



REF 2020-003 Spruce Grove City Centre Area Redevelopment Plan

Recommendation

EMRB Administration recommends that REF application 2020-003 be approved.

Background

On February 20, 2020, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Spruce Grove (the City) for approval of the proposed City Centre Area Redevelopment Plan (ARP). The City submitted the proposed ARP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.1 New Statutory Plans

A municipality must refer to the Board any proposed new statutory plan.

EMRB Administration deemed the application complete on February 25, 2020.

Application

The proposed City Centre Area Redevelopment Plan describes a vision, supportive policy, and an implementation plan to guide redevelopment of the City Centre area over the next 25+ years.

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 ARP 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 Edmonton Metropolitan Region Growth Plan (EMRGP). The Lovatt evaluation recommends that the City of Spruce Grove's proposed City Centre ARP be approved by the EMRB.

EMRB Administration Comments

The proposed ARP is located within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the EMRGP); therefore, the application has been reviewed for consistency with the principles and policies pursuant to this Policy Area Tier. The proposed ARP is identified as an Urban Centre along the Regional Bus Transit Priority Corridor on Schedule 2 of the EMRGP.

The City Centre Area Redevelopment Plan is located north of Highway 16A and is bounded by Calahoo Road to the west and the civic lands east of King Street to the east. The Edmonton



Metropolitan Regional Structure to 2044 (Schedule 2 of the EMRGP) identifies the Plan area to be located within an Urban Centre. The proposed Plan is consistent with specified growth directions for an Urban Centre including the provision of a broad range of employment opportunities, local and commuter transit, and increased residential densities through a mix of housing forms, infill, and intensification of the built-up urban area.

The proposed ARP divides land uses into four precincts: McLeod Avenue, First Avenue, Civic, and Urban Living. These precincts provide objectives, policies, and development guidelines to encourage a mix of compatible residential, commercial, and institutional uses. Ten major redevelopment initiatives are also identified, two of which include the creation of a framework for mixed-use that includes a diversity of housing formats, including provision of multi-unit housing formats, typologies, and densities consistent with the principles and policies of the Growth Plan.

The Urban Living Precinct provides policy direction for residential lands to work towards achieving a residential density of 100 dwelling units per residential hectare (du/nrha) that is in alignment with the identified aspirational density target for Urban Centres in Schedule 6 of the Growth Plan. While the proposed Plan directs the City to retain some areas for low density housing forms, it encourages the addition of medium density housing forms over time and promotes new density. The new housing forms and increased density allow a diverse mix of residential redevelopment opportunity and facilitate a neighbourhood transition over the next 25+ years that supports a more diverse housing stock in the Region.

The McLeod Avenue and First Avenue Precincts provide policy direction to allow for various scales of retail/commercial uses, benefiting from the high visibility from Highway 16A traffic flow into First Avenue and the primary east-west vehicular corridor that is McLeod Avenue. The McLeod Avenue Precinct will encourage vertical mixed-use residential developments. This type of development will enable the concentration of growth of both people and jobs. The proposed design and character of this roadway will encourage more active modes of transportation, such as pedestrian and cyclist activity, and minimize risks to public safety and health to ensure effective regional mobility in the regional transportation system.

The First Avenue Precinct will emphasize office, professional, or medical services that take advantage of the high visibility to Highway 16A. Although street-level retail uses are still permitted, these types of uses will be encouraged in a more pedestrian oriented roadway such as McLeod Avenue. Development in First Avenue will integrate land use and a major transportation corridor to encourage and facilitate the movement of people, goods and services in and out of the City.

Lastly, the Civic Precinct will allow for the expansion of currently zoned public service lands and explore opportunities to locate more public and cultural service spaces in the City Centre.

Redevelopment policies will support the intensification and densification of the City Centre through mixed and multi-purpose developments, while ensuring new and existing infrastructure is efficiently utilized. These policies will also promote job growth, livability, and prosperity within and around the community and optimize infrastructure investment.



Overall, the new ARP is 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 2020-003 be approved.

Attachments

| | |
|---------------|--|
| Evaluation | Lovatt Planning Consultants Inc. |
| REF Documents | 1. Cover Letter |
| | 2. Bylaw C-1074-19 |
| | 3. Request for Decision Report |
| | 4. Infrastructure Assessment Background Report |
| | 5. Land Use and Urban Form Background Report |
| | 6. Columbus Park Revisioning Concept Plan |
| | 7. Economic Benefits and Costs Background Report |