

## Principles and Objectives Checklist for East Pioneer ASP Amendment

Principles and Objectives      Consistent      Comments on Consistency

✓ ✗ N/A



### Promote global economic competitiveness and regional prosperity.

1.1: Promote global economic competitiveness and diversification of the regional economy.	✓	The East Pioneer ASP is a plan focusing on residential uses containing lands for housing, open spaces, and a large commercial site.
1.2: Promote job growth and the competitiveness of the region's employment base.	✓	The ASP contains land for residential development that will support the population growth identified in Section 2.4 of the EMRGP. This area will support employment areas identified in <i>Schedule 3A Major Employment Areas</i> in City of Spruce Grove. The ASP also provides commercial retail land use creating employment opportunities.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.	✓	The ASP provides for direct access for commercial and residential uses to Highway 16A and easy access to Pioneer Road which will be a major transportation link to other neighbourhoods. A transit route is also proposed through the neighbourhood. The removal of mixed-use from the ASP allows for a focus on downtown development.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce.	✓	A variety of housing forms from single family, semi-detached, townhouses to apartments are planned for the Easton neighbourhood. The neighbourhood will create a complete community with residential development, commercial uses, and parks and open spaces.



### Protect natural living systems and environmental assets.

2.1: Conserve and restore natural living systems through an ecological network approach.	N/A	There is a small tree stand on the northeast corner of the site, which is designated as municipal reserve. Another tree stand that was previously removed is being left to regrow naturally, and will be dedicated to the City as non-credit MR. A biophysical assessment has been conducted and a Natural Area Management Plan will be prepared to ensure appropriate management of the area for regrowth of the tree stand.
2.2: Protect regional watershed health, water quality and quantity.	✓	There are no wetlands on the lands subject to amendment.
2.3: Plan development to promote clean air, land and water and address climate change	✓	The ASP includes parks and open spaces, preservation of a tree stand and promotes walkability within the neighbourhood. The developer intends to work with the City to create innovative and efficient

impacts.		housing forms.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems.	✓	The ASP provides a space for regrowth of a previously disturbed tree stands, along with studies focusing on management and re-naturalization. The planned natural area will provide natural habitat and contribute to the overall greenspace network, with opportunities for trail connections and integrated park systems.



### Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.

3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages.	✓	The ASP provides a neighbourhood which includes commercial with potential for office, retail and personal services; residential with a range of housing types; recreational open spaces and natural area to allow residents to work, live, shop, and play. This creates a complete community that provides for a range of ages and lifestyles.
3.2: Plan for and promote a range of housing options.	✓	The ASP allows a range of housing types including low to medium density residential in the form of single detached, semi-detached, and townhouse development, while medium to high density residential, includes townhousing and low rise apartment buildings.
3.3: Plan for and promote market affordable and non-market housing to address core housing need.	✓	The East Pioneer ASP proposes residential land uses to accommodate a diversity of age groups as well as income levels and family types.



### Achieve compact growth that optimizes infrastructure investment.

4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.	✓	The ASP is adjacent to existing residential and commercial areas to the west. It ensures contiguous development of residential and natural areas to the north and east within in the City of Spruce Grove.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The East Pioneer ASP is within the City of Spruce Grove municipal boundary. The ASP promotes contiguous growth for the City which allows for consistent and cost efficient extension of exiting services and infrastructure.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.	✓	The residential and commercial development will provide linkages between the communities to the north and west to create a complete community. A staging plan shows the direction the proposed development.
4.4: Plan for and accommodate rural growth in appropriate	N/A	The ASP is not within the Rural Policy Area.

locations with sustainable levels of local servicing.

4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs.	✓	The ASP amendment includes low, medium, and high density residential areas, a large commercial area, and parks and open spaces. The mix of uses is complementary, with a mix of densities providing housing for different lifestyles and affordability. This mix helps to create active spaces used throughout the day and creates opportunities for residents to work, shop, and play all within the same neighbourhood. Pedestrian connections between the residential and commercial areas will help encourage active use by residents.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth.	✓	Servicing policies within the ASP will follow the City of Spruce Grove engineering standards to provide appropriate infrastructure to the neighbourhood. The commercial area will also serve consumers and provide employment opportunities for the region.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health.	✓	Proposed land uses are consistent with adjacent development. No undue hazards or harmful effects are anticipated from the planned development.



### 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.	✓	The ASP includes a range of transportation facilities in order to meet the needs of the neighbourhood. These facilities include accommodation of vehicular, pedestrian, future public transit and active transportation.  The development has been designed to meet both the internal and external traffic flow requirements generated by the neighbourhood.
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.	✓	The transit service area may accommodate bus transfers on the public street. Full details of the transit service will be determined through further discussions with the City of Spruce Grove.
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.	✓	The ASP includes an enhanced pedestrian connection from the commercial plaza to future residential development. The collector and local roadways will provide pedestrian linkages through the development of sidewalks and multi-use trails.
5.4: Support the Edmonton International Airport as	N/A	The East Pioneer ASP is outside of the Airport Vicinity Protection Area

northern Alberta's primary air gateway to the world.		Regulation.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions.	✓	The ASP complies with the Transportation Master Plan for Spruce Grove.



**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.	✓	The approved ASP allows for residential and commercial development in accordance with the Municipal Development Plan. The proposed amendment maintains this plan.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses.	✓	This ASP is in conformance with the City of Spruce Grove Municipal Development Plan, which designates the subject lands for residential and commercial uses.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.	✓	Roadways are improved in conjunction with development of the East Pioneer ASP maintains and improve transportation infrastructure that supports access to agricultural lands.