The actual sizes and configuration of Stormwater Facilities are conceptual only and are to be determined at more detailed planning stages



**NORTH CENTRAL
AREA STRUCTURE PLAN**



Figure 10
Stormwater Servicing



Discharge from the dual use/dry pond facility would eventually flow through Basin 3, and continue eastward along the south side of Highway 16, until crossing north or alternatively northward across the highway at Calahoo Road as shown on **Figure 10**. A second stormwater facility north of Highway 16 would serve to detain the severe event flows, and allow for controlled discharge at a rate of 1.2 l/s/ha into Atim Creek.

6.2.3 Basin 3

Basin 3 would be one of the smallest basins in the Plan area at approximately 24 ha. Stormwater flows within Basin 3 would be directed towards a stormwater retention pond located in the N.E. ¼ Section 9-53-27-4, whereby discharge would be controlled to a rate of 2.5 l/s/ha. The retention pond in Basin 3 would also accept stormwater flows from Basin 2, as well as outside of the Plan area passing through Dog Creek. Flows would be conveyed through the pond, along the southern ditch of Highway 16, and would afterwards cross the highway, or could cross the highway at Calahoo Road as depicted in **Figure 10** to the future detention pond on the north side of the highway. Stormwater detention in this north pond would reduce the eventual outflow to 1.2 l/s/ha as previously noted.

6.2.4 Basin 4

The proposed basin 4 (approximately 170 ha) would be essentially the Links golf course, including a limited amount of adjacent residential development. Stormwater flows would be directed through a series of stormwater detention and retention ponds, and could discharge through the north highway culvert at a maximum rate of 2.5 l/s/ha (as outlined in **Figure 10**). Comparable to Basins 2 and 3, the future north detention pond would serve to reduce these flows to 1.2 l/s/ha for outflow to Atim Creek.

6.2.5 Basin 5

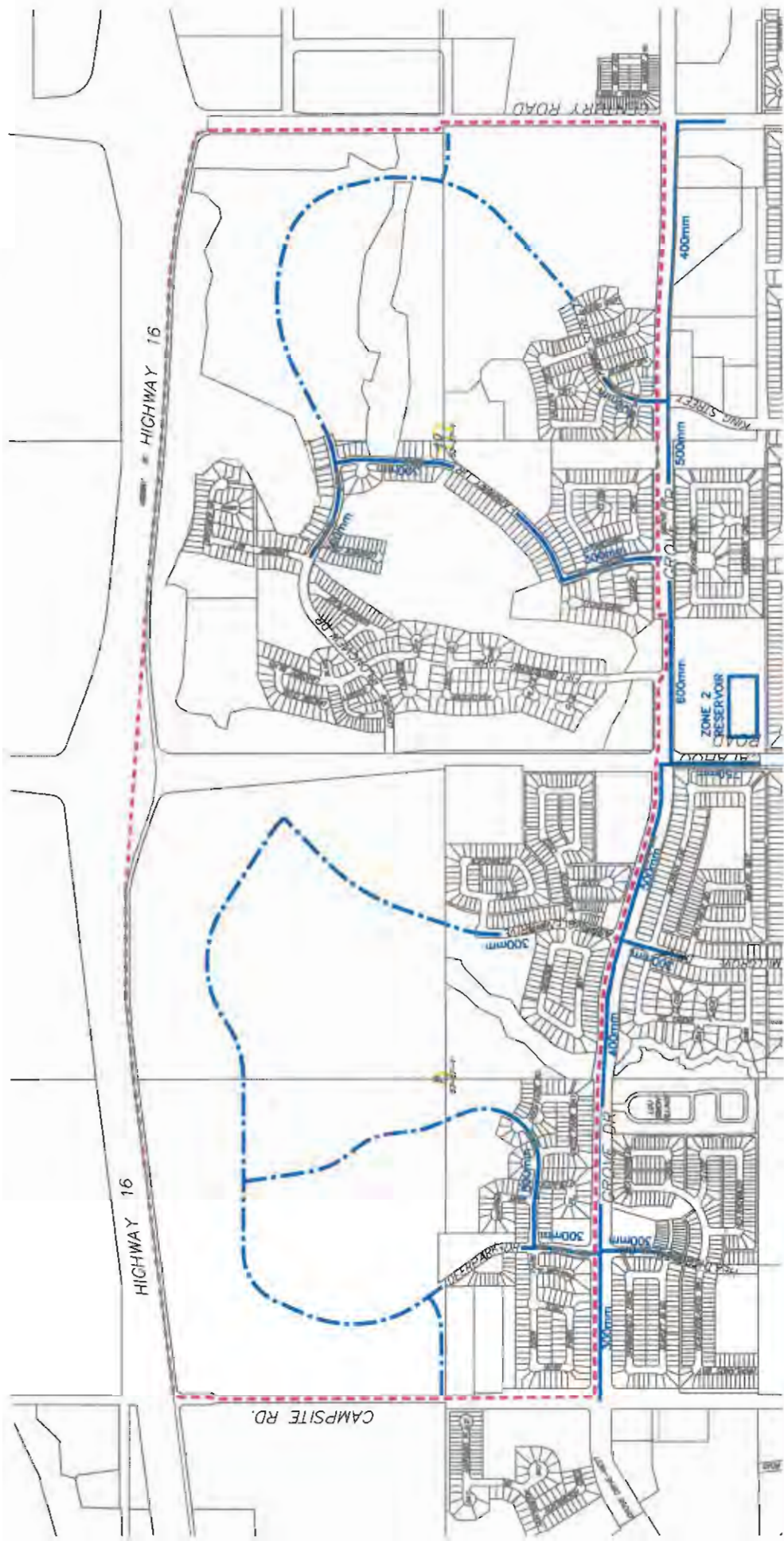
This basin would be located in the southeast corner of the Plan area (**Figure 10**) and is approximately 30 ha. Stormwater flows would be directed to a stormwater retention pond within Basin 5, and afterwards on to the stormwater detention/natural wetland area located in the northwest corner of this basin. Offsite flows would be accepted into this detention area/wetland from the King Street channel. Although a culvert exists upstream for this system, flows entering the Plan area at Grove Drive have the potential to reach maximums of 22.8 m³/s (estimated to be >70 l/s/ha) Based on Associated Engineering's Master Drainage Plan, which exceeds the capacity of the existing system. The wetland/detention pond would serve to mitigate

these extremes by moderately reducing the flow rate through the golf course, reduce the volume of stormwater directed to the pond north of the Highway, and relieve some flooding pressures at the north highway crossing.

The currently designated Municipal Reserve parcel in the northwest corner of the basin could be graded to accommodate stormwater flows for severe rainfall events, and would also be utilized as an open space recreational opportunity during dry weather.

6.3 Water Servicing

Associated Engineering, in 1992, performed a revision to an existing Waterworks System Study. The water distribution system that services the Plan area is within the City of Spruce Grove's Zone 2 system, which comprises the northerly portion of Spruce Grove. The Zone 2 reservoir site is situated just south of Grove Drive at Calahoo Road (see **Figure 11**). A primary water main, varying in size from 400mm to 600mm diameter, exists along Grove Drive on the south boundary of the Plan area. A 300mm diameter loop is provided both west and east of Calahoo Road to service new developments within the Plan area. Distribution mains will be constructed in local residential roadways emanating from the 300mm loops.



- - - Area Structure Plan Boundary
- City Boundary
- - - Proposed 300mm Watermain
- Existing City Watermains

**NORTH CENTRAL
AREA STRUCTURE PLAN**



Figure 11
Water Servicing



7.0 TRANSPORTATION

The overall concept of the North Central Area Structure Plan transportation system is to connect the east and west sub-areas within the North Central Area Structure Plan, and to the existing Spruce Grove community south of Grove Drive. Circulation within and around the Plan area focuses upon both vehicular and pedestrian traffic. All traffic will be directed west, south, or east, as all future access to Highway 16 within the Plan area will be eliminated.

7.1 Vehicular Access and Circulation

A hierarchical transportation network (as illustrated in **Figure 12**), based upon major and minor collectors, and local roads will govern vehicular access and circulation. The overall premise is to provide safe and convenient access for vehicles, pedestrians, bicycles, and future public transit within the neighborhoods of the North Central ASP and surrounding community.

The City arterial roads outline the North Central ASP, and are composed of Campsite Road on the west boundary, Century Road on the east boundary, and Grove Drive which divides the existing build-out for Spruce Grove and this ASP. This ASP recognizes the one existing and one future freeway interchanges of Highway 16 (a Provincial Freeway), that are to be located at the intersections of Century Road and Campsite Road respectively. There are two major collectors connecting the plan area with Campsite and Century Raods, one is located to the west connecting Campsite Road to Deerpark Drive, the second is located in the east side connecting Century Road to King Street (major collector road).

The concept is founded upon the elimination of the Calahoo Road access to Highway 16. Calahoo Road is presently the physical dividing line between the easterly and westerly sub-areas, and will be reduced to form a connection with Deer Park and Longview Drive major collector roads. Calahoo Road, north of Grove Drive should be considered for renaming in the future. This transportation network, recognizes the importance of Grove Drive, as an arterial road that acts as both a dividing line between the Plan area and Spruce Grove, yet also as an arterial linkage physically and conceptually for new and existing residents.

Extending Longview Drive will direct traffic towards Grove Drive, as will Fairway Drive (minor collector road), thus circulating traffic throughout the easterly sub-area. The extension of King Street, and connections to Century Road and Longview Drive, will provided a collector road through the golf



Figure 12
 Transportation System



NORTH CENTRAL
AREA STRUCTURE PLAN

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course and connect future residential neighborhoods within that sub-area and to adjacent neighborhoods.

The extension of the Deer Park Drive collector road, to circulate through the westerly sub-area, including connections to Campsite Road and Aspenglen Drive (minor collector road) will provide a transportation linkage for the existing and future residential areas. The movement of vehicular traffic on these roads is to be directed onto Grove Drive.

7.2 Pedestrian Circulation

The pedestrian circulation system of the North Central Area Structure Plan has been designed in accordance with the principles of the POSMP and the City of Spruce Grove. It is designed to meet the needs of future residents, connect future and existing park/open spaces and school sites, as well as connect the communities north and south of Grove Drive.

The North Central Area Structure Plan provides for convenient access internally within the Plan area and to adjacent areas through highlighting the best opportunities to locate pedestrian circulation routes and/or a trail system, as shown on Figure 12. Some of these links may be a normal sidewalk where others will be trail and separate trail where the design can be accommodated. Also, there are two potential pedestrian crossings within the Links golf course, one to the north adjacent to Highway 16 and the second to the south between Field Stone Drive and Fairway Drive. It is expected that the existing pedestrian trail system on the south side of Grove Drive, and the school sites located in the Plan area, be connected with that which is outlined in the ASP. Furthermore, a pedestrian circulation trail is also located along the Highway 16 buffer, which encloses the Plan area to the west, north, and east. Major connecting trails within developed areas are the responsibility of the developer.

7.3 Public Transit

Although there is no existing public transit for the Plan area, the design of the transportation collector system will accommodate a future public transit system. The Engineering and Public Works standards utilized by the City of Spruce Grove will determine the requirements for public transit roadways within the Plan area. Nonetheless, future transit will be restricted to collector roadways within the Plan area. The internal collectors will serve the needs of future residents for convenient transit access, and will result in most residents being within 400 m of the route, once implemented.

8.0 Community Consultation

8.1 Key Stakeholders

Prior to commencement of the ASP planning process, all of the major lands owners within the Plan area were contacted. Opportunities to participate in the development of the Plan were provided to each of them. Melcor Developments and Arlie Jespersen agreed to participate and have provided meaningful input throughout the plans development. Robson Developments (Hilldowns) and Broadview Developments (Deer Park) declined participating, but have also provided input and relevant information at various stages of the plans evolution.

Information sessions were convened with both school boards, whereby the information obtained identified their lack of need for school sites within the Plan area.

The Plan was circulated to Parkland County. They responded with little concern for the Land Use Concept but have identified some regional issues that are being addressed.

8.2 General Public

A public meeting was advertised in the local newspaper and held prior to the finalization of the North Central ASP. Approximately 30 people attended the meeting and their comments were evaluated in the context of the North Central ASP.

The comments received were generally positive in nature and supportive of the design of the ASP, particularly over the retention of existing tree stands and natural areas. Concern over the location and amount of high-density residential uses within the eastern portion of the Plan area was addressed in the present ASP. The location of medium and high-density sites are spread throughout the plan area, and are located along major collectors for easy access. The provision of three commercial nodes at very accessible locations adjacent to collector roads was also well received.

Very supportive comments were received for the transportation circulation system, particularly the closure of Calahoo Road. The addition of a comprehensive trails and park/open space design was received very well, particularly the interconnected trail system and pedestrian crossings through the golf course. The community consultation attendees very much approved of the comprehensive drainage plan for the ASP.

9.0 IMPLEMENTATION

Pursuant to the provisions of Section 633(1) of the Municipal Government Act, 1995, the City of Spruce Grove Council may adopt this ASP as the North Central Area Structure Plan. All subdivision and development within the North Central Area Structure Plan area shall be in accordance with the provisions and policies of this ASP.

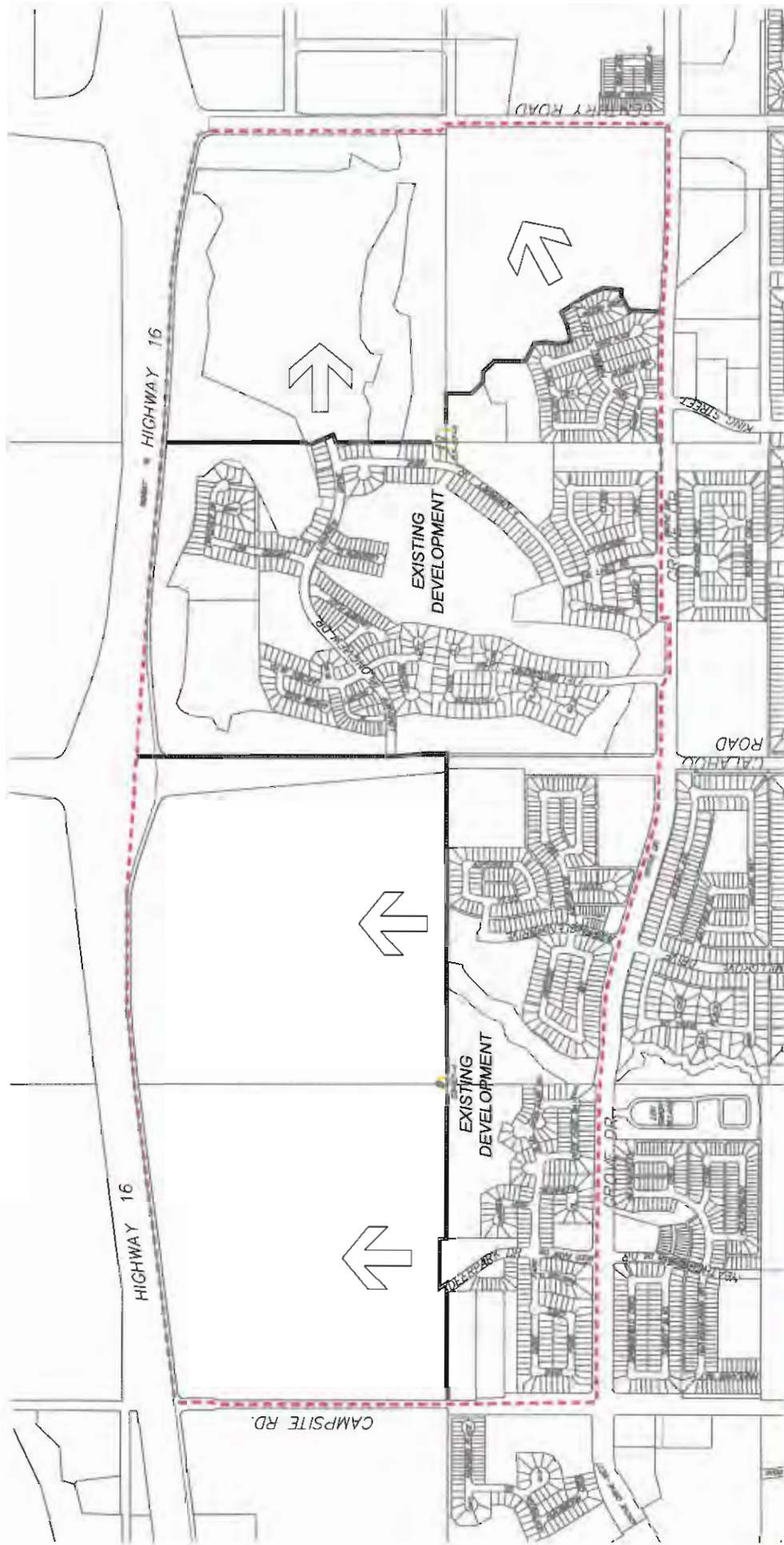
Council may, from time to time, choose to amend this ASP. As part of the amendment process, the required public hearing process will ensure that the continued input of the landowners and residents is considered.

9.1 Phasing

It is expected that the Plan area will be developed over the next 10-15 years as the market demands. Development in the area has already commenced, as shown in the Neighborhood Plan, **Figure 7**, within the communities of Deer Park, Aspenglen, The Links, and Hilldowns, and will continue northward, generally, as outlined in **Figure 13**, in accordance with market demands and logical placement and direction of servicing.

9.2 Subdivision and Land Use Reclassification

Subdivision and land use reclassification will be undertaken as part of the normal development process in stages as market demands.



--- Area Structure Plan Boundary
 --- City Boundary
 ⇨ Proposed Development Sequence

Figure 13
Staging Plan

APPENDIX A - Development Statistics

Preliminary Development Statistics North Central Area Structure Plan

| | ha | %GDA | |
|---|---------------|--------------|-------------------------------|
| Gross Area | 393.54 | | |
| less | | | |
| Future Highway Interchange | 4.00 | | |
| Arterial Widening | 0.92 | | |
| Sanitary Sewer Trunk R/W | 1.30 | | |
| Environmental Reserve | 6.23 | | |
| The Links Golf Course | 57.64 | | |
| Municipal Focal Point | 1.72 | | |
| Gross Developable Area (GDA) | 321.73 | 100.0 | |
| Open Space / Parks | 18.23 | 5.67 | |
| Drypond Facilities | 8.78 | 2.73 | |
| Stormwater Management Facilities | 13.34 | 4.15 | |
| School Sites | 5.13 | 1.59 | |
| Roads (20% of GDA) | 64.34 | 20.00 | |
| Net Developable Area | 211.91 | 65.87 | |
| Net Land Uses | ha | Units | Population¹ |
| Low Density Residential ² | 184.60 | 3099 | 10537 |
| Medium Density Residential ³ | 18.89 | 491 | 1326 |
| High Density Residential ⁴ | 5.40 | 485 | 873 |
| Institutional | 0.91 | | |
| Commercial | 2.11 | | |
| Total | 211.91 | 4075 | 12735 |

Student Population⁵

| | Public | Separate |
|--------------|-------------|------------|
| Elementary | 1060 | 326 |
| Junior High | 448 | 163 |
| Senior High | 530 | 82 |
| Total | 2038 | 571 |

Notes:

- 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R., 1.8 persons/unit for H.D.R.
- Unit total based on 20 units/net hectare.
- Unit total based on 30 units/net hectare.
- Unit total based on 90 units/net hectare.
- Student Generation: (students/unit).

| | Public | Separate |
|-------------|--------|----------|
| Elementary | 0.26 | 0.08 |
| Junior High | 0.11 | 0.04 |
| Senior High | 0.13 | 0.02 |