

**THE CITY OF SPRUCE GROVE**

**BYLAW C-1241-23**

**EAST PIONEER AREA STRUCTURE PLAN AMENDMENT**  
**TONewood ROW HOUSING**

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality may adopt and may amend an area structure plan;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-843-13, the East Pioneer Area Structure Plan;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-843-13, the East Pioneer Area Structure Plan, be amended as outlined in Schedule 1 which is attached to and forms part of this Bylaw.
2. This amending bylaw shall be consolidated into Bylaw C-843-13.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried                      27 March 2023

Second Reading Carried

Third Reading Carried

Date Signed

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Mayor

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City Clerk

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# **EAST PIONEER**

## **AREA STRUCTURE PLAN AMENDMENT**



Prepared for: C2 Homes  
Presented by: Select Engineering Consultants Ltd.  
Date: March 7, 2023  
RPT-1-207-22008-8.5-EastPioneerASP-221107.docx

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# 1.0 Introduction

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## 1.1 Overview

The goal of this amendment is to change the East Pioneer Area Structure Plan to accommodate a site for row housing units with approximately 66 units.

## 1.2 Location

This site is located on the south side of Grove Drive across from Jubilee Park within the Tonewood neighbourhood. The parcel is legally described as Lot 4, Block 1, Plan 152 2888.

## 1.3 Background

The subject site is designated in the East Pioneer Area Structure Plan's (ASP) Land Use Concept for Mixed Medium to High Density Residential (Level 2), which corresponds to future development comprised of row housing units. It is currently districted in the Land Use Bylaw as a DC – Direct Control District.

Bylaw C-950-16 amended the East Pioneer Area Structure Plan by adding policy to direct future development of a "seniors' housing facility" on Lot 4, Block 1, Plan 152 2888.

### 1.3.1 Municipal Development Plan (MDP)

The MDP designates on Figure 8 – Future Land Use that the site is for "Residential" use types, and as such this text amendment is in conformance with the current MDP.

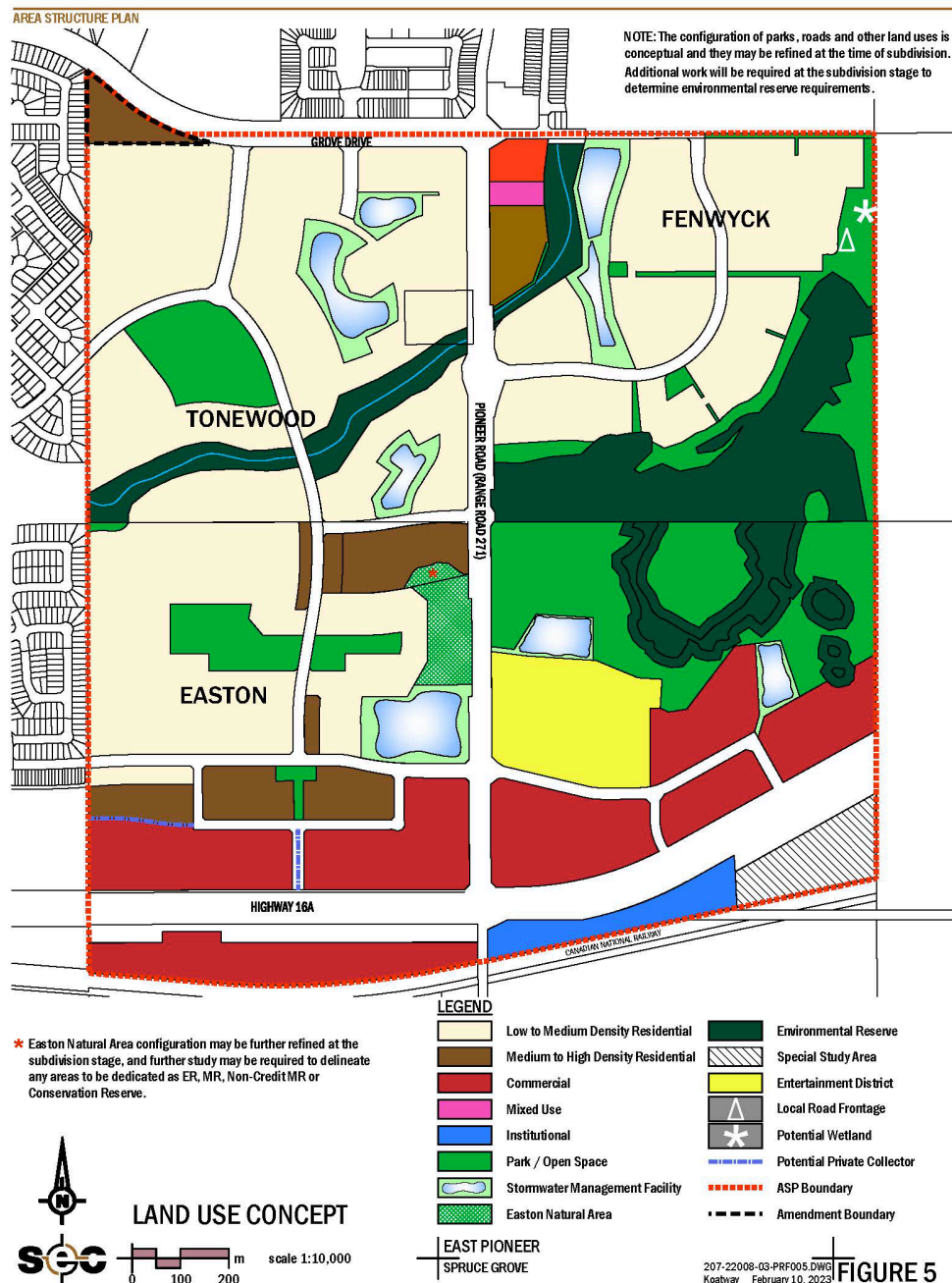
### 1.3.2 Edmonton Metropolitan Region Board (EMRB)

The proposed amendment has no effect on the approved land use designations or land use statistics. Circulation to EMRB for approval should not be required.

## 1.4 Surrounding Use and Development

The site is located south of Grove Drive across from Jubilee Park. Its proximity to these facilities allows for convenient public transit options and access to nearby recreational opportunities.

To the west are existing single family residential housing within the Grove Meadows neighbourhood and to the south is semi-detached residential housing within the Tonewood neighbourhood.



## 2.0 Amendment

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### 2.1 Purpose

The purpose of this amendment is to remove the approved policy text pertaining to a Seniors' Housing Facility development. This policy amendment will provide for Row Housing development.

### 2.2 Proposed Amendment

The following changes are proposed to the East Pioneer ASP:

- Amend the text in paragraph 1, bullet 2 of Section 4.4.6 Residential, originally inserted with amending Bylaw C-950-16, to now read as follows:
  - + To ensure the site and building aesthetics are designed to sensitively interface with surrounding uses, Lot 4, Block 1, Plan 152 2888 will be controlled through the use of a Direct Control District. This site shall be developed to a maximum density of 70 units per hectare (i.e. approximately 111 units). More specifically the structures shall be a maximum of 3-storeys, not exceeding 12.0 meters in height, have site coverage of a maximum 57%, and shall maintain a minimum setback of 7.0 m from existing low density residential uses. The future development will be informed by the approved Medium to High Density residential use.

## 3.0 Amendment Effects and Rationale

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### 3.1 Land Use and Population Statistics

The proposed ASP amendment would have no effects on the land use concept plan or the land use and population statistics.

This site will remain as a Medium to High Density Residential land use, with an associated 67.5 units/hectare as per the approved area structure plan.

### 3.2 Roads and Infrastructure

The site will be accessed from an all-directional access onto Grove Drive, aligned with the existing residential site access to the north. Additional access is subject to approval by the City of Spruce Grove Planning and Engineering and would need to be supported by a traffic impact assessment.

An existing 250mm sanitary sewer and 900mm storm sewer has been installed within a 6.0m utility easement that is located on the eastern portion of the site. These distribution mains were installed in conjunction with Tonewood Stage 1 development and have been sized to accommodate servicing to the subject parcel. Sanitary and Storm services will be extended into the site and gravity drain to the existing sewers. Major stormwater flows will be directed to Grove Drive.

An existing 400mm watermain has been installed within the Grove Drive Right-of-way and will accommodate a water service connection to provide water to the subject parcel.

### 3.3 Amendment Rationale

This amendment will enable the subject 1.58 ha Medium to High Density Residential site to be developed for row housing. This amendment provides some site specific development controls which will be implemented through a Direct Control District. This site is located in a desirable neighbourhood and offers proximity and access to both public transit and park and recreation amenities.

This amendment will allow development of this vacant site, while being more appropriately designed with the adjacent low density residential housing forms.