

A large, stylized teal graphic on the left side of the slide, composed of several overlapping, curved, brushstroke-like shapes that sweep upwards and to the right.

# Public Hearing

## Bylaw C-1241-23

East Pioneer Area Structure Plan  
Amendment - Tonewood Row Housing

## Bylaw C-1240-23

Land Use Bylaw Amendment -  
DC. 15 Tonewood Row Housing

A vertical dotted teal line that starts at a solid red dot and extends downwards to the date.

City of Spruce Grove  
Council Meeting

May 8, 2023

A horizontal dotted teal line that starts from the vertical line and extends to the right, ending in a red double arrow pointing right.



# Purpose of Amendments



These two proposed bylaws will amend future development expectations for Lot 4, Block 1, Plan 152 288 within the Tonewood Neighbourhood.

Bylaw C-1241-23 is an amendment to the East Pioneer Area Structure Plan. Area structure plans provide details on the growth and development of specific areas of the city. All area structure plans are approved by bylaw and include information on land use, infrastructure, and density as well as land use statistics and concept maps.

Bylaw C-1240-23 is an amendment to the Land Use Bylaw. The Land Use Bylaw designates all land within the City into districts and regulates the use and development of land and buildings through regulations that may be general in nature or specific to a district.





# Area Structure Plan



## The East Pioneer Area Structure Plan

- originally approved in 2013
- has been amended 6 times since its approval

In April 2016 Bylaw C-950-16 amended the ASP by changing the future land use of the site from Low to Medium Density Residential to Medium to High Density Residential and removing an identified Public Utility Lot. The amendment added site specific development regulation for the development of a future Seniors' Housing Facility including:

- Maximum density of 85 units per hectare
- A maximum building height of 4 storeys, not exceeding 24.0m
- A minimum setback of 7.6m from existing low density residential
- A maximum site coverage of 30 per cent.





# Purpose of Amendment



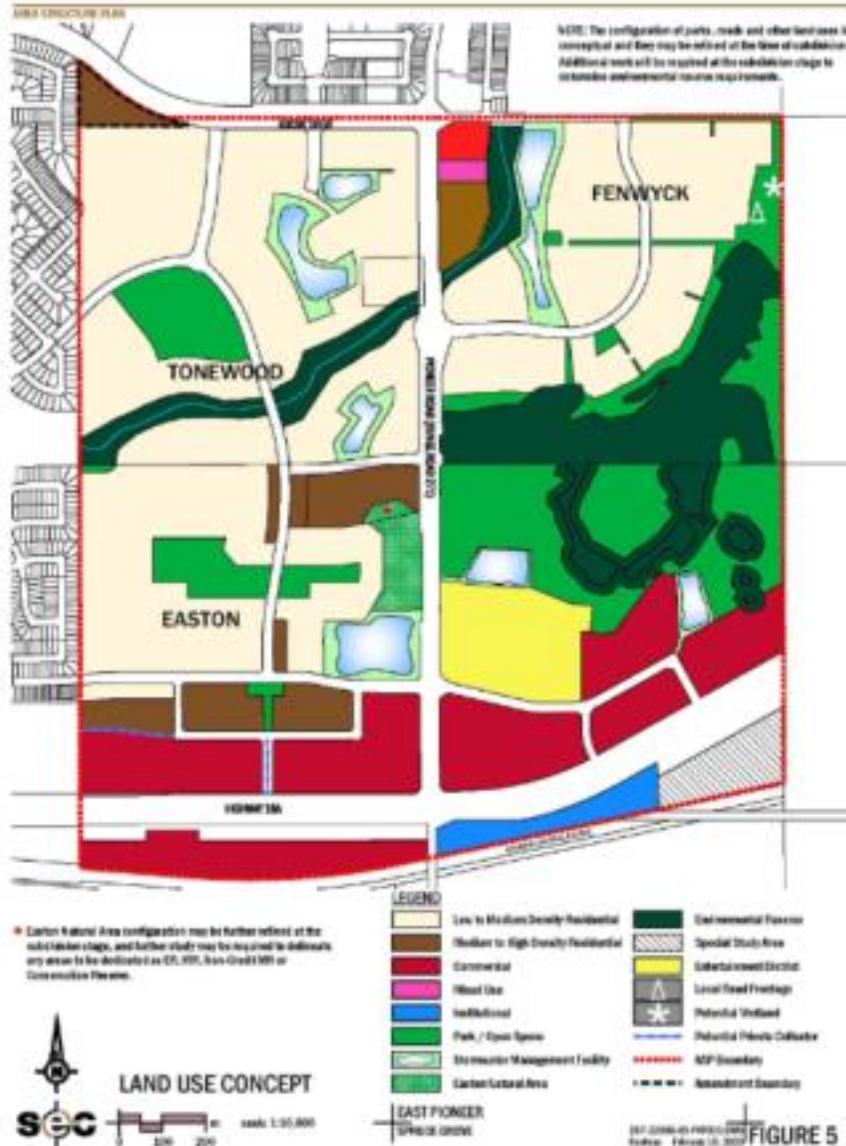
Bylaw C-1241-23 proposes to change the identified site-specific development regulation. These proposed changes include:

- Removing the identified seniors' housing facility use
- Reducing the maximum density from 85 to 70 units per hectare
- Reducing the maximum building height from 4 storeys to 3 storeys, not exceeding 12.0m
- Reducing the minimum setback from 7.6m to 7.0m from existing low density residential
- Increasing the maximum site coverage from 30 per cent to 57 per cent.





# East Pioneer Area Structure Plan



Approved  
Land Use Concept  
(Bylaw C-1199-22)







# East Pioneer Area Structure Plan

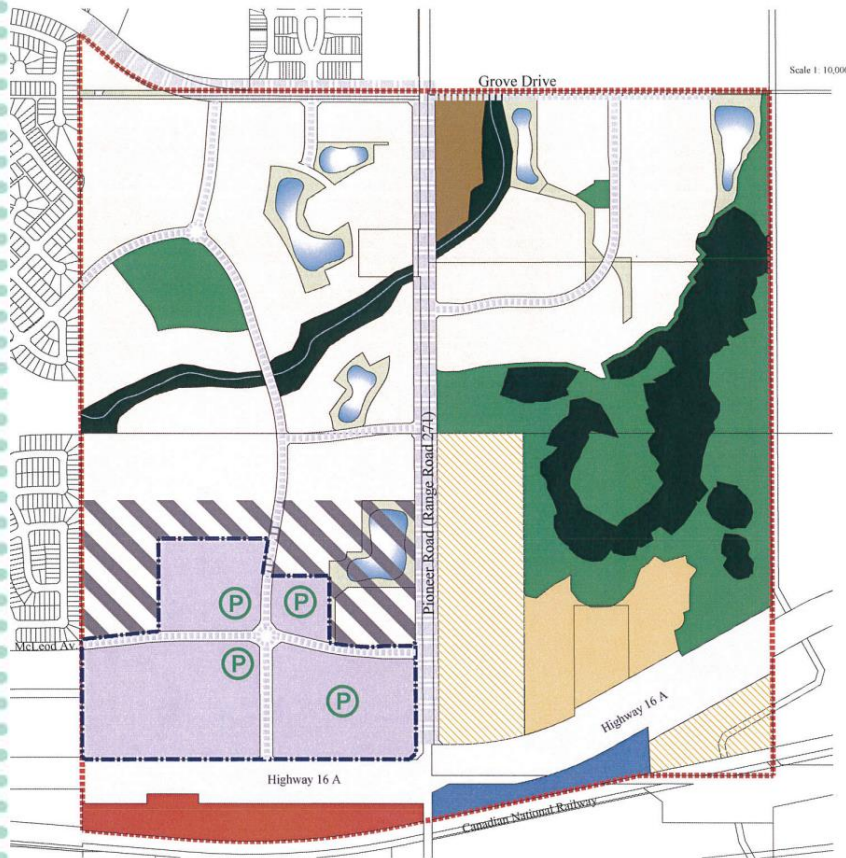
Original Approval - May 2013

Bylaw C-950-16 Amendment - April 2016

Figure 5 - Land Use Concept  
East Pioneer Area Structure Plan

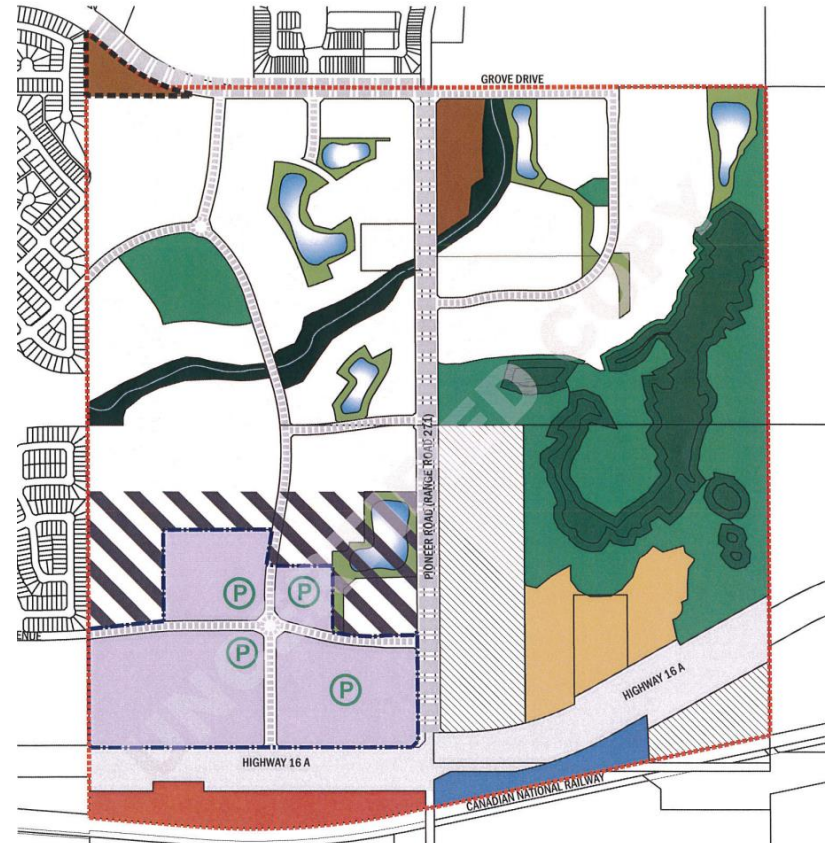
Figure 5 - Proposed Land Use Concept  
East Pioneer Area Structure Plan

Schedule 1 - Bylaw C-950-16



- Legend
- Estate Residential
  - Low to Medium Density Residential (Level 1)
  - Medium to High Density Residential (Level 2)
  - Mixed Use
  - Commercial
  - Institutional
  - Park / Open Space
  - Stormwater Management Facility
  - Environmental Reserve
  - Special Study Area
  - Public Utility Lot
  - Potential Park / Open Space Location
  - Collector Roadway
  - Arterial Roadway
  - Highway Right-of-Way
  - Urban Village Influence
  - Urban Village Centre
  - ASP Boundary

Note: Additional work will be required at the subdivision stage to determine environmental reserve requirements.



- Legend
- Estate Residential
  - Low to Medium Density Residential (Level 1)
  - Medium to High Density Residential (Level 2)
  - Mixed Use
  - Commercial
  - Institutional
  - Park / Open Space
  - Stormwater Management Facility
  - Environmental Reserve
  - Special Study Area
  - Potential Park / Open Space Location
  - Collector Roadway
  - Arterial Roadway
  - Highway Right-of-Way
  - Urban Village Influence
  - Urban Village Centre
  - ASP Boundary
  - Amendment Boundary



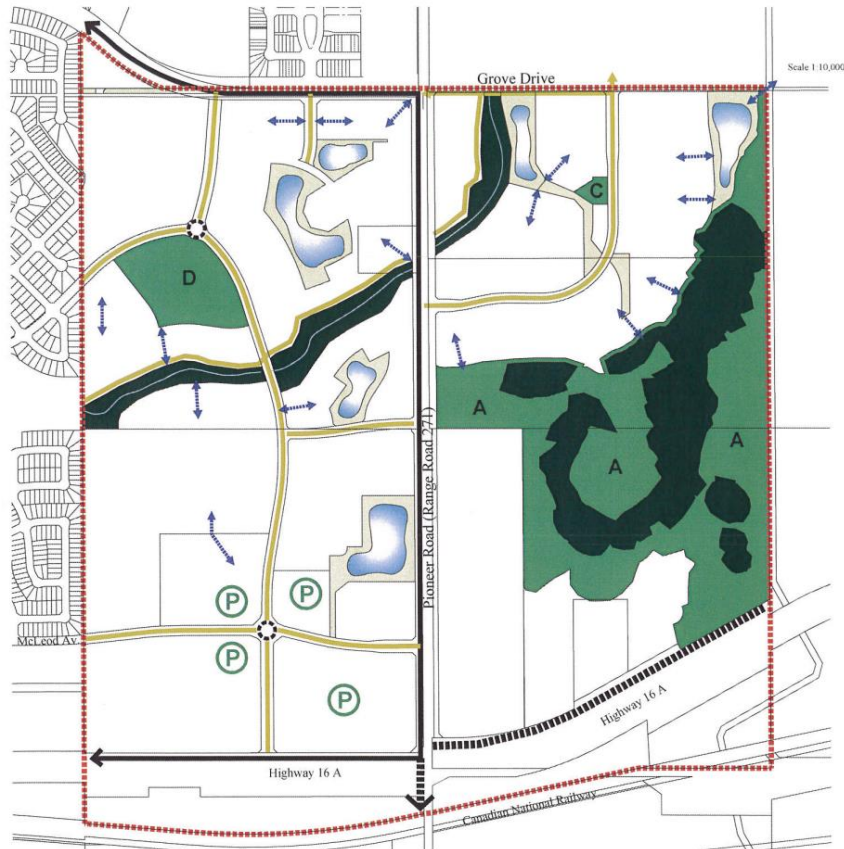


# Trails and Open Spaces

Original Approval - May 2013

Figure 6 - Active Network & Open Spaces Plan  
East Pioneer Area Structure Plan

Stantec



Legend

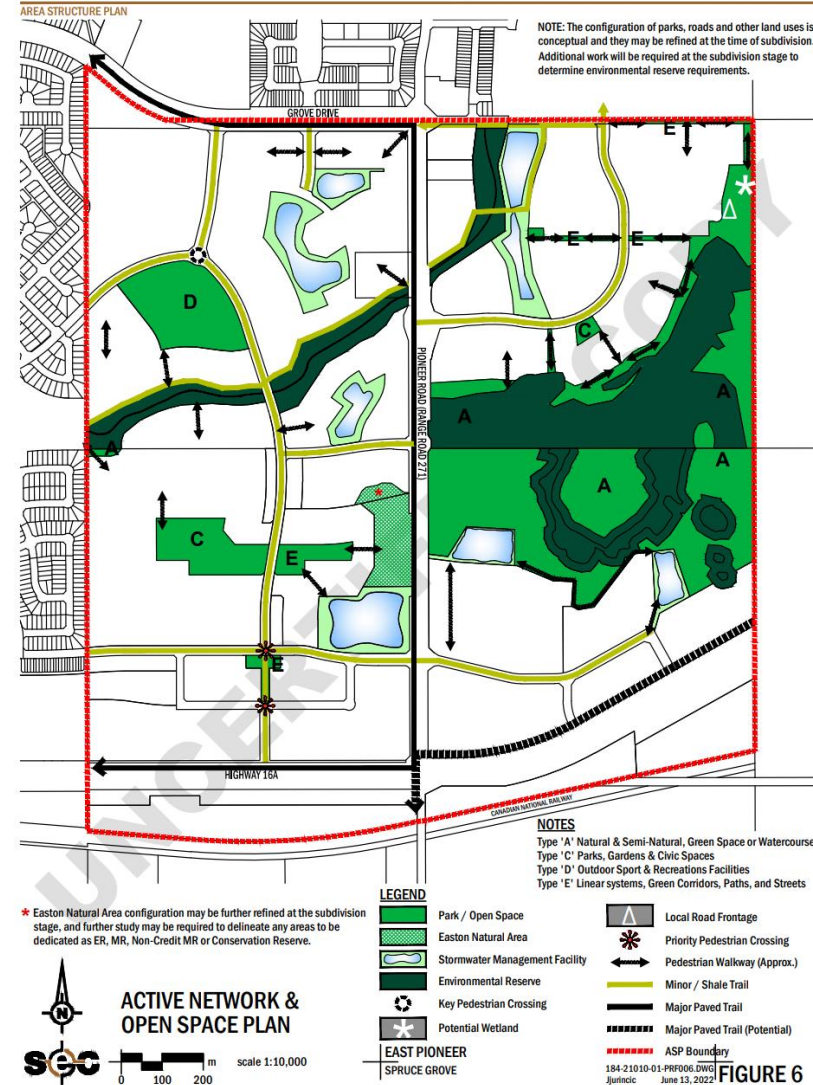
- Park / Open Space
- Stormwater Management Facility
- Environmental Reserve
- Public Utility Lot

- Type "A": Natural & Semi-Natural, Green Spaces or Watercourses
- Type "C": Parks, Gardens & Civic Spaces
- Type "D": Outdoor Sport & Recreations Facilities
- Key Pedestrian Crossing (Focal Point)

- Pedestrian Walkway (Potential location)
- Minor / Shale Trail
- Major Paved Trail
- Major Paved Trail (Potential)
- Potential Park / Open Space\*
- ASP Boundary

\* Location and Configuration to be determined at rezoning. Types "C" and "D" anticipated.

Bylaw C-1199-22 Amendment - July 2022





Public Hearing

C-1240-23

# DC.15 - Tonewood Row Housing

- » Land Use Bylaw Amendment
  - » C-1240-23







# Proposed Redistricting



## Legal Description:

Lot 4, Block 1, Plan 152 2888

## Amendment Area:

1.58 ha

## Proposed Redistricting Amendment:

From: DC - Direct Control District

To: DC.15 - Tonewood Row Housing Direct Control District



# Location and Amendment



Location Aerial

C-1240-23

Proposed Redistricting

DC.15 - Tonewood Row Housing



- » DC.15 Tonewood Row Housing Direct Control District
- » Intended Land Use:
  - » Row Housing Development



# Direct Control District



## What is a Direct Control District

- » A direct control district sets out the general intent for land use in that district, and may provide for some broad standards of development.
- » The use of direct control districts is normally limited to special situations involving a more detailed consideration of the design and impact of the development.
- » This allows an applicant to submit an application for a use and standard of development that does not fit the bylaw but may nonetheless be an appropriate development for that particular parcel of land.

## DC.15 Tonewood Row Housing Direct Control District

- » Unique, site specific application: identify specific use for the site and establish regulations to better integrate the site with existing development.

## Council's Role

- » Pass regulation, and delegate authority to Development Officer to make decisions on Development Permit Application.





# Direct Control District

## DC.15 Tonewood Row Housing Direct Control District

- » Unique, site specific application: identify specific use for the site and establish regulations to better integrate the site with existing development.
- » The proposed regulations of this district are based on the R2 - Mixed Medium to High Density Residential District, with additional restrictions to limit development and help integrate with the existing residential uses.

- Uses are limited as follows:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Row Housing Development</li> </ul>	<ul style="list-style-type: none"> <li>• Sales Centres</li> </ul>

- Development Regulations:

	Site Standard	
Front Yard Setback- Grove Drive (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings</li> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> <li>• 1.5 m</li> </ul>
Side Yard Setback-West & East (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings</li> <li>• Parking</li> <li>• All Others Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 7.0m</li> <li>• 1.5 m</li> <li>• 3.0 m</li> </ul>
Rear Yard Setback- South (Minimum):	<ul style="list-style-type: none"> <li>• Principal Buildings</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 7.0 m</li> <li>• 7.0 m</li> </ul>
Building Separation Distance	<ul style="list-style-type: none"> <li>• Principal Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Height (Maximum):	<ul style="list-style-type: none"> <li>• Three Storeys not exceeding 12.0 m for Row Housing Dwelling</li> </ul>	
Density:	<ul style="list-style-type: none"> <li>• 40 units per net hectare (minimum)</li> <li>• 70 units per net hectare (maximum)</li> </ul>	
Site Coverage (Maximum)	<ul style="list-style-type: none"> <li>• Row Housing Developments</li> </ul>	<ul style="list-style-type: none"> <li>• 57%</li> </ul>
Amenity Area (Minimum):	<ul style="list-style-type: none"> <li>• 7.5 m<sup>2</sup> per Dwelling for private outdoor Amenity Area</li> </ul>	



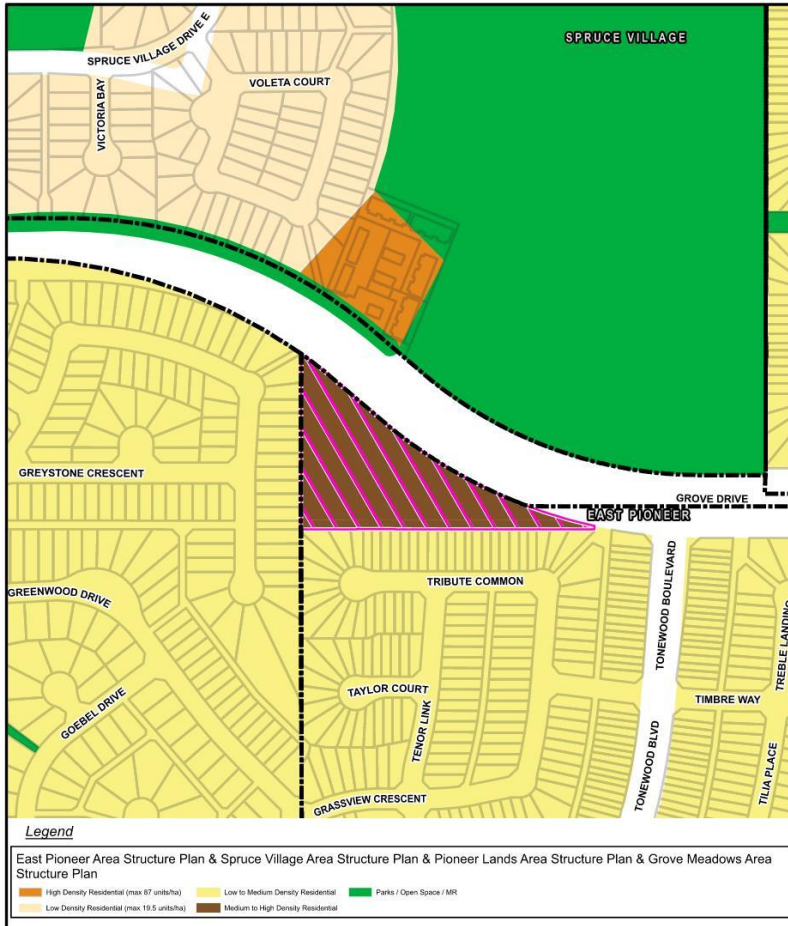


# East Pioneer Area Structure Plan



## ASP Overview

Site of Proposed Redistricting C-1240-23  
DC.15 - Tonewood Row Housing



» **Land Use Concept**

» Medium to High Density Residential





# Aerial Photo (2021)







# Site Photos



South Property Line



- **Looking West**
- **7.0m TELUS Easement**

South Property Line



- **Looking East**
- **7.0m TELUS Easement**







# Site Photos



West Property Line  
• Looking South

West Property Line  
• Looking North







# Site Photos



Onsite Trees







# Site Photos



Existing Public Utility Lot

- North from Tribute Common



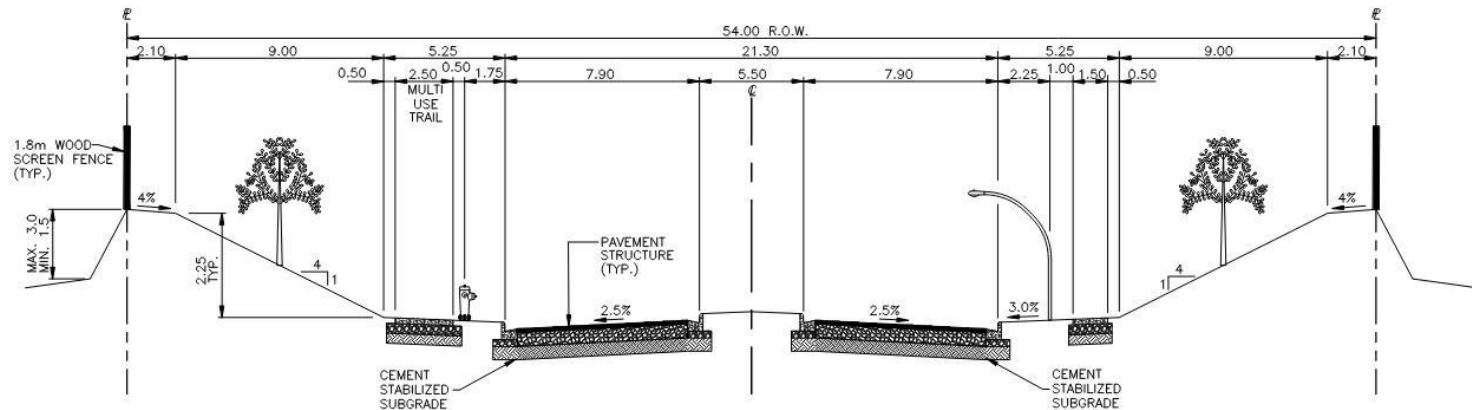
South from Grove Drive to PUL

- South into PUL to Tribute Common





# Grove Drive - Future Upgrades

**NOTES:**

1. MINIMUM 150mm GRAVEL UNDER ALL CONCRETE STRUCTURES
2. ENSURE 0.5m CLEARANCE BETWEEN POWER AND HYDRANTS
3. EXTEND SUBGRADE AND GRAVEL BASE 300mm BEYOND BACK OF CURB
4. EXTEND SUBGRADE AND GRAVEL BASE 150mm BEYOND EDGE OF SEPARATE WALK
5. WHERE MULTI-USE ASPHALT TRAIL IS DESIGNATED, SUBGRADE AND GRAVEL BASE TO BE PREPARED AS PER ASPHALT TRAIL DETAIL LG-07

THE CITY OF  
SPRUCE GROVE

PLANNING AND INFRASTRUCTURE

## REVISIONS

DATE	DETAILS	DRAWN
03/13	Cement Stabilized Subgrade	SW
02/14	Additional Notes	RP
02/21	Extend Base & Subgrade	AS

## 4 LANE DIVIDED ARTERIAL



DRAWN: T. CRAWFORD	DATE: MARCH 6, 2006
CHECKED: J. MUSTARD	SCALE: NOT TO SCALE
APPROVED: J. MUSTARD	DRAWING No.: CS-04





# DRAFT Site Plan

## PRELIMINARY SITE PLAN

TONewood DIRECT CONTROL REDISTRICTING





Public Hearing

C-1241-23 & C-1240-23

# Questions & Comments







# Site Photos

