

THE CITY OF SPRUCE GROVE

BYLAW C-1285-23

**PIONEER LANDS AREA STRUCTURE PLAN AMENDMENT -
GREENBURY NEIGHBOURHOOD**

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-686-08, the Pioneer Lands Area Structure Plan;

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

1. Bylaw C-686-08, the Pioneer Lands 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-686-08.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried

Second Reading Carried

Third Reading Carried

Date Signed

Mayor

City Clerk

Cantiro Communities Pioneer Ltd.

Pioneer Lands Area Structure Plan

Eighth Amendment

December 27, 2023

Contents

1	Introduction	1
	Purpose	1
	Proponent of the Amendment	1
	Background	1
1	Amendment Rationale	2
1.1	Proposed Amendment	2
1.1.1	Land Use	2
1.1.2	Servicing	3
1.1.3	Transportation and Open Space	3
2	Amendment Impacts	5
3	Edmonton Metropolitan Region Board	6
4	Technical Reports & Updates	6

Tables

Table 1-1	Pioneer Lands ASP Amendment Land Use Compliance	2
Table 1-2	Pioneer Lands ASP Amendment Servicing Compliance	3
Table 1-3	Pioneer Lands ASP Amendment Transportation and Open Space Compliance	4
Table 2-1	Pioneer Lands ASP Amendment Impacts	6

Appendices

Proposed Figures and Tables

EMRB Policy Compliance

1 Introduction

Purpose

This proposed amendment to the Pioneer Lands Area Structure Plan (ASP) continues to follow the vision and guiding principles developed to create a green community as approved in the ASP.

The purpose of this amendment is to redistribute land uses within the ASP to accommodate the recently dedicated Deferred Reserve Caveat (DRC) allocated on the associated land and mitigate any density impacts. This results in an increase Parks and Recreation and Medium to High Density Residential designated land. This will attribute to an overall increase in unity density in the plan area, due to the ongoing demand of denser housing types such as semi-detached and row housing developments.

Proponent of the Amendment

Arcadis Professional Services (Canada) Inc. is submitting this proposed ASP amendment on behalf of Cantiro Communities Pioneer Ltd., who are the registered owners of the subject lands.

Background

The Pioneer Lands ASP was originally approved in February 2009 as Bylaw No. C-686-08 to guide development of 294 ha located in northeast Spruce Grove.

Since the adoption of the Pioneer Lands ASP in 2009, the plan has been amended seven times to accommodate the changings needs of the community.

- The first amendment to the ASP was approved on June 28, 2010 as Bylaw No. C-745-10, which reconfigured the collector road and land uses for Phase 1 of Greenbury,
- A second amendment to the ASP was approved on November 14, 2011 as Bylaw No. C-797-11, which created a “Special Study Area” to add a major commercial and mixed-use component in the northwest portion of the plan area.
- A third amendment was approved on March 25, 2013 as Bylaw No. C-837-13, which updated the development concept as a result of more detailed review of land uses and adjusted the mixed-use designation in the Westwind Village neighbourhood.
- A fourth amendment to the ASP was approved on October 19, 2015 as Bylaw C-932-15, which updated the overall concept plan to reflect detailed planning and engineering resulting in several amendments in the Prescott, Kenton, Greenbury and Westwind neighbourhoods.
- A fifth amendment was approved on April 23, 2019 as Bylaw C-1062-18 to relocate a multi-family residential parcel and update the location of a proposed transit station in the Westwind commercial area.
- A sixth amendment was approved on August 22, 2022 as Bylaw C-1185-22, which updated parts of the Westwind neighbourhood to reflect several redesignations of land on various different parcels
- A seventh was approved on August 22, 2022, to redesignate a 0.869 ha parcel, located at 300 Pioneer Road from Commercial to Medium to High Density Residential.

The approved development concept for the Pioneer Lands ASP is included as **Exhibit 1 -Approved Development Concept**. The approved development concept reflects the areas proposed for amendment herein.

1 Amendment Rationale

1.1 Proposed Amendment

The proposed amendments to the Pioneer Lands Area Structure Plan (ASP) include the following:

1.1.1 Land Use

The proposed amendment redistributes land uses as follows:

1. Redesignate ±1.50 ha from Low to Medium Density Residential to Medium to High Density Residential
2. Redesignate ±0.57 ha from Medium to High Density Residential to Low to Medium Density Residential
3. Redesignate ±0.91 ha from Low to Medium Density Residential to Park/Open Space
4. Redesignate ±0.57 ha from Park/Open Space to Low to Medium Density Residential

Compliance with relevant goals, objectives, and policies of the relevant statutory plans is provided in the following table.

Table 1-1 Pioneer Lands ASP Amendment Land Use Compliance

**Your bright future.
Municipal Development Plan 2010-2020**

Policy	Amendment Compliance
5.1.2 Direct development so it is contiguous and makes efficient use of land, infrastructure, transportation networks, and other community resources	The proposed amendment enables efficient development that aligns with the logical extension of existing services and is contiguous to existing development within the Pioneer Lands ASP.
5.1.1.5 Require that any new development areas be contiguous to existing developed areas	
5.1.2.4 Promote the creation and enhancement of community level gathering place by encouraging, where appropriate: <ul style="list-style-type: none"> • Higher density residential development in adjacent areas • Buildings that are oriented to the street. 	Street-oriented residential uses are proposed to continue along Westwind Drive providing a ground-oriented medium density housing type that activates the street along Westwind Drive and is compatible with the surrounding low-density neighbourhood area. This amendment increases the medium-density housing type and provides doors on the street in the plan area.

Your bright future.
Municipal Development Plan 2010-2020

7.8.11 Provide a greater selection in housing densities and types throughout the community	The increase of medium to high density residential land uses slightly increases the overall residential density of the ASP and offers a more harmonious distribution of land uses throughout the plan area.
--	---

1.1.2 Servicing

The proposed amendment reconfigures the stormwater management servicing alignment as shown in Appendix I to reflect detailed planning of the area.

Compliance with relevant goals, objectives, and policies of the relevant statutory plans is provided in the following table.

Table 1-2 Pioneer Lands ASP Amendment Servicing Compliance

Your bright future.
Municipal Development Plan 2010-2020

Policy	Amendment Compliance
5.2.1.3 Integrate gathering places, open space, trail connections, and neighbourhood commercial development into all new neighborhoods and existing neighborhoods when possible.	Connectivity mechanisms (multi-use trails, enhanced pedestrian linkages, and key pedestrian connections) and identified wider road right of ways have been realigned to better service the community and connect civic uses, commercial areas, and open spaces. This reconfiguration is driven by detailed neighbourhood design.
5.2.1.4 Reinforce the role of streets as public open space by creating a more pedestrian and cyclist friendly streetscape and increasing connectivity through community design principles including: <ul style="list-style-type: none"> connections for pedestrians and cyclists to the surrounding neighbourhood and other gathering places; 	
5.5.1.13 Discourage the provision of open spaces in enclosed areas behind and/or between privately owned sites unless a large portion of the site fronts a public street.	The centrally located Municipal Reserve parcel is proposed to increase in size and will have approximately 50% unobstructed street frontage.

1.1.3 Transportation and Open Space

The proposed amendment includes changes to the pedestrian network as shown in **Exhibit 3 – Transportation, Parks & Open Space**. These changes are a result of the revisioning of road network and open space.

The overall Parks and Recreation area will be increase by 0.35 ha is to accommodate a Deferred Reserved Caveat (DRC) transferred to the Greenbury neighbourhood. Detailed planning of the community proposes removed a Municipal Reserve (MR) parcel adjacent to the SWMF, decreasing the centrally located MR parcel from 1.57 ha to 1.47 ha. Although the MR parcel is decreasing in size, the site is able to accommodate possible both active and passive forms of recreational facilities the City envisions. The remaining MR entitlement area will be incorporated in the plan area’s school site, and buffer between the plan and Jubilee Park.

The pedestrian connection between the centrally located park has been shifted to reflect the location of an existing SWMF pipe. The original depiction of this connection was conceptual to maintain the intention that a connection between these two parks will be provided at the time of development. The new location of the pedestrian connect minimizes the impacts of providing the pedestrian connection (i.e. tree removal, SWMF pipe extension, construction work space).

Compliance with relevant goals, objectives, and policies of the relevant statutory plans is provided in the following table.

Table 1-3 Pioneer Lands ASP Amendment Transportation and Open Space Compliance

**Your bright future.
Municipal Development Plan 2010-2020**

Policy	Amendment Compliance
<p>5.1.2.4 Promote the creation and enhancement of community level gathering place by encouraging, where appropriate: Connections for pedestrians and cyclists, both within the gathering place and to other parts of the community</p> <p>5.2.1.5 Provide vehicle, pedestrian, and cyclist connections within and between neighbourhoods and with community and neighbourhood level gathering places.</p> <p>5.6.1.1 Pursue opportunities to increase linkages between different forms of transportation including but not limited to: vehicle traffic; traditional and non-traditional forms of transit; bikes; feet; skateboards/rollerblades; and scooters.</p> <p>7.2.1.4 Apply pedestrian and bicycle friendly design principles in new and redeveloping areas by incorporating, where appropriate, elements such as: sidewalks; crosswalks; lighting; benches; fountains; shade trees; narrower streets; bike racks; trails; roadways; and traffic calming measures</p>	<p>The amendment maintains the interconnected system of trails and sidewalk connections and expands the system further into the internal neighbourhood.</p>

Your bright future.
Municipal Development Plan 2010-2020

7.3.1.4 Accommodate safe pedestrian movement on all roadways through a sidewalk and trail network.

5.1.3.1 Create an integrated network of different types of open spaces as defined [...] and the Parks and Open Spaces Master Plan

Although one MR parcel was removed from the plan, the existing centrally located MR parcel has decreased in size the area and orientation is programmable to City's requirements.

5.1.3.2 Prioritize the designation of suitable open space lands in new development areas, rather than allowing open space provision as a by-product of subdivision and development.

5.1.3.3 Indicate all proposed open spaces, including their type in Area Structure Plans and Area Redevelopment Plans and ensure that these spaces contribute to the overall system of public space.

5.5.1.13 Discourage the provision of open spaces in enclosed areas behind and/or between privately owned sites unless a large portion of the site fronts a public street.

The centrally located Municipal Reserve parcel is proposed to increase in size and will have approximately 50% unobstructed street frontage.

2 Amendment Impacts

The impacts of the proposed amendment are shown on **Exhibit 2 – Development Concept**, and result in a net decrease to “Low to Medium Density Residential” of 1.27 ha, a net increase to “Medium to High Density Residential” of 0.92 ha, and a net increase of “Parks and Recreation” by 0.35 ha. This reorganization of land uses is unavoidable due to the recently added DRC on the titled land.

As a results of the DRC, residential land uses have been converted to Park and Recreation. In order to maintain and subsequently increase unit density for the planned area, previously Low to Medium Density area has been redesignated to Medium to High Density Residential, from 28.2 units per gross developable hectare to 28.7 units. This redesignation is supported by ongoing demand for medium to high density housing types in the area.

The following table provides a summary of the changes to the land uses in the Pioneer Lands ASP. The complete land use statistics information can be found in **Appendix A**.

Table 2-1 Pioneer Lands ASP Amendment Impacts

Land Use	Existing Area (ha) (As approved)	Proposed Area (ha)	Change (ha) (Existing to Proposed)
Low to Medium Density Residential	141.46	140.19	-1.27ha
Medium to High Density Residential	12.69	13.61	+0.92 ha
Parks and Recreation (MR)	23.68	24.03	+0.35 ha

3 Edmonton Metropolitan Region Board

The Regional Evaluation Framework (REF) provides the Edmonton Metropolitan Region Board (EMRB) with the authority to evaluate and approve member municipal statutory plans to ensure alignment with the principles and policies of the Edmonton Metropolitan Region Growth Plan (EMRGP). Pursuant to Section 8.1 of the Growth Plan, if approved, the amendment herein would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan. **Appendix B** includes a Policy Compliance chart which outlines in full how the proposed amendment areas align with the EMRGP principles and policies, where reasonably possible.

Pursuant to Section 8.2 of the REF, Capital Region Growth Plan (CRGP) density targets may be applied to applications consisting of amendments to statutory plans approved under the CRGP. The Pioneer ASP is required to maintain a density target of 25 – 30 units per net residential hectare.

The amendment proposes an overall plan density of 28.7 du/nrha and is therefore in compliance with Section 8.2. The density of 28.7 du/nrha is a increase from the previously planned density, demonstrating the plan is striving to meet the requirements of the EMRB.

4 Technical Reports & Updates

No additional technical reports are required for this proposed amendment.

Appendix A

Proposed Figures and Tables

Exhibit 1 – Approved Development Concept

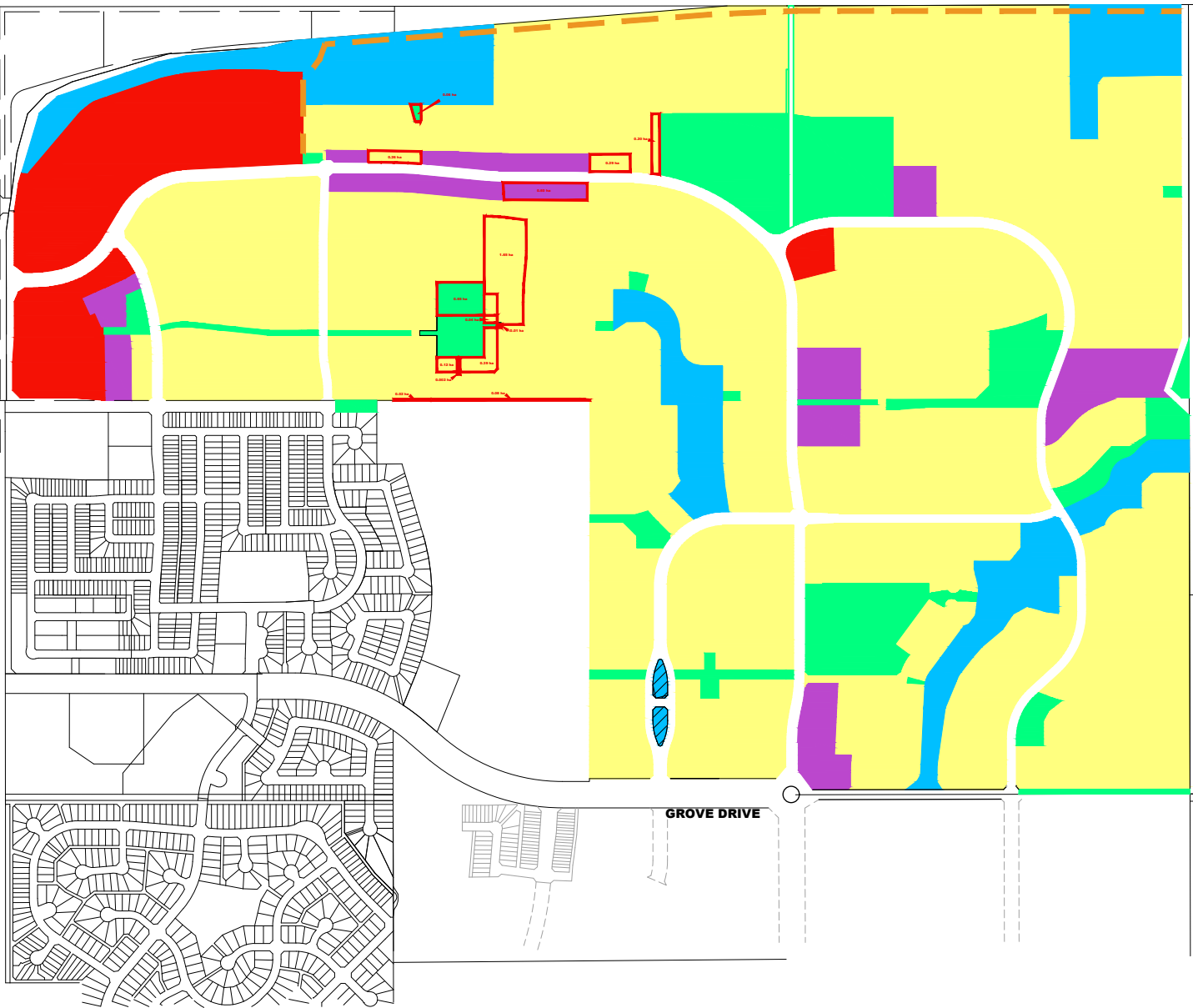
Exhibit 2 – Development Concept

Exhibit 3 – Transportation, Parks and Open Space












Exhibit 4 – Servicing Concept

Exhibit 5 – Pioneer Lands Area Structure Plan Amendment

Proposed Land Use Statistics



LEGEND

- | | | | | | |
|---|---|---|---------------------------------|---|---------------------------|
|  | Commercial |  | Park/Open Space |  | ASP Boundary |
|  | Medium to High Density Residential |  | Berm |  | Amendment Boundary |
|  | Low to Medium Density Residential |  | Median PUL |  | Transit Station |
|  | Storm Management Facility |  | Public Utility Lot (PUL) | | |

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
 LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,
 AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



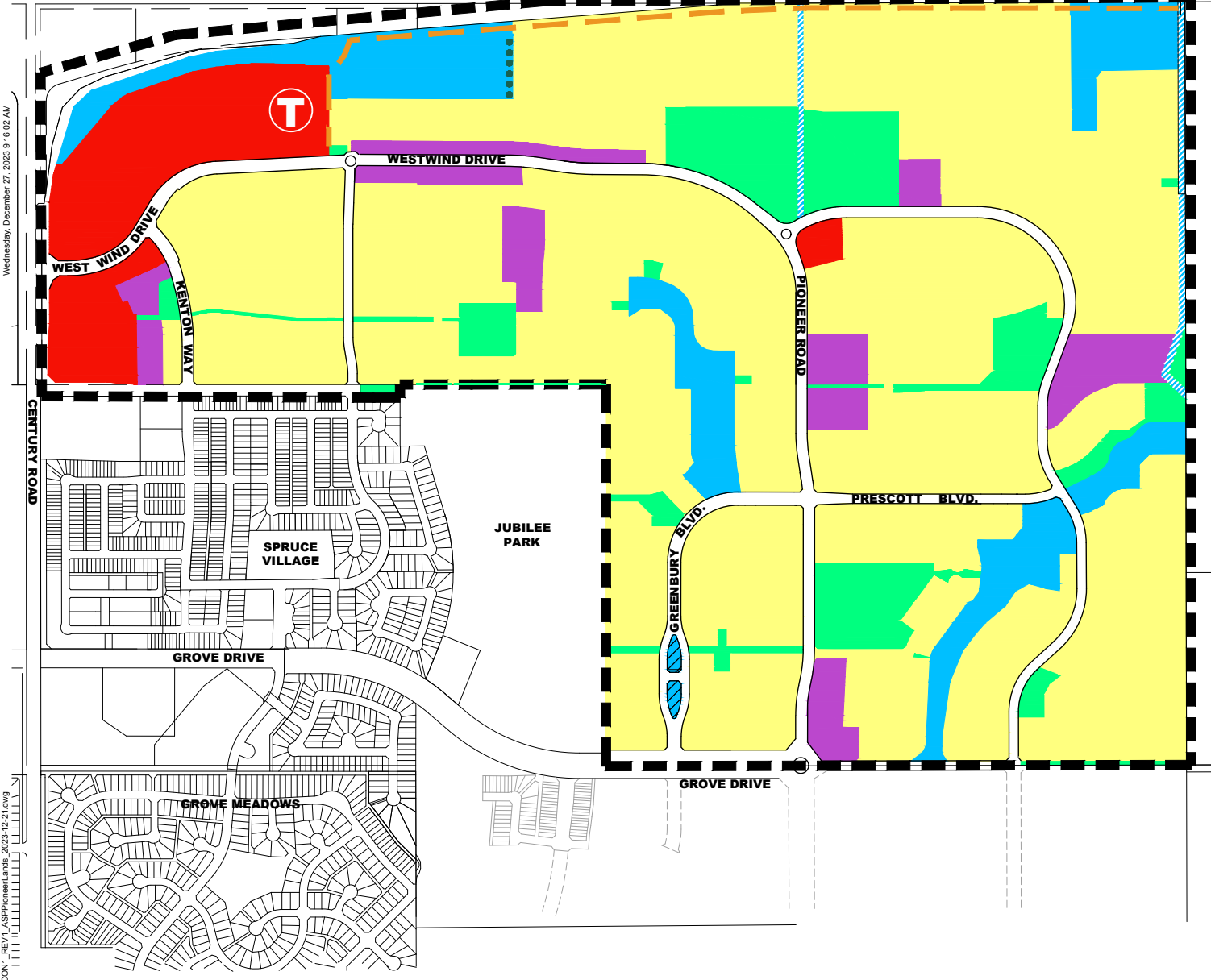
ARCADIS PROFESSIONAL SERVICES (CANADA) INC
 arcadis.com
 300 - 10120 103 Avenue
 Edmonton AB T5J 3R6 Canada
 tel 780 428 4000 fax 780 426 3256

PIONEER LANDS AREA STRUCTURE PLAN

Figure 1 - Approved Development Concept with Amendment Area

DATE: December 27, 2023
 DESIGNED BY: MR
 DRAWN BY: MR.GS
 CHECKED BY: MR
 SCALE: NTS
 JOB NUMBER: 136565





Wednesday, December 27, 2023 9:16:02 AM

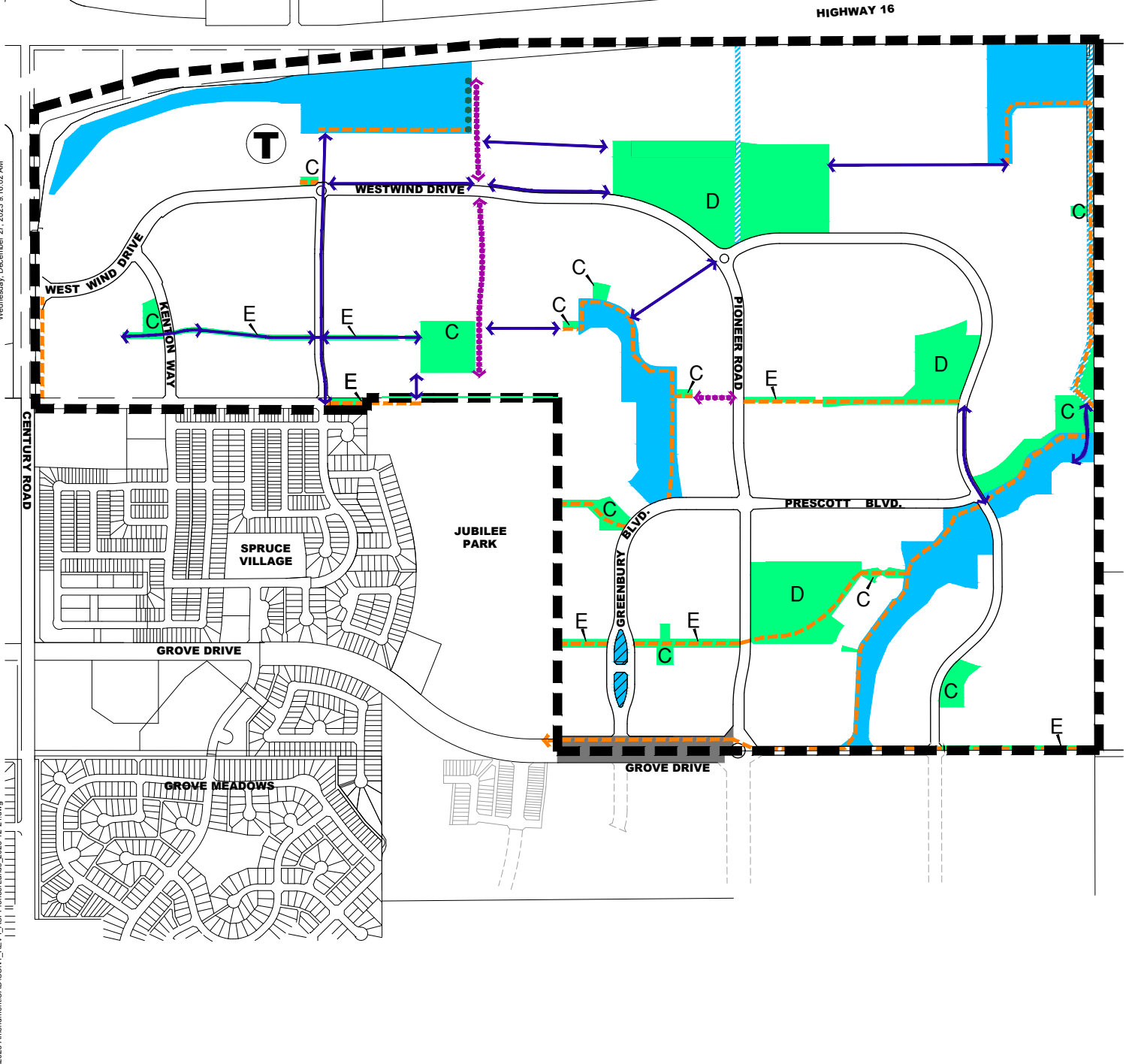
J:\117659_Gmbr\PLUS 9 Drawings\99\planning\current\ASP\2023 Amendment\CAD\CON1_REV1_ASP\pioneer_lands_2023-12-21.dwg

LEGEND

- Commercial
- Medium to High Density Residential
- Low to Medium Density Residential
- Storm Management Facility
- Park/Open Space
- Berm
- Median PUL
- Public Utility Lot (PUL)
- ASP Boundary
- T Transit Station
- Storm Management Facility
- Street Frontage

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED; LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



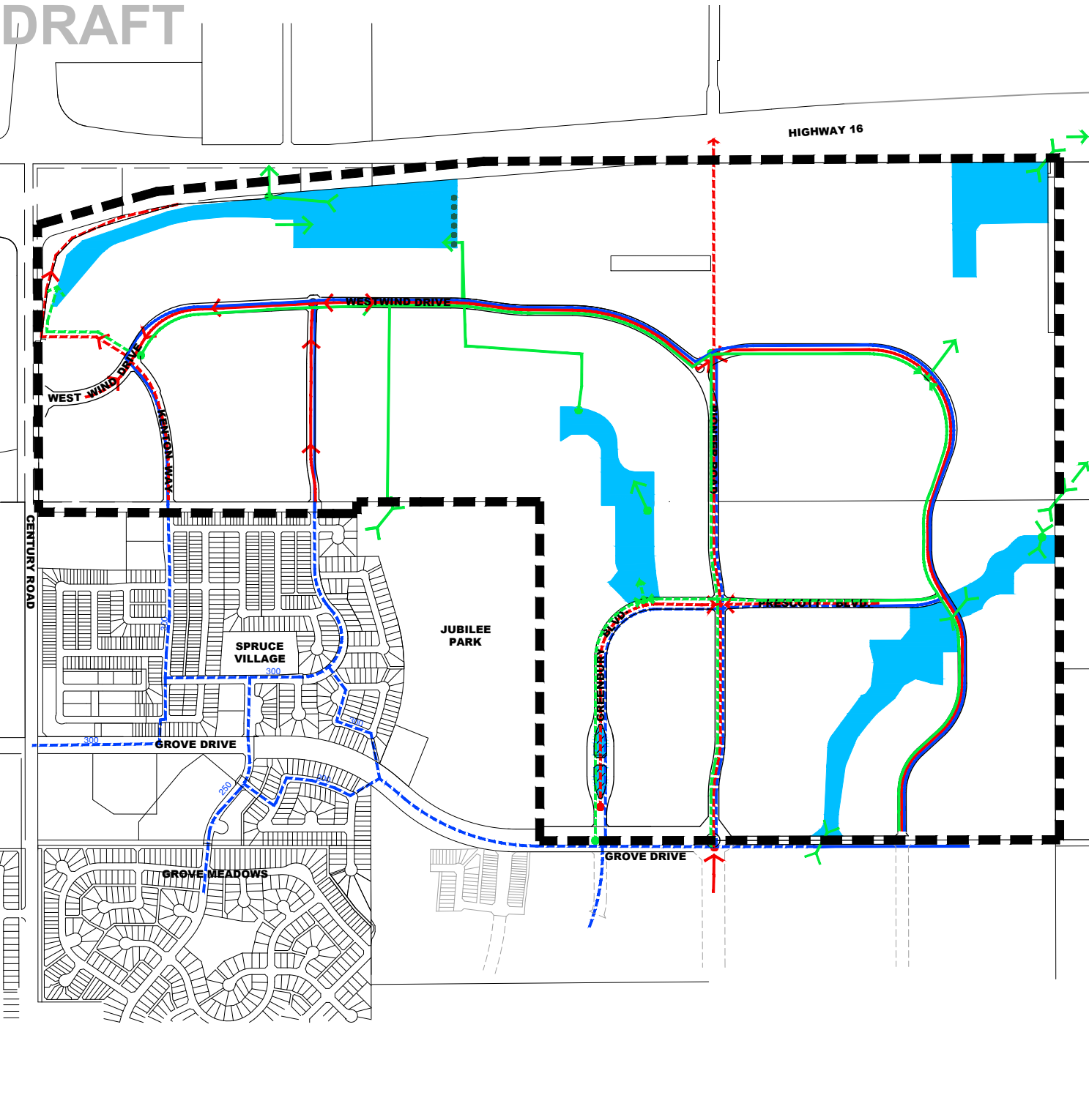


LEGEND

- | | | | | | | | |
|----------|--|--|-----------------------------|--|-------------------------------|--|---|
| C | Parks, Gardens, and Civic Spaces | | Collector Road | | Storm Management Facility/PUL | | Transit Station |
| D | Outdoor Sports and Recreation Facilities - This Could Include School Sites | | Arterial Road | | Park/Open Space | | Storm Management Facility Street Frontage |
| E | Linear Systems, Green Corridors, Paths, and Streets. | | Multi-Use Trail | | Median PUL | | |
| | ASP Boundary | | Enhanced Pedestrian Linkage | | Public Utility Lot (PUL) | | |
| | | | Key Pedestrian Connection | | | | |

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED; LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.





LEGEND

- | | | | | | |
|--|------------------------------|--|----------------------------------|--|---------------------------|
| | Existing Water Pipe (>300mm) | | Existing Surface Drainage Course | | ASP Boundary |
| | Proposed Water Pipe (>300mm) | | Proposed Storm Connection | | Storm Management Facility |
| | Existing Sanitary Sewer | | Proposed Storm Sewer | | Median PUL |
| | Proposed Sanitary Sewer | | Existing Storm Sewer | | Public Utility Lot (PUL) |



Exhibit 4
Pioneer Lands ASP Amendment - Proposed Land Use Statistics

Land Use	GDA (ha)	% of GDA	Units/ha	Units	Pop/Unit	Pop.
Low to Medium Density Residential	140.27	49.8%	25.0	3,507	3.0	10,520
Medium to High Density Residential	13.53	4.8%	67.0	907	2.5	2,266
Total Residential	153.80	54.6%	28.7	4,413		12,787
Westwind Commercial	17.65	6.3%				
Neighbourhood Commercial	0.78	0.3%				
Parks and Recreation (MR)*	24.03	8.5%				
Stormwater Management Facilities	23.06	8.2%				
Public Utility Lot	0.86	0.3%				
Local Road and Lanes	42.37	15.0%				
Collector Roads	19.06	6.8%				
Total Non Residential	127.81	45.4%				
Gross Developable Area	281.61	100.0%				
Pipeline	1.24					
Arterial Road (Grove Drive)	1.35					
Total Gross Area	284.20					

Table 1: Approved Land Use Statistics (as per Bylaw C-1201-22)

Land Use	GDA (ha)	% of GDA	Units/ha	Units	Pop/Unit	Pop.
Low to Medium Density Residential	141.46	50.2	25	3,537	3.0	10,610
Medium to High Density Residential	12.69	4.5	67	850	2.5	2,125
Total Residential	154.15	54.7	28.5	4,387		12,735
Westwind Commercial	17.65	6.3				
Neighbourhood Commercial	0.78	0.3				
Parks and Recreation (MR)	23.68	8.4				
Stormwater Management Facilities	23.06	8.2				
Public Utility Lot	0.86	0.3				
Local Road and Lanes	42.37	15.0				
Collector Roads	19.06	6.8				
Total Non Residential	127.46	45.3				
Gross Developable Area	281.61	100.0				
Pipeline	1.24					
Arterial Road (Grove Dr.)	1.35					
Total Gross Area	284.20					

Appendix B

EMRB Policy Compliance

Appendix B – EMRB Policy Compliance

EMRGP Principles and Objectives	Pioneer Lands ASP Amendment
Guiding Principle: Promote global economic competitiveness and regional prosperity	
1.4 Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	The additional medium-high density residential site increases the density of area Plan within walking distance to commercial, institutional and recreations land uses.
Guiding Principle: Protect natural living systems through an ecological network approach	
2.1 Conserve and restore natural living systems through an ecological network approach	The ASP, as approved, involved a review of ecological and natural living systems. The amendment area does not impact the natural living systems of the ASP however, the amendment is consistent with the vision for Pioneer Lands to create a sustainable residential community, which integrates with the regional commercial centre, providing opportunities for vibrant streetscapes with convenient links to open space amenities.
2.2 Protect regional watershed health, water quality and quantity	
2.3 Plan development to promote clean air, land and water and address climate change impacts	
2.4 Minimize and mitigate the impacts of regional growth on natural living systems	
Guiding Principle: 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 amendment reallocates medium to high density residential land uses within the plan area to allow for a diversity of housing types including provision for an increase in med-high density residential area. These expanded areas of med-high density residential land uses are all within proximity to amenities and adjacent to pedestrian linkages. The ASP, as approved, proposes residential land uses to accommodate a wide spectrum of housing types to cater to various income levels and family types. The amendment expanded on the implements of ground-oriented townhomes which are located along Westwind Drive, a key pedestrian corridor to the transit station. The additional medium-high density residential area is intended to introduce an innovative residential product in close proximity to the MR parcel, and along the pedestrian connectivity network.
3.2 Plan for and promote a range of housing options	
3.3 Plan for and promote market affordable and non-market housing to address core housing need	
Guiding Principle: Achieve compact growth that optimizes infrastructure investment	
4.1 Establish a compact and contiguous development pattern to accommodate employment and population growth	The proposed amendment enables efficient development to occur in the near term that aligns with the logical extension of existing services and is

4.2 Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint.	contiguous to existing development within the Pioneer Lands ASP.
4.3 Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	
4.4 Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	n/a
4.5 Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	n/a
4.6 Prioritize investment and funding of regional infrastructure to support planned growth	The amendment maintains consistency with the overall servicing strategy of the ASP, as approved.
4.7 Ensure compatible land use patterns to minimize risks to public safety and health	The amendment maintains compatible land use patterns and proposes a combined use of both multi-use trails and sidewalk connections in an interconnected system that will accommodate safe pedestrian movement through the plan area and to the civic centre site by provided connectivity mechanisms (enhanced, pedestrian linkage, multiuse trail, and key pedestrian connection) equidistant from one another.
Guiding Principle: 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 proposed amendment increases the amount of medium to high density residential uses (and therefore total population) within walking distance of the transit centre site. Although the enhanced pedestrian linkage has shifted further, it is still within the walking shed of the transit centre and increases the viability and efficacy of transit service, encouraging active transportation and transit use.
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.	
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.	
5.4 Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	n/a
5.5 Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	n/a
Guiding Principle: 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	n/a