

5.2.2.4 Focus higher density and seniors housing in proximity to amenities, transit and gathering places.

Objective

5.2.3 Increase housing options and densities through limited redevelopment opportunities in *established neighbourhoods* which fit within the existing context and do not change the essential character of the neighbourhood.

Policies

5.2.3.1 Optimize existing infrastructure and minimize the City's development footprint in all established neighbourhoods and other built-up urban areas by determining the existing residential dwelling unit density and encouraging intensification in these areas through redevelopment, infill and the expansion and conversion of existing buildings for achieving an aspirational target of a 10% increase in residential dwelling units.

~~5.2.3.1 To optimize existing infrastructure and minimize the City's development footprint all established neighbourhoods shall be analyzed for existing residential dwelling units and then encouraged to intensify through redevelopment, infill and the expansion and conversion of existing buildings for achieving an aspirational target of a 10% increase in residential dwelling units.~~

5.2.3.2 Monitor the cumulative impact of intensification projects on individual established neighbourhoods to prevent the essential character of the given neighbourhood from changing by developing infill and redevelopment guidelines and a mechanism to monitor cumulative impacts.

5.2.3.3 Apply innovative zoning tools to ensure all infill and redevelopment projects occurring in established neighbourhoods are appropriate in terms of:

- size and scale;
- landscaping;
- siting and setbacks;
- building height;
- relationship of buildings to the street;
- exterior finish;
- rooflines; and
- infrastructure capacity.

5.2.3.4 Provide adequate on-site parking and private green space for infill and redevelopment projects in established neighbourhoods.

Objective

Agricultural Land

Land that is or can be used for a range of extensive (e.g. field crops, cow-calf operations) and intensive (e.g. confined feeding operations, green house, market gardens, agricultural processing facilities) agricultural uses that produce food for human or animal consumption. Beyond its pure economic capacity, agricultural land provides value in terms of green space, aesthetics, community character, lifestyle, air quality, and wildlife habitat. Agriculture designations do not preclude extraction of natural resources provided that they are reclaimed for agricultural use in the long term.

Alternative Energy

Energy sources with lower carbon emissions than conventional energy sources. These sources are renewable and include wind energy, solar energy, geothermal energy, hydroelectric energy, and biomass energy.

Alternative Infrastructure (Green Infrastructure)

Includes municipal infrastructure related to water and wastewater systems, water management, solid waste management and recycling, and capital expenditures to retrofit or improve ecological functioning and quality of life for humans and wildlife.

Area Redevelopment Plan (ARP)

A plan which describes the land use, development concept, servicing issues and other planning items for an area of land within a municipality. Redevelopment deals with existing developed areas of a municipality. Area redevelopment plans are adopted by the council of a municipality as a bylaw and contain the information required pursuant to Sections 634 and 635 of the Municipal Government Act, 2000.

Area Structure Plan (ASP)

A plan which describes land use, road networks, servicing, park locations, and public facilities within an undeveloped area of land within a municipality. Area structure plans are adopted by the council of a municipality as a bylaw and contain the information required pursuant to Sections 634 and 635 of the Municipal Government Act, 2000.

Boundary-Interface Areas

Areas on the fringe of the City of Spruce Grove, Town of Stony Plain, and Parkland County affected by intermunicipal growth factors and where joint long-range planning direction for development is a priority.

Built-up Urban Area

All lands located within the limits of the developed urban area with plans of subdivision registered prior to December 31, 2016.

Bus Friendly Development

Development which takes into account the needs of buses including bus stops, pedestrian connections to bus stops, transit hubs, and residential densities which are great enough to support the provision of public transit.