



February 18, 2020

Edmonton Metropolitan Region Board
Attn: Sharon Shuya, Director Regional Growth Planning
#1100 Bell Tower, 10104 – 103 Avenue
Edmonton, AB T5J 0H8

Dear Ms. Shuya:

RE: REF Submission for City of Spruce Grove's City Centre Area Redevelopment Plan (Bylaw C-1074-19)

Please accept the City of Spruce Grove's submission for your review of a new statutory plan that is proposed by Bylaw C-1074-19 City Centre Area Redevelopment Plan (ARP). This submittal responds to Ministerial Order MSL: 111/17 and the Regional Evaluation Framework (REF) Section 4.1 New Statutory Plans that requires a referral to the Board for any new statutory plan proposal. By this letter and attachments, the City of Spruce Grove requests that the Edmonton Metropolitan Region Board provides REF review and approval consideration for the proposed new City Centre ARP. Bylaw C-1074-19 was provided 2nd Reading on February 10, 2020.

The purpose of City Centre Area Redevelopment Plan Bylaw C-1074-19 is to define a plan that describes a vision, supportive policy, and an implementation plan to guide redevelopment in the City Centre area over the next 25+ years. The general objectives of the Redevelopment Plan are to:

- Support intensification and densification through mixed and multi-purpose developments to make efficient use of new infrastructure;
- Integrate diverse land uses that support activation of the area's public spaces;
- Create an environment that establishes economic viability and vitality for City Centre businesses;
- Achieve a high standard of architectural and urban design quality for new development and streets; and,
- Promote a safe, convenient, walkable pedestrian-scale City Centre for residents, visitors and employees.

The following information is provided as part of this REF Application (see enclosed USB Storage Stick):

- Copy of Bylaw C-1074-19 that includes the proposed City Centre ARP as Schedule 1;
- Copy of Administration's Request for Decision to Council 2nd Reading of Bylaw C-1074-19; and,
- Copy of background studies for Infrastructure, Land Use/Form, Economic, and Columbus Park.

We trust our application is satisfactory; however, should you have any questions or require any additional information please do not hesitate to contact me at 780-962-7634 x 249 or mpuczko@sprucegrove.org.

Yours sincerely,

Mark Puczko RPP, MCIP
Manager of Planning

The Community of Choice