



REF 2019-005, City of Spruce Grove Pioneer Lands Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-005 be approved.

Background

On February 28, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Spruce Grove (the City) for approval of the proposed amendment to the Pioneer Lands Area Structure Plan (ASP). The City submitted the proposed 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:*
- j) *The plan area of the proposed amendment to the statutory plan includes a Park and Ride or Planned LRT line or the boundaries of the proposed amendment to the statutory plan are within 0.8 km of a Park and Ride or Planned LRT line as identified on Schedule 10B: Transportation Systems - Regional Transit and Trails to 2044 in the Edmonton Metropolitan Region Growth Plan.*

EMRB Administration deemed the application complete on March 6, 2019.

Application

The amendment to the Pioneer Lands ASP includes two components: 1) the relocation of a 0.8 ha Medium to High Residential site and 2) the identification of a future transit station that includes a park and ride.

Evaluation

EMRB Administration obtained the assistance of Lovatt Planning Consultants Inc. (Lovatt) to evaluate the application with respect to legislative requirements. The Lovatt evaluation (attached) reviewed the proposed ASP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Lovatt evaluation recommends that the City of Spruce Grove's proposed amendment to the Pioneer Lands ASP be approved by the EMRB.



EMRB Administration Comments

The Pioneer Lands ASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Pioneer Lands ASP is located south of Highway 16 and east of Century Road, and the lands include a local employment area identified in Planned and Local Employment Areas (Schedule 3B of the Growth Plan).

The proposed ASP amendment identifies the location of a future transit station to meet local transit service needs, as well as provide park and ride functionality in support of the regional transit system. The existing ASP does not currently indicate the location of the park and ride designated for the area in Regional Transit and Trails to 2044 (Schedule 10B of the Growth Plan); therefore, the amendment is being proposed to align with the Growth Plan.

The second component of the ASP amendment proposes the relocation of a 0.8 ha Medium to High Density Residential site by approximately 200 meters to the west along Westwind Drive, a collector roadway. This new Medium to High Density Residential site will be closer to the transit station promoting efficient movement of people. The ASP amendment does not include any amendments affecting land use statistics, including the number of dwellings, projected population, or overall density.

The planned density of the existing ASP is 27.7 du/nrha, and will be unchanged as a result of the proposed amendments. The minimum greenfield density in Spruce Grove is 35 du/nrha in accordance with Greenfield Density, Centres and Intensification Targets (Schedule 6 of the Growth Plan). The Pioneer Lands ASP was approved in February 2009 under the Capital Region Growth Plan: Growing Forward (CRGP) and was in conformance with the density range of 25 - 30 du/nrha in Priority Growth Area "A".

Section 8.2 of the REF states that when evaluating an amendment to a statutory plan that was approved by the Board under the CRGP, the Board may use the density targets of that plan rather than the density targets of the EMRGP. All other provisions of the Growth Plan, however, shall be in effect for evaluation purposes.

Overall, the proposed amendment to the Pioneer Lands ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendment to the Pioneer Lands ASP by the Edmonton Metropolitan Region Board.



Recommendation

EMRB Administration recommends that REF 2019-005 be approved.

Attachments

Evaluation
REF Documents

Lovatt Planning Consultants Inc.
1. Cover Letter
2. Council Request For Decision
3. Bylaw C-1062-18
4. Existing Pioneer Lands ASP (Bylaw C-686-08)