



Copperhaven

Easton



Principles for a vision for Spruce Grove in 2040 focused in the areas of housing development, employment areas, agricultural and natural land, transportation investments, and environmental programs. The principles promote a high quality of life for residents of all ages by:

- increasing the diversity and quality of choices for housing, transportation and social programs;
 - preserving green space both within the city and in surrounding areas;
 - controlling taxes;
 - increasing household affordability; and
 - promoting job growth in the city.

Objective

5.2.2 Increase housing options and residential densities across the community.

Policies

5.2.2.1 Integrate a variety of housing types and densities to create diverse streetscapes in neighbourhoods and increase diversity in the housing stock.

5.2.2.2 Apply two levels of integrated densities to the community and support these through innovative zoning tools:

- Level 1: a mix of low to medium density building types; and
- Level 2: a mix of medium to high density building types.

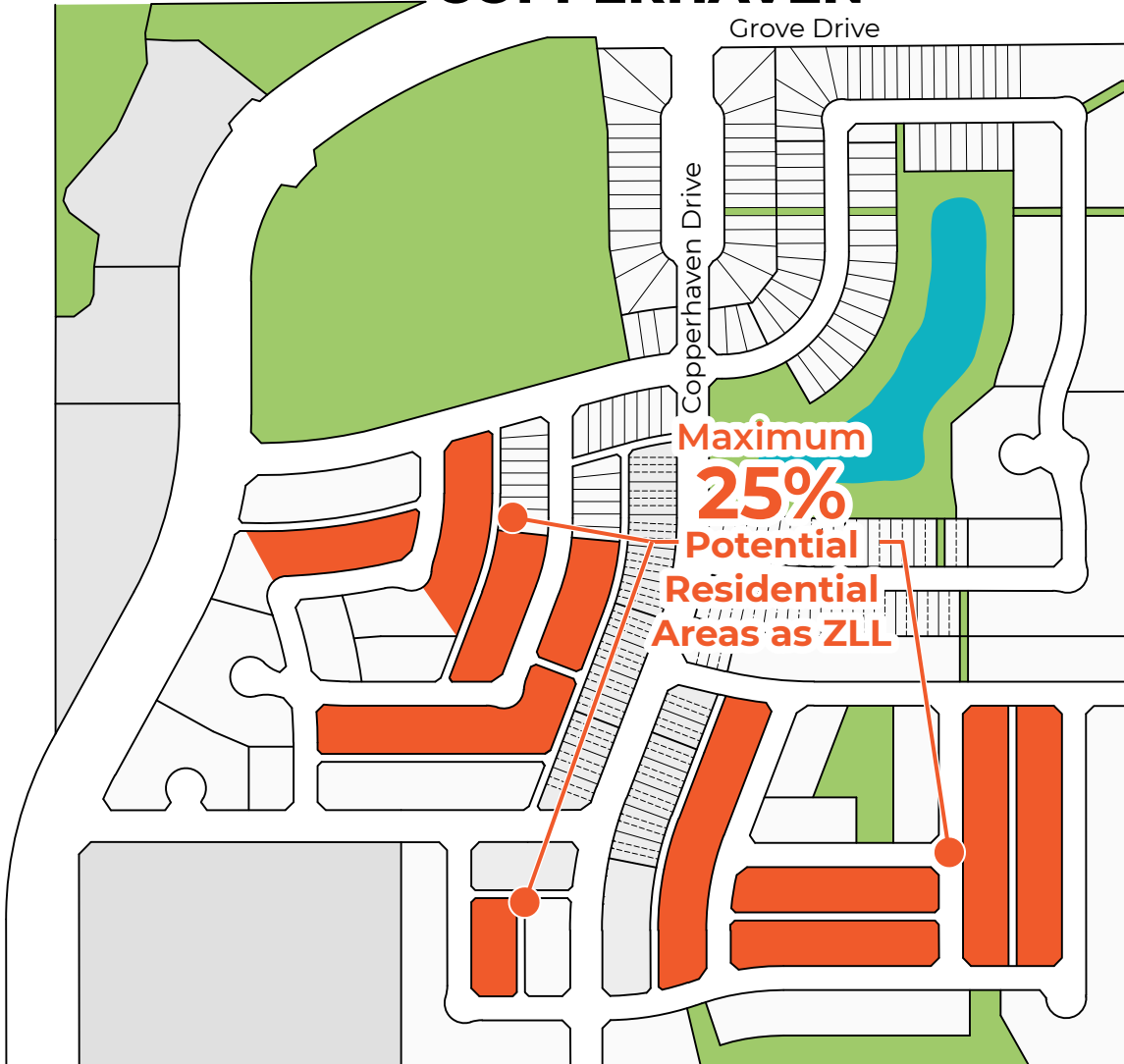
5.2.2.3 Recognize that established neighbourhoods will have less integration of housing stock than developing and future neighbourhoods as a result of past subdivision and building patterns.

Goal 6 Spruce Grove remains a compact, safe, and efficient community that emphasizes connectivity, accessibility, special places, and parks and open space and promotes a high standard of community design incorporating green and healthy living principles.

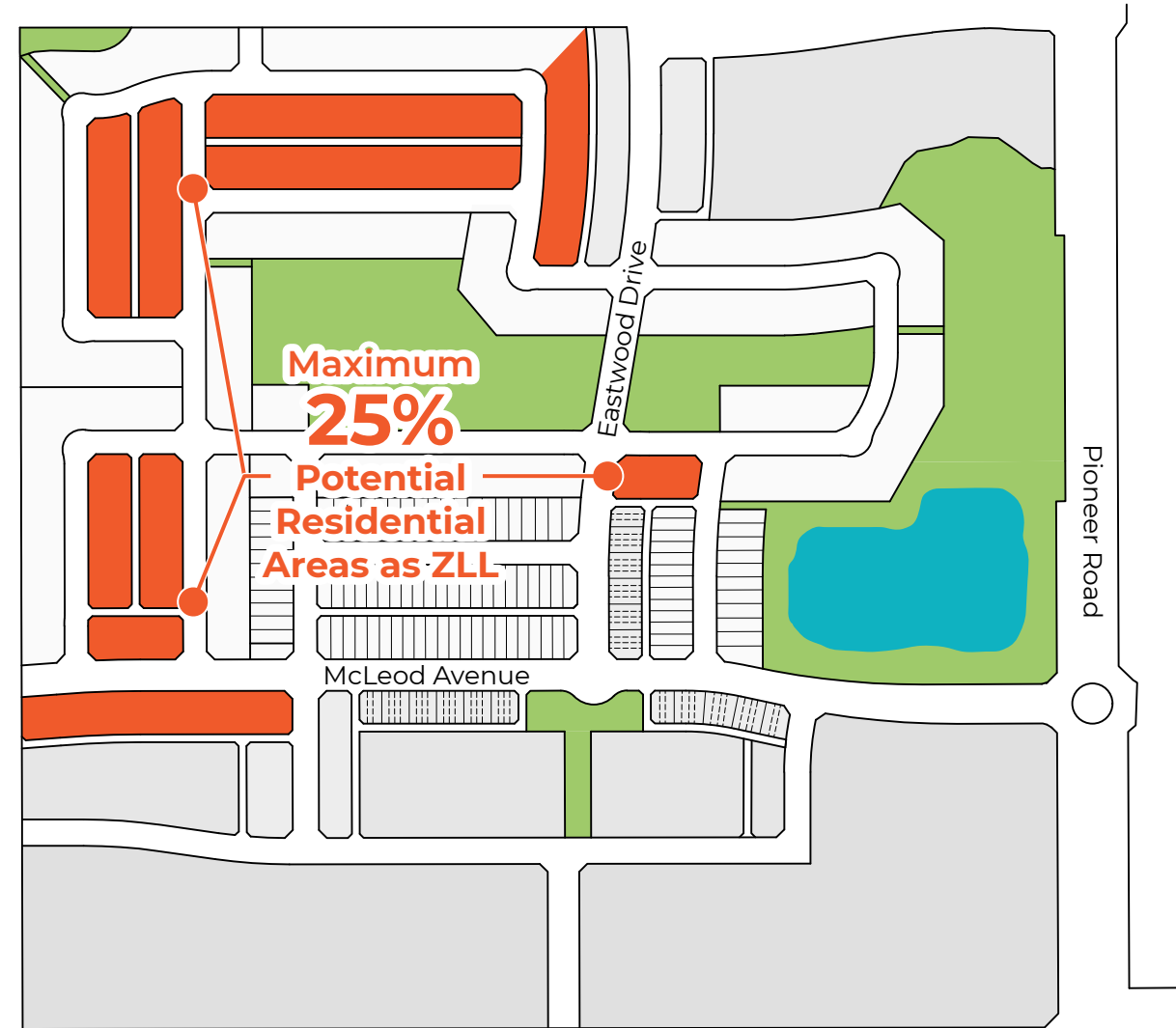
The City has an opportunity to build on recent initiatives and direct growth and development in a sustainable way. To enhance its overall sustainability, Spruce Grove needs to use land and resources efficiently, promote connectivity and accessibility, and expand options for alternative modes of transportation, including active transportation (e.g. walking, biking) and public transit. An important component in enhancing connectivity is development and reinforcement of neighbourhood and community level nodes to act as formal and informal gathering places, transit hubs, and local commercial and recreation centres. The City Centre will be promoted as a distinct urban experience that is mixed-use, pedestrian friendly, and offered a diverse and eclectic range of services. Other strategies include:

- increasing residential densities in a context appropriate manner while further expanding diversity in the housing stock;
 - promoting mixed use development;
 - facilitating healthy living through community design;
 - integrating biking and walking trails directly into the transportation network; and
 - looking first to natural features and the parks and open space network when deciding where to locate development.

COPPERHAVEN



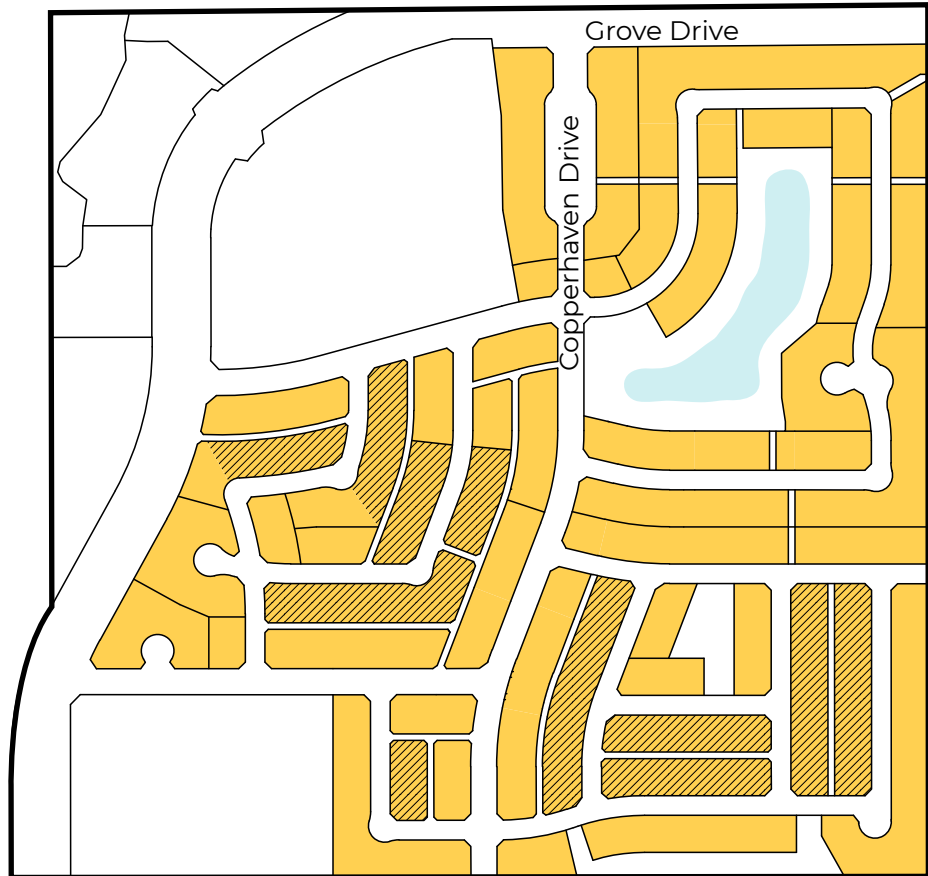
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*The configuration of parks, roads and other land uses is conceptual and may be refined at the time of subdivision.

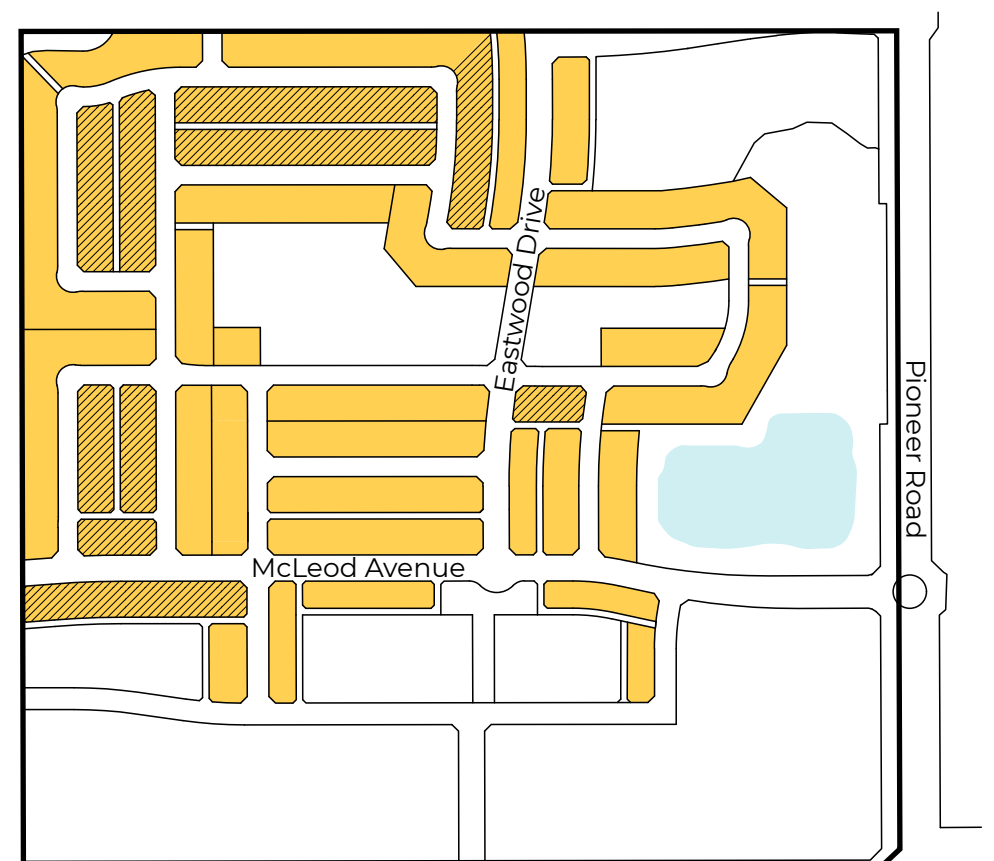
The maximum total area of residential land which may be applied for under the CPL/EPL District shall be limited to **25%** of the residential area, excluding Multi-Unit Dwellings.

COPPERHAVEN



-  Total Residential Area (excluding Multi-Unit)
-  Potential Zero Lot Area

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Zero Lot Line



Non-Zero Lot Line





Concrete/Asphalt

Utilities & Power Construction

Underground Construction

Levies

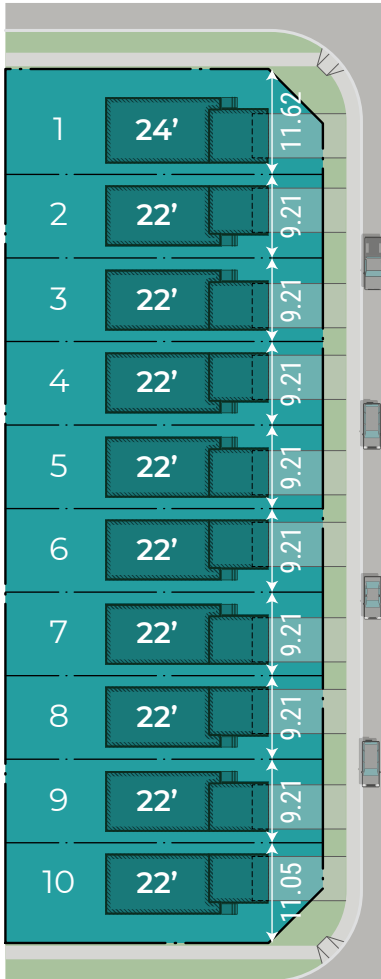
Neighbourhood Design
(Planning & Preliminary Engineering)

Raw Land

Block Comparison

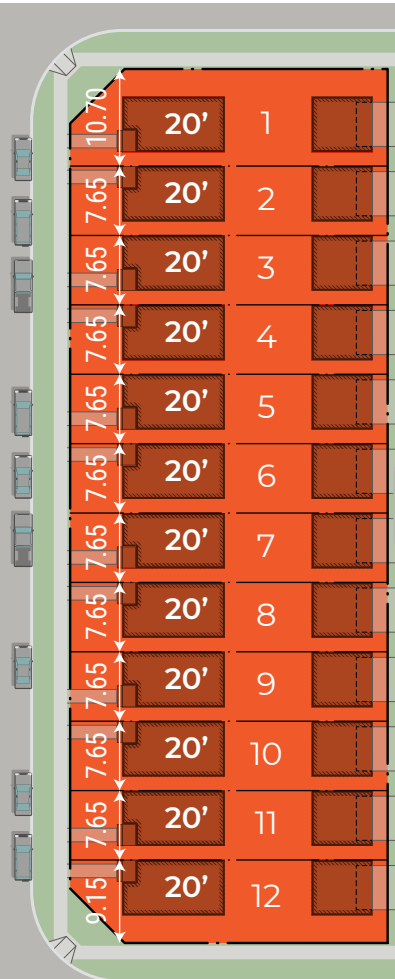
Single (R1) Front Attached

10 Lots/30 upnha



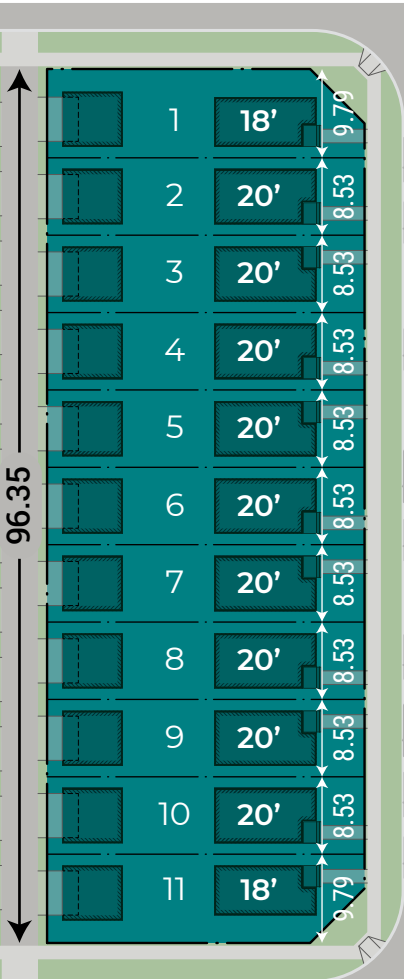
Zero-Lot (EPL/CPL) Laned

12 Lots/36 upnha



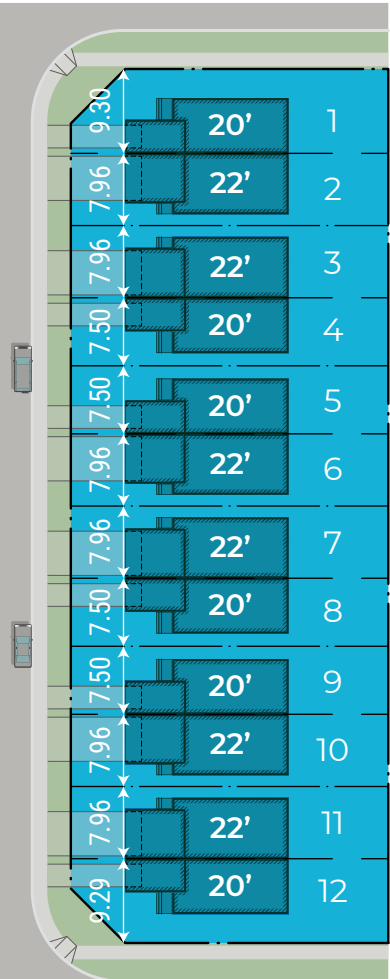
Single (R1) Laned

11 Lots/33 upnha



Semi (R1) Front Attached

12 Lots/36 upnha



Saleable Frontage: 96.35 m

Block Length:	96.35 m
Road Length:	96.35 m
Pipe Length:	96.35 m
Sidewalk Length:	96.35 m
Boulevard Length:	96.35 m

On-Street Parking

- Laned housing provides on-street parking options

Waste Collection

- Laneway standards accommodate garbage trucks

Drainage

- Roof leaders tie-in to storm sewer, reducing overland drainage

Product Type

- Zero Lot Line only on single family residential

Density

- Equivalent to duplex

Edmonton Region Adoption Melcor & Qualico Communities

