THE CITY OF SPRUCE GROVE

BYLAW C-1062-18

PIONEER LANDS AREA STRUCTURE PLAN AMENDMENT

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

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-686-08, the pioneer Lands Area Structure Plan;

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

1. Bylaw C-686-08 Pioneer Lands 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
Public Hearing
Second Reading
Third Reading
Date Signed

__________________________
Mayor

__________________________
City Clerk
City of Spruce Grove

Pioneer Lands
Area Structure Plan Amendment

Schedule 1
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1 Introduction

1.1 Plan Purpose

The vision for Pioneer Lands is to create a sustainable residential community, which integrates with the regional commercial centre, providing opportunities for vibrant streetscapes with convenient links to open space amenities.

The purpose of this amendment is to re-locate a multi-family residential parcel to improve access to and from the site in the Greenbury neighbourhood of this ASP area; and to update the location of a proposed transit station in the Westwind commercial area, that the City is contemplating.

This ASP amendment has been prepared on behalf of the registered owner of the lands, Beaverbrook Pioneer Ltd.

1.2 Background

The Pioneer Lands Area Structure Plan (ASP) was originally approved in February 2009 as Bylaw No. C-686-08 to guide development of 294 ha located in northeast Spruce Grove.

Since the adoption of the Pioneer Lands ASP in 2009, the plan has been amended four times to accommodate the changing needs of the community.

- The first amendment to the ASP was approved on June 28, 2010 as Bylaw No. C-745-10, which reconfigured the collector road and land uses for Phase 1 of Greenbury.
- A second amendment to the ASP was approved on November 14, 2011 as Bylaw No. C-797-11, which created a “Special Study Area” to add a major commercial and mixed use component in the northwest portion of the plan area.
- A third amendment was approved on March 25, 2013 as Bylaw No. C-837-13, which updated the development concept as a result of more detailed review of land uses and adjusted the mixed-use designation in the Westwind Village neighbourhood.
- A fourth amendment to the ASP was approved on October 19, 2015 as Bylaw No. C-932-15, which updated the overall concept plan to reflect detailed planning and engineering resulting in several amendments in the Prescott, Kenton, Greenbury and Westwind neighbourhoods.

The approved development concept for the Pioneer Lands ASP is included as Exhibit 1 – Approved Development Concept.
2 Amendment Effects

2.1 Proposed Amendment

The amendment to the Pioneer Lands ASP is consistent to the vision and guidelines approved in the previous amendment (Bylaw C-837-13), which further enhances opportunities for connections between residents, neighbourhood focal points, and amenities.

The proposed amendment to the Pioneer Lands ASP is located south of Westwind Drive and west of Pioneer Road. The proposed amendment and updates to the plan affect the NE ¼ 11-53-27-4 quarter section, part of the Greenbury neighbourhood; and 9;1;1027111 and 4;4743RS, part of the Westwind commercial area.

This amendment includes:

- Redesignation of a 0.8 ha parcel southwest of the proposed roundabout connecting Westwind Drive and Pioneer Road from Medium to High Density Residential to Low to Medium Density Residential;
- Redesignation of a 0.8 ha parcel south of Westwind Drive from Low to Medium Density Residential to Medium to High Density Residential and;
- The location of a transit station in the Westwind commercial area.

2.2 Edmonton Metropolitan Region

The proposed amendment area is within 800 metres of a proposed transit station that includes park-and-ride parking stalls that is being contemplated by the City in the Westwind commercial area. This proximity requires a submission to the Regional Evaluation Framework (REF) for review by the Edmonton Metropolitan Region Board.
3 Amendment Rationale

3.1 Land Use

The proposed amendment to the Pioneer Lands ASP continues to follow the vision and guiding principles developed to create a smart-green community as approved in the ASP. The amendment to the Pioneer Lands ASP is consistent with the vision and guidelines approved in the previous amendment (Bylaw C-932-15), which maintains the opportunity for a variety of housing types and densities, more evenly distributed throughout the Greenbury neighbourhood. The proposed Land Use Concept for the amendment area is presented as Exhibit 2 – Development Concept.

The two parcels 0.8 ha west of Pioneer Road on Westwind Drive are proposed to be redesignated from Low to Medium Density Residential to Medium to High Density Residential and from Medium to High Density Residential to Low to Medium Density Residential. The residential redistribution aligns with the Municipal Development Plan’s policy direction to support integrated a variety of housing types in neighbourhoods. The relocated Medium to High Density Residential parcel is near a park and open space and along a proposed collector road to encourage and support future transit use through the allocation of higher residential densities.

3.2 Transportation

The proposed amendment does not include any changes to the overall transportation network. However, an update has been included identifying a transit station that includes park-and-ride parking stalls, is being contemplated by the City. The transit facility site will measure approximately 2-acres and will service the regional transit system with links to Edmonton and Stony Plain as shown in Exhibit 3 - Transportation, Parks, & Open Space.

The most likely location for the transit facility will be within the commercial area. This location will be determined at more detailed levels of planning as commercial sites are laid out. The Westwind commercial area will be a big attraction to commuters, and will act as a hub of employees, residents and consumers throughout the day.

This update is in conformance with the Edmonton Metropolitan Region Growth Plan to support the integration of park and ride facilities and major transit stations at strategic locations to encourage efficient access to transit.

3.3 Servicing

This amendment does not change the locations of the stormwater management facilities; and does not change the water services, or sanitary sewer within Greenbury and Prescott proposed in the previous amendment (Bylaw C-932-15).

3.4 Land Use Statistics

The Land Use and Population Statistics remain unchanged as part of the amendment as no dwellings have been added or removed.
WESTWIND

GREENBURY

WESTWIND VILLAGE

KENTON

WESTWIND

PRESCOTT

GREENBURY

PIONEER ROAD

GROVE DRIVE

CENTURY ROAD

JUBILEE PARK

SPRUCE VILLAGE

WESTWIND DRIVE

GROVE DRIVE

PRESCOTT BLVD.

GREENBURY BLVD.

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DATE: December 13, 2018
DEIGNED BY: JJ
DRAWN BY: JJ
CHECKED BY: SS
SCALE: NTS
JOB NUMBER: 39404

COMMERCIAL
MED TOP HS DENS RES
MED TO HS DENS RES
LOW TO MED DENS RES
STORM MGT FACILITY
PARK/OPEN SPACE
BERM
MED PUL
PUL

APPROVED PIONEER LANDS ASP
BYLAW C-932-15
Approved Development Concept
Exhibit 1