



REF 2019-024 Spruce Grove East Pioneer Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-024 be approved.

Background

On November 13, 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 East Pioneer Area Structure Plan (ASP). The City submitted the proposed 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:*

g) The proposed statutory plan amendment results in a decrease of the planned density of the statutory plan area.

EMRB Administration deemed the application complete on November 19, 2019.

Application

The proposed amendment to the ASP replaces references to the Mixed Use land use and the Urban Village influence with defined locations for residential, commercial, and park/open space land uses.

An accompanying amendment to the Municipal Development Plan (MDP) was submitted as supplementary supporting documentation to inform the application.

Evaluation

EMRB Administration obtained the assistance of V3 Companies of Canada Ltd. (V3) to evaluate the application with respect to legislative requirements. The V3 evaluation (attached) reviewed the proposed amendments to the ASP 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 V3 evaluation recommends that the City of Spruce Grove's proposed amendments to the East Pioneer ASP be supported by the EMRB.



EMRB Administration Comments

The proposed ASP amendment affects lands within the Easton neighbourhood located within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan); therefore, the evaluation has been reviewed for consistency with the principles and policies pursuant to this Policy Area in the Growth Plan.

The Pioneer East ASP was originally approved under the previous Capital Region Growth Plan and is therefore grandfathered. The amendment area and resulting policies will be evaluated for consistency with the Edmonton Metropolitan Region Growth Plan.

The amendments within the Pioneer East ASP are located adjacent to Highway 16A. The ASP area is contiguous to the built-up urban area, representing an extension to the east of the Lakewood community to Pioneer Road.

A major component of the ASP amendment is to remove land designated Mixed Use within an Urban Village Centre and replace it with separately defined Commercial, Park/Open Space, Medium to High Density, and Low to Medium Density Residential land uses. The removal of the Urban Village is supported with analysis that suggests the Urban Village Centre designated within the ASP would be in competition and potentially erode the viability of the revitalization of the City Centre. This poses a threat to identified municipal and regional objectives, which are being defined in an Area Redevelopment Plan currently under development. The Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan) identifies Spruce Grove's city centre as an Urban Centre, defined as *areas that provide sub-regional levels of service, accommodate mixed use development at higher intensities in downtown and central areas of urban communities*. In this regard, the removal of the Urban Village Centre in the Pioneer East ASP protects the integrity of the Urban Centre identified and supported in the Growth Plan.

While the amendment results in an overall decrease to the planned residential density, the amendment area will have a planned residential density of 48 du/nrha, well above the requirement of 35 du/nrha identified in Greenfield Density, Centres and Intensification Targets (Schedule 6 of the Growth Plan). The amendment proposes compact and contiguous growth via a logical extension and transition from the City's built-up urban area.

The amendment strives to enable a complete community through the provision of a mix of uses throughout the neighbourhood. The neighbourhood is anchored by a multi-modal transportation network that includes a linear park connecting commercial uses and open/spaces with residential uses affording residents access to amenities within the neighbourhood. Additionally, the ASP amendment proposes a range of housing options to accommodate living for all ages and income levels.

An area within the ASP is identified and designated as the Easton Natural Area within the Land Use Concept. This land use, characterized by high levels of peat, will protect environmental assets including an existing tree stand. The Easton Natural Area is incorporated with an adjacent



stormwater management facility and open spaces within the neighbourhood, protecting regional watershed health and minimizing the impacts of growth on natural living systems. Further protection is embedded in policy requiring a Natural Area Restoration and Management Plan to be prepared in support of any redistricting application for the natural area or the bordering residential lands.

Section 8.2 of the REF states that when evaluating an amendment to a statutory plan (other than a Municipal Development Plan) that was approved by the Board under the Capital Region Growth Plan: Growing Forward, the Board may use the density targets of that plan rather than the density targets of the EMRGP. While the amendments to the ASP result in a decrease in the planned residential density, the amendment area has a density of 48 du/nrha, above the 35 du/nrha required for the City in the EMRGP. In this regard, Section 8.2 of the REF is not applicable, as the amendment results in a planned residential density exceeding the minimum residential density required.

Overall, the amendments to the ASP are consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB Administration recommends that REF 2019-024 be approved.

Attachments

Evaluation	V3 Companies of Canada Ltd.
REF Documents	<ol style="list-style-type: none">1. Cover Letter2. Report to Council – Bylaw C-1066-19 ASP Amendment3. Report to Council – Bylaw C-1065-19 MDP Amendment4. Bylaw C-1066-19 East Pioneer ASP Amendment – Second Reading5. Bylaw C-1065-19 MDP Amendment – Second Reading6. November 12, 2019 Regular Council Meeting Minutes7. East Pioneer ASP – Bylaw C-1008-17 (without amendments)8. EMRGP Principles and Objectives9. Market Assessment Report – Removal of Urban Village10. ASP Amendment to Area Statistics