



November 13, 2019

Edmonton Metropolitan Region Board
Attn: Taylor Varro, Project Manager
#1100 Bell Tower, 10104 – 103 Avenue
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

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Dear Mr. Varro,

RE: CITY OF SPRUCE GROVE EAST PIONEER ASP AMENDMENT

On November 12, 2019 the City of Spruce Grove Council gave second reading to Bylaw C-1066-19, a proposed area structure plan amendment to East Pioneer Area Structure Plan (first reading was granted on March 25, 2019). The intention is to approve the proposed amendment to the existing bylaw (C-843-13).

As per Ministerial Order MSL:111/17, Section 4.2, our proposed amendment to the East Pioneer Area Structure Plan requires EMRB approval.

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

Although the specific amendment area will have a residential density of 48 du/nrha, and the net residential density for the ASP is still above the minimum requirement at the time the ASP was adopted (25 du/nrha), the land use changes to the ASP will result in an overall reduction of 1 du/nrha for the ASP (from 34 du/nrha to 33 du/nrha).

The primary reasons for this amendment are a response to changing market demand, and support for the City's density and land use goals in revitalizing the downtown into a culturally vibrant, mixed use area (draft Downtown ARP). The major changes proposed within amending bylaw C-1066-19 include:

1. Removal of the Mixed Use land use and the Urban Village Influence from Figure 5, and replacement with defined locations for residential, commercial, and park/open space land uses;
2. Removal of Section 4.4.8 Urban Village and all other references to an "urban village" land use from the ASP;
3. Relocating a storm water management facility; and
4. Adding the Easton Natural Area site.

Please accept this letter as our official REF application. The City is requesting the EMRB to consider and approve this ASP amendment so that it may be considered for third reading by Council.

Included as part of our REF application we are submitting:

- A complete copy of the proposed East Pioneer Area Structure Plan amendment, including revised development concept, land use statistics, servicing maps, and rationale for the changes;
- The administrative report to Council requesting second reading of the East Pioneer ASP amendment (Bylaw C-1066-19);
- Council meeting minutes (unapproved) for November 12, 2019;
- A copy of Bylaw C-843-13, the East Pioneer ASP with all amendments (including the most recent C-1008-17); and
- An applicant completed "Principles and Objectives Checklist".

In order to keep our statutory plans in compliance with each other, an associated amendment to the City of Spruce Grove MDP was also given second reading as Bylaw C-1065-19 on November 12, 2019. This amendment was required to remove the Urban Village land use from the subject land. Although this amendment does not appear to meet the REF criteria, a copy of this associated amending bylaw has been included in this package for your reference.

Please note that this amendment to the East Pioneer ASP was submitted to the City of Spruce Grove by Select Engineering Consultants Ltd.

Should you require any further information or clarification, please contact the undersigned.

Sincerely,



David Towle, Senior Planner
dtowle@sprucegrove.org

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