

The City Centre Area Redevelopment Plan provides an *important guide that defines a renewed vision and plan for reinvigorating Spruce Grove's City Centre.*



Board Reference:  
REF #2020-003

Municipal Bylaw:  
C-1074-19

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board's review of statutory plans. The City of Spruce Grove has referred the City Centre Area Redevelopment Plan (ARP) to the Edmonton Metropolitan Region Board (EMRB) pursuant to the Regional Evaluation Framework (REF) Section 4.1 being: a new statutory plan.

## Purpose

Proposed Bylaw C-1074-19 responds to the City's Municipal Development Plan (MDP) objective 5.3.1 to *develop the City Centre as a mixed use hub of activity with a distinct identity.* The

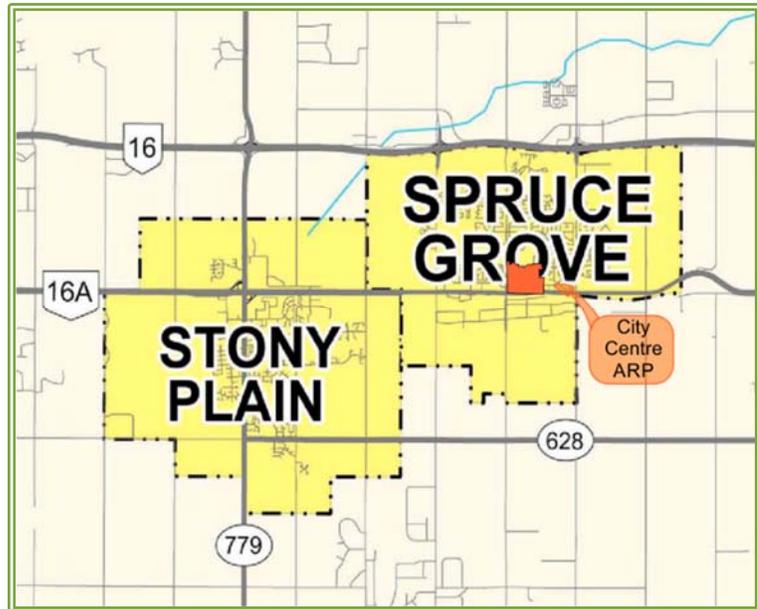
policies under the umbrella of the objective require completion of an ARP to promote the City Centre as a pedestrian friendly gathering place. The policies also encourage the consolidation of lots, coordination with the City's Transportation Master Plan, and development of a parking strategy.

The proposed City Centre ARP envisions an opportunity to *provide a variety of housing options to achieve increased residential densities consistent with the aspirational targets of the Edmonton Metropolitan Regional Growth Plan and the City Centre ARP vision.* The proposed ARP focuses on ten major redevelopment initiatives including *Diverse and Dense Housing Options* aimed at achieving the EMRGP's aspirational density target of 100 dwelling units per net residential hectare (du/nrha). The ARP takes a long term view and suggests that the transition to a higher density *is intended to facilitate redevelopment over a significant period of time (i.e. 30 or more years), and its transformation will be dependent on the progress of necessary infrastructure upgrades.*

Schedule 2 of the EMRGP places an Urban Centre within Spruce Grove. EMRGP policy 5.7.3.c. requires that: *Member municipalities will plan to work toward achieving the (centres density) target by 2044 and will demonstrate how in MDPs and other statutory plans.*

## Conclusion

That the EMRB **APPROVE** the proposed City Centre Area Redevelopment Plan.

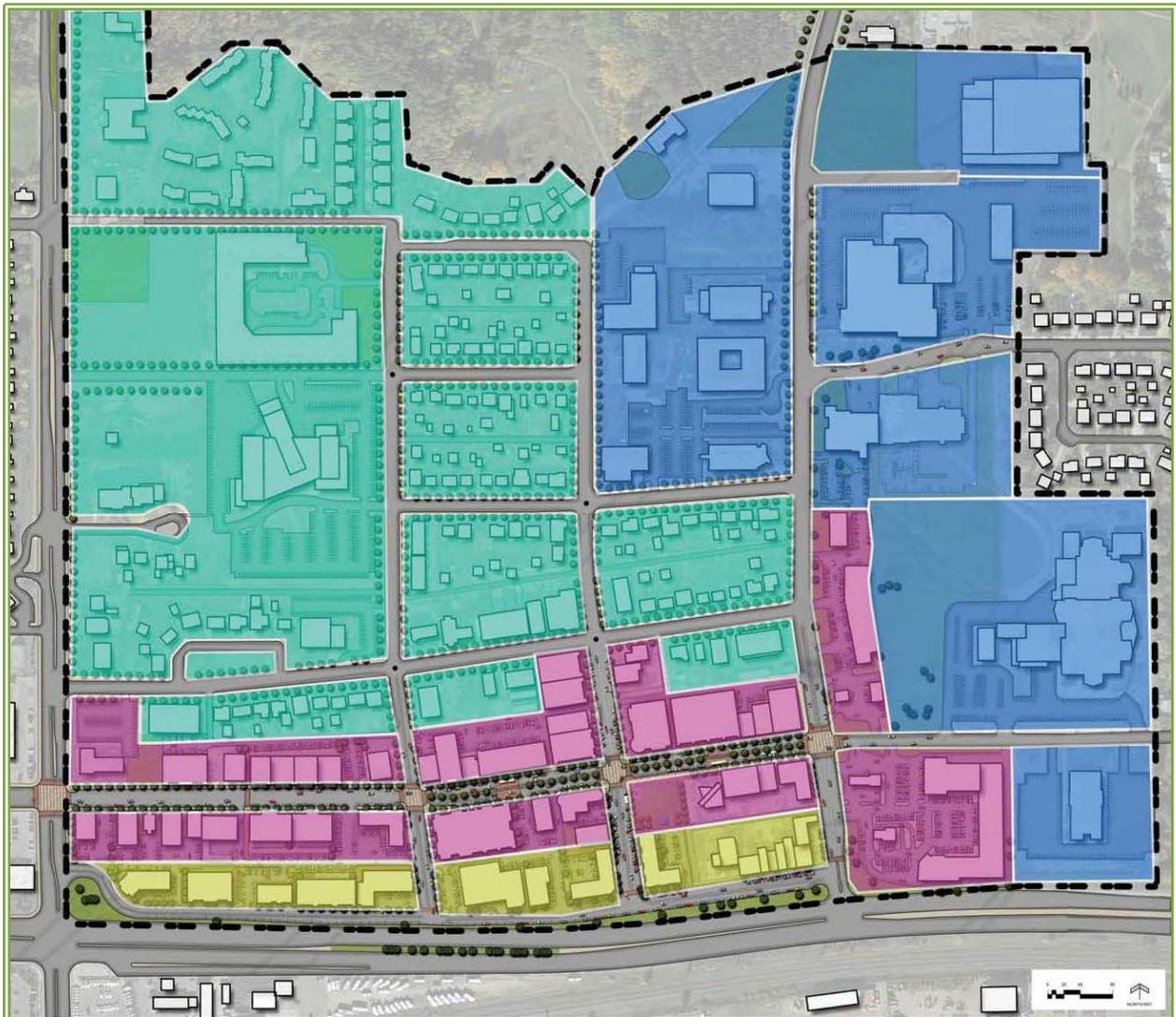


## Summary

The City Centre ARP site extends approximately 800 meters north of Highway 16A. It is bounded by Calihoo Road to the west and encompasses the institutional/civic lands located some 200 metres east of King Street. The ARP includes the oldest portion of Spruce Grove with infrastructure systems dating from the 1950's. Although no statistics are provided within the ARP, the centre is estimated to be approximately 70 hectares in size.

The ARP is supported by Infrastructure, Cost Benefit, Land Use and Urban Form, Park Planning and Parking studies and an extensive public and stakeholder consultation program.

ARP policies are organized around four precincts (see below): Macleod Avenue (Pink - Mixed Use); First Avenue (Yellow - Business Commercial); Civic (Blue - Public Service); and, Urban Living (Green - Multi-Unit Residential).



Improving the pedestrian experience and store fronts are emphasized for the Macleod Avenue and First Avenue Mixed Use Business Commercial Precincts.

The Civic Public Services Precinct contains many of the City's public buildings.

The Urban Living Precinct includes all of the existing residential developments within the ARP area and is

planned to sensitively transition to higher residential densities. *The Urban Living Precinct provides Spruce Grove a unique residential living experience consisting of a range of housing forms situated in a truly mixed-use city centre.* Policy 4.2.1.3a. of the Urban Living Precinct states that: *Residential lands will work toward achieving a density target of 100 du/nrha.* Future Aspirational Residential Density formats are shown below:



Area 1 (orange) Medium to Higher Density Residential; Area 2 (yellow) Low to Medium Density Residential; Area 3 (green) Two to Four Storey Mixed Use Residential/Commercial. These areas will provide for all the residential intensification within the Plan area.

The Institutional/Civic Precinct will continue to provide government and community services to all City residents. Intensification opportunities within the precinct include expansion of community gathering spaces.

The ARP's mobility plan addresses improvements to pedestrian circulation and the addition of transit links. A transit corridor is proposed along MacLeod Avenue.

## Evaluation Criteria

When evaluating a statutory plan or statutory plan amendment, the EMRB must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the EMRGP.

## Regional Policy Areas

Principles and Objectives		Comments on Consistency
 <b>Guiding Principle</b> <b>Promote global economic competitiveness and regional prosperity.</b>		
✓	1.1 Promote global economic competitiveness and diversification of the regional economy.	<ul style="list-style-type: none"> <li>Proposed infrastructure and streetscape improvements and commensurate intensification of land uses will improve competitiveness and diversity.</li> </ul>
✓	1.2: Promote job growth and the competitiveness of the region's employment base.	<ul style="list-style-type: none"> <li>The proposed enhancement and intensification of the MacLeod Avenue and First Avenue Precincts add to the regional employment base.</li> </ul>
✓	1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.	<ul style="list-style-type: none"> <li>The ARP's Mobility Plan proposes pedestrian, cycling and vehicle circulation and transit system improvements to enhance freedom of movement.</li> </ul>
✓	1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.	<ul style="list-style-type: none"> <li>The proposed ARP will direct the redevelopment and intensification of the <i>City Centre</i>. The ARP promotes a diversity of residential commercial/business and institutional uses to meet the diverse needs of a changing population.</li> </ul>
 <b>Guiding Principle</b> <b>Protect natural living systems and environmental assets.</b>		
✓	2.1: Conserve and restore natural living systems through an ecological network approach	<ul style="list-style-type: none"> <li>Not applicable to an ARP.</li> </ul>
✓	2.2: Protect regional watershed health, water quality and quantity.	
✓	2.3: Plan development to promote clean air, land and water and address climate change impacts.	<ul style="list-style-type: none"> <li>By promoting pedestrian movements and expanding public transit opportunities the proposed ARP will contribute to cleaner air.</li> </ul>
✓	2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	<ul style="list-style-type: none"> <li>Intensification of an existing developed area reduces the need for land and provides a more efficient use of existing infrastructure.</li> </ul>
 <b>Guiding Principle</b> <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b>		
✓	3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	<ul style="list-style-type: none"> <li>Delineation of the Civic Centre and policies directed at creating a community experience associated with Urban Centres (EMRP Table 1B) will improve the quality of life for Spruce Grove residents.</li> </ul>

Principles and Objectives		Comments on Consistency
✓	3.2: Plan for and promote a range of housing options.	<ul style="list-style-type: none"> <li>The proposed ARP includes initiatives, objectives and policies to provide a diversity of multi-unit housing formats, typologies and densities.</li> </ul>
✓	3.3: Plan for and promote market affordable and non-market housing to address core housing need.	<ul style="list-style-type: none"> <li>The proposed ARP supports an increase in the supply and diversity of housing.</li> </ul>

 Guiding Principle  
**Achieve compact growth that optimizes infrastructure investment.**

✓	4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	<ul style="list-style-type: none"> <li>The proposed ARP establishes a more intensive use of the land and infrastructure to more efficiently accommodate City growth.</li> </ul>
✓	4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	<ul style="list-style-type: none"> <li>Improvements to infrastructure proposed by the ARP will allow for the transition of the City Centre to a higher density residential, business and cultural area.</li> </ul>
—	4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
—	4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	<ul style="list-style-type: none"> <li>The ARP proposes that the MacLeod Avenue Precinct be designated for a mix of uses.</li> </ul>
✓	4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	<ul style="list-style-type: none"> <li>The proposed ARP includes an extensive list of infrastructure improvement items in the implementation section of the document.</li> </ul>
✓	4.7: Ensure compatible land use patterns to minimize risks to public safety and health	<ul style="list-style-type: none"> <li>The orderly intensification of the land uses proposed by the ARP will reduce the risk to public safety. Health improvements will result from anticipated increases in pedestrian and cyclist activity.</li> </ul>

 Guiding Principle  
**Ensure effective regional mobility.**

✓	5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	<ul style="list-style-type: none"> <li>A transit corridor proposed along Macleod Avenue will be an important component of the transportation system.</li> </ul>
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Principles and Objectives		Comments on Consistency
✓	5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	<ul style="list-style-type: none"> <li>Intensification of the ARP lands will encourage improvements to the number of regional destinations and frequency of transit service. The pedestrian friendly character proposed for the ARP area will encourage the use of more active transportation methods like walking or cycling.</li> </ul>
✓	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 areas	<ul style="list-style-type: none"> <li>The intensification of land uses proposed by the ARP will result in the more efficient connection of land use and mobility.</li> </ul>
—	5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
✓	5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	<ul style="list-style-type: none"> <li>The mobility policies in the proposed ARP align with regional transportation policies related to the shift toward public transit and active transportation methods.</li> </ul>

 **Guiding Principle**  
**Ensure the wise management of prime agricultural resources.**

—	6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
—	6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
—	6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>