



## Jubilee Park Public Engagement Summary

### Project Information:

A minor amendment to the East Pioneer Area Structure Plan (ASP) and a Direct Control District are proposed for a 1.58 ha parcel of land within the Tonewood Neighbourhood. The site is currently approved for Seniors Housing Facility development and the changes proposed are to facilitate Row Housing development for the site. The site is located on the south side of Grove Drive across from Jubilee Park within the Tonewood neighbourhood. The site is legally defined as Lot 4, Block 1, Plan 152 2888.

### Public Engagement:

A Public Open House was held on March 15, 2023 at the Border Paving Athletic Centre in Spruce Grove from 4:30-6:30pm. The meeting was held to inform the public about the proposed changes to the East Pioneer ASP, provide information about the Direct Control District and share the preliminary plan for the site.

Display boards were placed around the room with representatives from Select Engineering, C2 homes and City administration available to answer any project related questions. There were 16 residents who attended the public open house.

The Public open house was advertised in the Spruce Grove Examiner for two consecutive weeks prior to the event. In addition, mailouts were sent to 103 residents who live within 50m of the site as per the list provided by City administration. Contact information for Select Engineering was provided in the advertising and mailout for the public to direct any questions and provide any feedback or comments.

### What we heard:

#### *In person comments*

- Multiple residents stated that they were concerned about the removal of the trees on the site and were given information from their realtor upon purchasing their homes that the trees and greenspace would remain behind their homes.
- Two residents brought up the issue of changing the site from seniors housing to row housing, stating that seniors housing is needed.
- One resident made a comment about the potential for increased traffic with the row housing development, stating that they thought traffic levels would be higher with the new proposal than the seniors housing development.
- Questions regarding pathways through the site as well as along Grove Drive were raised. Additionally, the residents spoke about the potential for children crossing from the site across to Jubilee Park and discussing the potential for a crosswalk.
- A few residents had comments/ questions related to the site drainage and ensuring that their properties would not be impacted by the site development.
- One resident stated he was in full support of the project, and that the trees were scraggly, and he had anticipated that they would be removed.
- Some residents commented that the change from Seniors housing to Row housing was an improvement, although they would like the green space to remain.
- There was a concern expressed about backing onto private yard space and decks.



### *Emailed comments*

#### Pre-Open House

- One resident emailed regarding the development stating they were told upon purchasing their home that the tree line and greenspace would remain, as well as inquiring about the environmental approach for addressing birds in the area.
- An additional comment was received by email about the removal of the mature tree line, stating that backing onto the trees has been a selling feature for the neighbourhood and removing them could affect the price and resale value of the homes.
- One resident emailed City administration, commenting on concerns with high density sites, parking, and traffic congestion stating that houses should be further apart in Spruce Grove and in the Tonewood neighbourhood.

#### Post-Open House

- No comment sheets were filled out at the event and no comments were sent to Select Engineering after the event.
- The City of Spruce Grove administration forwarded four emails to Select that were sent by residents to the City with comments about the site:
  - One resident commented on recently moving to Spruce Grove from Edmonton because of the space, natural green area, and wildlife in Spruce Grove. They would like the site to remain a green space to avoid dense development and support wildlife or alternatively to consider the site with less density and maintaining the current tree line.
  - One resident was not in support of any of the proposed plans for the site, expressing concerns that development would lead to increased traffic on Grove drive, loss of wildlife in the tree line, a potential loss of revenue for homes, lack of visitor parking on site leading to parking in the neighbouring residential areas, potential fire hazard, and flooding concerns for the neighbourhood with the loss of the tree line. The resident suggested less density and the maintenance of the current tree line.
  - Another resident inquired about obtaining the environmental impact assessment that had been completed for the site and seeking information about legislation regarding bats and nesting birds. In addition, an issue was brought up about residents previously paying a park reserve fee and being given information that this land would remain a treed area.
  - One resident stated they were against any high density on the site. In addition they brought up concerns regarding congestion on Grove Drive and traffic back up when leaving the Tonewood area, and limited parking in high density areas in other areas of Spruce Grove leading to parking wars. In addition, the resident inquired about the timing for the twinning of Grove Drive and the potential for a light system at the main entrance of the Tonewood neighbourhood.



### Addressing the comments:

- During the meeting and through emailed responses, residents were informed that the mature tree line would have to be removed for the development to be viable. At this time a landscaping plan is not in place and planting trees along the property line to add greenery back to the site will be explored further through the development permit. However, there is a TELUS easement that could restrict planting along the fence line.
- Depending on the time of year, a Bird Sweep by a certified Biologist will occur prior to the removal of any trees on the site.
- The history of the planning approvals for the site was discussed by Project representatives and City administration with meeting attendees, stating that the site has been planned for residential development in planning documents for a significant period of time (an ASP has been in place since 2013). At present a four-storey seniors apartment complex can be built on the site and this shift to row housing will be a reduction in terms of density and height.
- Drainage will be designed to work with the neighbourhood drainage and will not drain onto lots of surrounding residents.
- Sidewalks along Grove Drive are planned during the Grove Drive widening and will likely occur around 2025. The potential for a crossing along Grove Drive can be further explored.
- A connection through the site can be considered at the development Permit application phase.
- Clarification was provided that the property line will be shared with a fence and separation space maintained in accordance with the Land Use Bylaw.
- In the East Pioneer Area Structure Plan (ASP), two areas were identified as Environmentally Significant and have been maintained in the ASP. The remaining plan area, including this site and the associated tree line, were identified as having low to moderate ecological significance and have been planned for residential development since the ASP was created in 2013.
- Abundant open space is available to residents in the neighbourhood, with Jubilee Park across the road and a future school site south of the proposed development within the Tonewood Neighborhood. In addition, two large ecologically significant green spaces have been retained in the area.
- Residents will have an additional opportunity to provide comments at the Public Hearing for the project.