



Office of the Mayor

October 10, 2018

Neal Sarnecki, Interim CEO
Edmonton Metropolitan Region Board
#1100 Bell Tower, 10104 – 103 Avenue
Edmonton, AB
T5J 0H8

Dear Mr. Sarnecki

RE: Regional Context Statement

At its regular council meeting on October 9, 2018, the City of Spruce Grove Council approved the City of Spruce Grove's Regional Context Statement. The following is the approved motion:

"that Council approve the revised Regional Context Statement, as required by the Edmonton Metropolitan Region Board, that includes the statement that the City of Spruce Grove is within the Metropolitan Area policy tier in the Metropolitan Regional Structure as an Urban Centre, and that Council direct administration to prepare amendments to the Municipal Development Plan to bring the Plan into conformity with the Edmonton Metropolitan Region Growth Plan."

Attached is the City's Regional Context Statement that exhibits how the City of Spruce Grove's Municipal Development Plan conforms to the spirit and intent of the Edmonton Metropolitan Region Growth Plan and outlines policy areas that need to be updated to comply with the EMRGP.

Yours truly,

Stuart Houston
Mayor

Encl. Regional Context Statement

- c. Robert Cotterill, P.Eng, CAO
- Corey Levasseur, General Manager of Planning and Infrastructure
- Susan Armstrong, Manager of Planning

The Community of Choice

CITY OF SPRUCE GROVE – REGIONAL CONTEXT STATEMENT

Your Bright Future Municipal Development Plan 2010-2020 (consolidated by Bylaw C-960-16)

Part 1. Metropolitan Regional Structure

Metropolitan Regional Structure	Consistency Requirement	MDP Response	Action Required
Identify relevant policy tier:	Metropolitan Area		<ul style="list-style-type: none"> Update the MDP to identify that the City of Spruce Grove falls within the Metropolitan Area policy tier within the Edmonton Metropolitan Regional Growth Plan
Identify applicable structure components:	<ul style="list-style-type: none"> Built-up urban area Urban Centre Depiction and recognition of major employment areas Regional bus transit priority corridor Regional infrastructure 	Applicable components are depicted on Figure 8, Future Land Use or within the Goals, Objectives and Policies of the MDP	No MDP revisions required.

Part 2: Growth Plan Objectives and Policies

Policy Area	Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
#1: Economic Competitiveness and Employment	1.1: Promote global economic competitiveness and diversification of the regional economy		MDP Section 6 – Economic Development contains objectives and policies related to increasing local employment opportunities through attraction, diversification, growth and development of commercial and industrial lands and the continued development of Spruce Grove as a regional service and commercial centre.	None
		1.2: Promote job growth and competitiveness of the region’s employment base	The intent of the policies of MDP Section 6 – Economic Development is to promote industrial, commercial and mixed use development, consistent with the Regional depiction of major and local employment areas within the City.	None
		1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.	MDP Section 5 – Form and Infrastructure contains policies that provide for reliable short and long-range transportation planning to accommodate the movement of people and goods within Spruce Grove and the surrounding region, protect regional transportation corridors and support regional initiatives to address safe rail crossing.	None
		1.4: Promote the livability and prosperity of the Region and plan for the needs of the changing population and workforce	The intent of MDP Goal 6 and MDP Section 5 Form and Infrastructure are to provide for a high quality of life through the provisions of amenities, services and a high standard of community design to meet the needs of a diverse population that meet the definition of a complete community.	None

#2: Natural Living Systems	2.1: Conserve and restore natural living systems through an ecological network approach		MDP Section 4 Environmental Management provides for Spruce Grove to show environmental leadership through policy development and implementation. Policies protect and enhance the ecological integrity of the community's sustainable environmentally significant and natural areas.	None
	2.2: Protect regional watershed health, water quality and quantity		MDP policies direct that the City will use an integrated watershed management approach that will sustainably manage the impact of development on the watershed, conserve water use and improve water quality.	None
	2.3: Plan development to promote clean air, land and water and address climate change impacts		MDP policies provide for the reduction of the environmental impact by decreasing pollution and natural resource use by pursuing strategies to reduce greenhouse gas emissions and improve air quality and incorporating eco-industrial best practices and principles as well as plan for potential impacts of climate change.	None
	2.4: Minimize and mitigate the impacts of regional growth on natural living systems		The intent of MDP policy is to provide for the protection and enhancement of the ecological integrity of the community's sustainable environmentally significant and natural area. MDP policy requires the efficient use of land through directing development to be contiguous and to make efficient use of land, infrastructure, transportation networks, and other community resources.	None
#3: Communities and Housing	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	<i>Minimum Greenfield Residential Density</i>	The policies of MDP Section 5 – Form and Infrastructure provide for the development of Spruce Grove as a complete community. <i>It is noted that all of the City's greenfield lands are covered by existing ASPs that comply with the current MDP density requirements for an overall density level of 25 to 30 units per net residential hectare with a minimum of 30% Level 2 housing (mixed medium to high density).</i>	Amend MDP to add policy that provides for a minimum greenfield residential density target of 35 du/nha for new ASP areas. For amendments to ASPs approved under the Capital Region Growth Plan, the amendment area's density must be no lower than the original ASP's density for the amendment area, and the amendment must be consistent with all other provisions of the EMRGP.
		3.2: Plan for and promote a range of housing options		MDP Section 5 – Form and Infrastructure and Section 7 – Community Life provide a range of policies that require increases in housing options and residential densities across the community including infill development in established neighbourhoods.
	3.3: Plan for and promote market affordable and non-market housing to address core housing need		MDP Section 7 – Community Life delivers a policy framework that provides for a diversity of housing options that address the needs for non-market housing and affordability.	None

#4: Integration of Land Use and Infrastructure	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth		The vision for Spruce Grove’s MDP 2040 states that Spruce Grove is a compact, safe, well-designed, and efficient city which emphasizes connectivity and accessibility. The MDP policies provide for this outcome.	None
	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	<i>Aspirational Intensification Target</i>	MDP policy provides for an 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.	Amend MDP to add policy that specifies an aspirational intensification target of 10%.
	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	<i>Minimum Greenfield Residential Density</i>	The policy framework of MDP Section 5 – Form and Infrastructure provides for the development of a complete community. <i>It is noted that all of the City’s greenfield lands are covered by existing ASPs that comply with the current MDP density requirements for an overall density level of 25 to 30 units per net residential hectare with a minimum of 30% Level 2 housing (mixed medium to high density).</i>	As per Growth Plan Objective #3.1, amend MDP to add policy that provides for a minimum greenfield residential density target of 35 du/nrha for new ASP areas. For amendments to ASPs approved under the Capital Region Growth Plan, the amendment area’s density must be no lower than the original ASP’s density for the amendment area, and the amendment must be consistent with all other provisions of the EMRGP.
	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	<i>Aspirational centres target (sub-regional centres)</i>	Note: EMRGP Growth Plan Objection 4.4 is not applicable.	None
	4.5: Plan for and develop mixed use and higher density centres as areas to concentrate growth of people and jobs	<i>Aspirational centres target (urban centres, sub-regional centres, transit-oriented development centres)</i>	The intent of MDP Section 5 – Form and Infrastructure is to provide for mixed use development, with concentrated areas of residential densities within the City Centre.	Amend MDP to add policy that specifies an aspirational intensification target to 100 du/nrha.
	4.6: Prioritize investment and funding of regional infrastructure to support planned growth		MDP policy provides for the planning for regional corridors for transportation, utilities and pipelines within the context of the EMRGP and ensure lands identified for regional infrastructure are protected from incompatible development.	None
	4.7: Ensure compatible land use patterns to minimize risks to public safety and health		MDP policy provides for the promotion of public health and wellness through community design.	None
#5: Transportation Systems	5.1: Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity		MDP policy provides for reliable short and long-range transportation planning to accommodate the movement of people and goods within Spruce Grove and the surrounding regional based on existing and future land use.	None

	<p>5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable and attractive alternatives to private automobile travel, appropriate to the scale of the community</p>		<p>MDP policy provides for the development of an efficient integrated multi-modal transportation system that includes pursuing opportunities to increase linkages between different forms of transportation.</p>	<p>None</p>
	<p>5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural area</p>		<p>MDP policy provides for the integration of land use and transportation planning decisions to create a more compact and efficient urban form.</p>	<p>None</p>
	<p>5.4: Support the Edmonton International Airport as north Alberta’s primary air gateway to the world</p>		<p>Given the geographic separation between the City and the Airport, the MDP does not comment on the significance of the Airport to the Region.</p>	<p>Amend MDP to add a statement that recognizes the Edmonton International Airport as a regionally significant economic engine and as north Alberta’s primary air gateway to the world.</p>
	<p>5.5: Ensure effective coordination of regional transportation policies and initiatives between all jurisdictions</p>		<p>The intent of MDP Goal 10 is for the City to maintain mutually beneficial relationships with other municipalities and authorities in the Region to provide for integrated land use and transportation planning, enhanced service and program delivery, and to adapt to changing circumstances.</p>	<p>None</p>

<p>#6: Agriculture</p>	<p>6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p>		<p>MDP policy discourages the premature development and fragmentation of lands currently in agricultural use.</p>	<p>None</p>
	<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses</p>		<p>MDP policy prohibits permanent development on any lands not government by an Area Structure Plan other than what is considered permitted or discretionary in those districts, however the MDP does not require an agricultural impact assessment as part of a new ASP.</p>	<p>Amend MDP to add a policy that requires an agricultural impact assessment as part of the preparation of new ASPs</p>
	<p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>		<p>MDP policies respecting diversification and growth provide for the increase of local employment opportunities and municipal revenue through attraction, diversification, growth, and development of commercial and industrial businesses.</p>	<p>None</p>