



## REF 2017-020, City of Spruce Grove Proposed West Central Area Structure Plan Amendment

### Recommendation

*EMRB Administration recommends that REF application 2017-020 be approved.*

### Background

On November 16, 2017 the EMRB received an application from the City of Spruce Grove (the City) for approval of a proposed West Central Area Structure Plan (ASP) amendment. The City submitted the ASP amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.2 *A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:*
- f) *The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan.*

And,

- h) *The effect of the proposed statutory plan amendment requires improvements to a road identified on Schedule 10A: Transportation Systems – Regional Roads to 2044 in the Edmonton Metropolitan Region Growth Plan.*

EMRB Administration deemed the application complete on November 21, 2017.

### Application

The proposed amendment updates the West Central Area Structure Plan to reference policy within the City's MDP; to update servicing information; to provide minor revisions to the land use concept (including expansion of a future school site); to provide for the use of the higher density flexible zoning of the Land Use Bylaw; and to identify updates and access points to Highway 16A.

### Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed plan in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The Stantec evaluation recommends that the proposed ASP amendment be approved.



## EMRB Administration Comments

The proposed West Central ASP amendment is situated in the Metropolitan Area Tier of the metropolitan structure (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.

The application proposes improved access to Highway 16A from Jennifer Heil Way and Boundary Road. In accordance with Policy 5.1.2a of the Growth Plan, the proposed ASP amendment improves existing infrastructure to Highway 16A as identified in Schedule 10A: Transportation Systems – Regional Roads to 2044 as a Regional Arterial and Schedule 10B: Transit and Trails to 2044 as a Regional Bus and Transit Priority Corridor. Consistent with the principles of the Growth Plan, the proposed plan also identifies 48.2 ha of phased commercial development north of Highway 16A supporting economic opportunities and sustainable communities throughout the Region.

Integrating the regional policy areas of natural living systems and communities and housing, the proposed plan includes a range of density, 11.7 ha for parks and open space, and expands a future school site to accommodate a K-9 school adjacent to Fuhr Sports Park. The application supports flexible zoning that accommodates various density options for residential development increasing the overall planned density to 36.2 dwelling units per net residential hectare (du/nrha), consistent with Schedule 6 of the Growth Plan and meeting the minimum greenfield residential density for Spruce Grove. The proposed plan accommodates 3,790 residents with a mix of low to medium and medium to high residential development housing options supporting increased density in the Region.

Overall, the amendment to the proposed West Central ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the EMRB Regulation.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the statutory plan amendment by the Edmonton Metropolitan Region Board.

## Recommendation

EMRB Administration recommends that REF 2017-020 be approved.

## Attachments

Evaluation	Stantec Consulting Inc.
REF Documents	<ol style="list-style-type: none"><li>1. REF Cover Letter - West Central ASP</li><li>2. Bylaw C-1016-17 REF</li><li>3. Council Report C-1016-17 REF</li><li>4. Nov 14, 2017 Regular Council Meeting Minutes</li><li>5. Approved C-610-06 West Central ASP</li><li>6. West Central ASP Bylaw C-1016-17 Schedule 1</li><li>7. Bylaw 18200 REF</li></ol>