
WEST CENTRAL

AREA STRUCTURE PLAN AMENDMENT



Prepared for: Forum
Presented by: Select Engineering Consultants Ltd.
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RPT-0353-24002-8.5-WestCentralASP-240314

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1.0 Introduction

1.1 Purpose

The purpose of this amendment is to revise Bylaw C-1016-17, the West Central Area Structure Plan (ASP), to update the development concept, related figures, and text to allow for a portion of the commercial site on the southeast corner to be redistricted to allow for a Mixed Medium to High Density residential development that is complementary to the adjacent commercial use.

1.2 Amendment Location

The proposed amendment to the West Central ASP in Spruce Grove is for the area of land legally described as Plan 212 1546, Block 5, Lot 2. The amendment impacts 2.56 ha of the northern portion of this site. This site is located north of Highway 16A, west of Jennifer Heil Way, and south of McLeod Avenue.

1.3 Statutory Plans

The amendment to the West Central Area Structure Plan has been completed in alignment with higher order statutory plans, meeting the neighbourhood density requirements and overall visions in these documents.

1.3.1 Edmonton Metropolitan Region Growth Plan

The Edmonton Metropolitan Region Growth Plan (EMRGP) came into effect in October 2017 and was amended in January 2020. This plan sets target densities for greenfield development as well as overall objectives and policies and land use for the Edmonton Metropolitan Region. The minimum target density is 35 du/nrha for Minimum Greenfield Residential Density within the City of Spruce Grove.

Through this amendment, the overall ASP residential density increases slightly from 36 du/nrha to 38 du/nrha, continuing to meet and exceed higher density targets. In addition, the Medium to High Density Residential site helps to increase housing diversity and supply within the plan area aligning with the Communities and Housing goals.

1.3.2 Your Bright Future: Municipal Development Plan 2010 – 2020

The City of Spruce Grove's Municipal Development Plan (MDP) 2010-2020, Bylaw C-960-16, was adopted on July 12, 2010 and consolidated in May 2016. The MDP outlines a community vision and directs growth and change throughout the City. This amendment continues to provide alignment to Section 5, Form and infrastructure, of the MDP, with the change in use continuing to promote a compact, safe, and efficient community that will offer a variety of housing types and development layouts. The addition of the Mixed Medium to High Density residential development will allow for increased housing option and residential density for the community. An MDP amendment has been submitted to align the future land uses outlined in Figure 8 with the additional residential land use. Commercial will remain the major land use adjacent to Highway 16A, with the additional residential providing a transition to the residential land use in Legacy Park to the north.

2.0 Proposed Amendment

This amendment to the West Central (ASP) includes an update to the land use concept, land use statistics and report text to reflect the following proposed changes to the plan:

- Change the land use for 2.56 ha of the commercial site in the southeast portion of the plan area from Commercial to Mixed Medium to High Density Residential.

Text updates include the addition of the below text:

4.3.2 Mixed Medium to High Density Residential

One Mixed Medium to High Density Residential site, totaling 2.56 ha, in the east portion of the Plan area. The site is located to the south of Mcleod Avenue and provides a transition from commercial to low density residential to the north. This Mixed Medium to High Density Residential site may develop as row house or apartment housing up to six stories in height.

2.1 Land Use

2.1.1 Residential

This amendment continues to promote a range of housing densities, allowing for a variety of housing types within the area to meet resident needs.

2.1.1.1 Medium to High Density Residential

The amendment proposes an additional Medium to High Density site in the southeast portion of the plan area. This site is located south of Mcleod Avenue, with access directly to this roadway, allowing residents to easily access potential transit options. The residential site is located adjacent to planned commercial, providing residents with nearby retail amenities and services, and provides a transition to the established residential in Legacy Park.

2.1.2 Commercial

Given the increased demand for housing, a small portion of this site will be reallocated for residential purposes, with the remainder continuing to be dedicated for commercial needs for the neighbourhood. This reallocation of land use is minimal and continues to ensure that there will be a large amount of commercial fronting along Highway 16A that supports vehicle oriented commercial and employment as outlined in the MDP.

2.2 Transportation and Infrastructure

2.2.1 Roadway Network

No changes to the major road networks within the West Central ASP are planned.

One right-in and right-out access from Jennifer Heil Way is currently approved for the site in the West Central ASP. An additional right-in/right-out access has been proposed to align with the planned local road network and updated land uses to facilitate enhanced traffic flow and access opportunity. A Transportation Impact Assessment update has been completed which supports these updated access points from Jennifer Heil Way.

2.2.2 Servicing and Infrastructure

The minor change in land use does not impact the overall servicing plan for the area. Servicing for the overall sanitary, water, and stormwater servicing for the lands within this amendment remains consistent with the ASP. Development for this portion of land is contiguous with current development and follows the proposed staging for the ASP, which is planned from east to west.

2.3 Land Use Statistics

The approved Land Use Statistics are included as Table 1 and updates to these statistics that reflect the concept changes are presented in Table 2.

Table 1: Approved Land Use Statistics

Land Use	Hectares	%
Gross Area	119.5	
Boundary Road Widening	1.20	
Jennifer Heil Way Road Widening	0.5	
Trans Mountain Oil Pipeline	0.6	
Northwestern Utilities Gas Pipeline	0.20	
Gross Developable Area	117.2	
Municipal Reserve	11.7	10
Roads (internal Circulation)	9.10	8
Stormwater Management Facilities	6.10	5
Public Utility Lots (Existing)	0.12	0
Public Utility Lots (Potential)	0.10	0
Highway Commercial	48.2	41
Institutional	1.6	1
Total Non-Residential Area	76.92	65
Net Residential Area (NRA)	40.00	35

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	Units/ ha	Units	% of NRA	People/ Unit	Population
Mixed Low to Medium Density Residential	33.4	30	1003		2.8	2,807
Mixed Medium to High Density Residential	6.6	67.5	448		2.2	983
Total Residential	40.0	36.2	1,451			3,790

Population Density

Low/Medium	2.8 person/unit
Medium/High Density	2.20 person/unit

Residential Density

Low/Medium	30 dwelling units per net residential hectare
Medium/High Density	67.5 dwelling unit per net residential hectare

Total residential density for the Plan area is **36 du/nrha**

Table 2: Proposed Land Use Statistics

Land Use	Hectares	%
Gross Area	119.50	
Boundary Road Widening	1.20	
Jennifer Heil Way Road Widening	0.50	
Trans Mountain Oil Pipeline	0.60	
Northwestern Utilities Gas Pipeline	0.20	
Gross Developable Area	117.2	100%
Municipal Reserve	11.7	10.0%
Roads (internal Circulation)	9.10	7.8%
Stormwater Management Facilities	6.80	5.2%
Public Utility Lots	0.22	0.2%
Highway Commercial	45.64	38.9%
Institutional	1.60	1.4%
Total Non-Residential Area	74.36	63%
Net Residential Area (NRA)	42.56	37%

Residential Land Use, Dwelling Unit Count and Population

Land Use	Area (ha)	Units/ ha	Units	% of NRA	People/ Unit	Population
Mixed Low to Medium Density Residential	33.40	30	1003		2.8	2807
Mixed Medium to High Density Residential	9.16	67.5	618		2.2	1360
Total Residential	42.56		1621			4167

Population Density

Low/Medium 2.8 person/unit
 Medium/High Density 2.20 person/unit

Residential Density

Low/Medium 30 dwelling units per net residential hectare
 Medium/High Density 67.5 dwelling unit per net residential hectare

Total residential density for the Plan area is **38** du/nrha

3.0 Amendment Rationale

The West Central ASP was last approved in March 2018 with Legacy Park already built in the area. Additional development has not occurred and demands for housing have continued to increase since that time.

3.1 Residential/Commercial

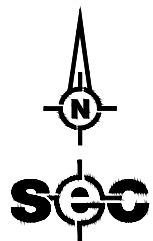
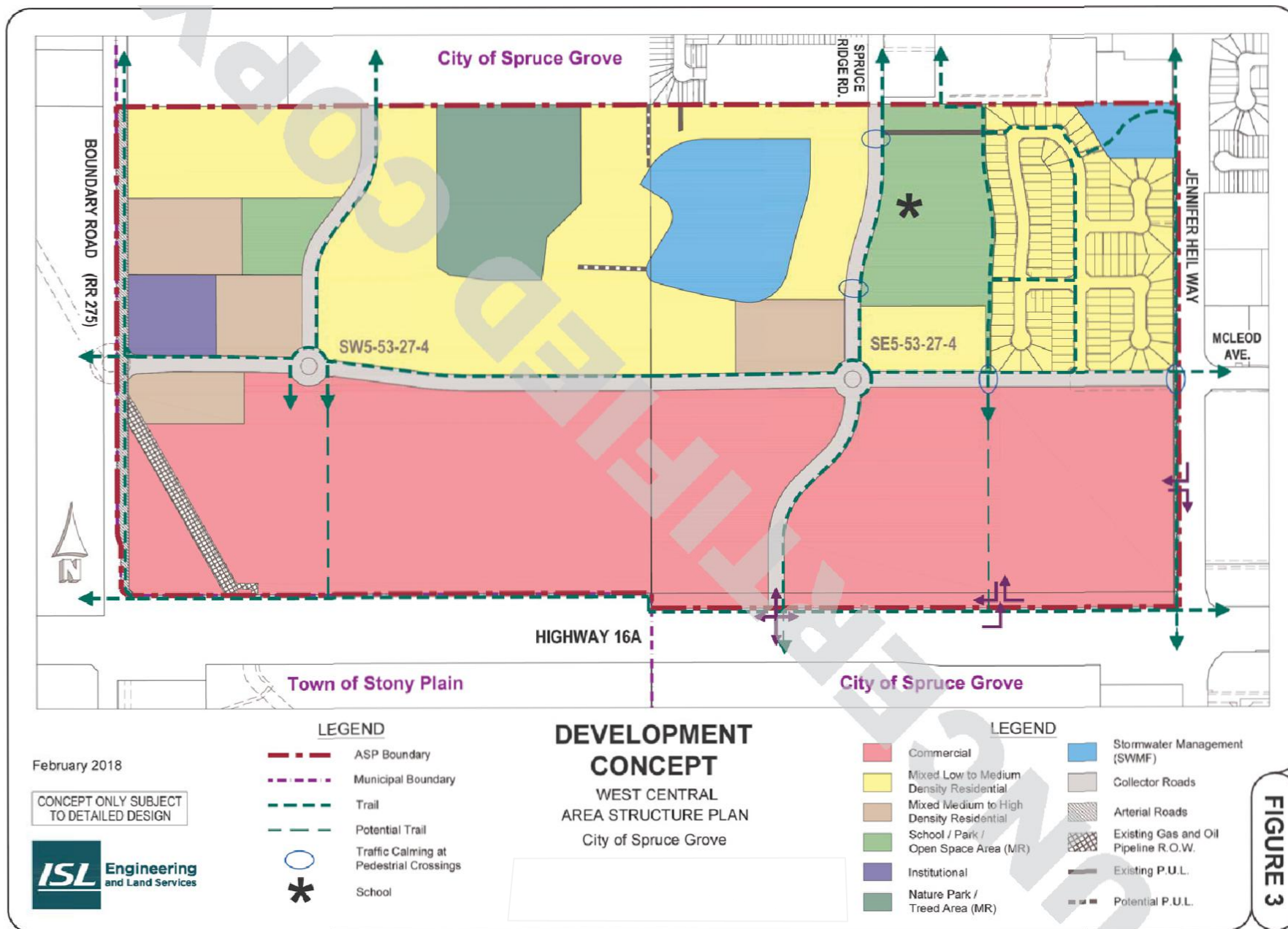
The proposed changes allow for increased housing supply and diversity with the addition of a Mixed Medium to High Density site along the southeast portion of McLeod Avenue. This allows for the development of apartment and/or townhouse units up to six stories in height that are compatible and supportive of the planned commercial site to the south and are separated from existing residential houses in Legacy Park by the McLeod Avenue road right-of-way. This connection to the planned commercial site allows residents to access services easily by their transportation method of choice. This change of a small portion of the land to additional residential provides variety and opportunity for housing that can help meet people's housing needs for different stages of life.

The majority of the site will continue to remain commercial and will act as a buffer from highway noise with frontage between the highway and residential development. The commercial area is planned to serve local and regional markets and the amendment leaves sufficient commercial area within the overall plan.

3.2 Servicing & Transportation

With the minor change in land use, the planned servicing will continue to meet the land use needs and no additional changes are required to be updated in the ASP amendment. The commercial in the area will continue to be accessed from Highway 16A, Jennifer Heil Way, and a north-south collector to the west of the site. The Mixed Medium to High Density Residential site access will be from McLeod Avenue and Jennifer Heil Way. Adding an additional right turn in and right out increases access to the area and is supported by the transportation analysis completed by ISL.

AREA STRUCTURE PLAN



APPROVED DEVELOPMENT CONCEPT

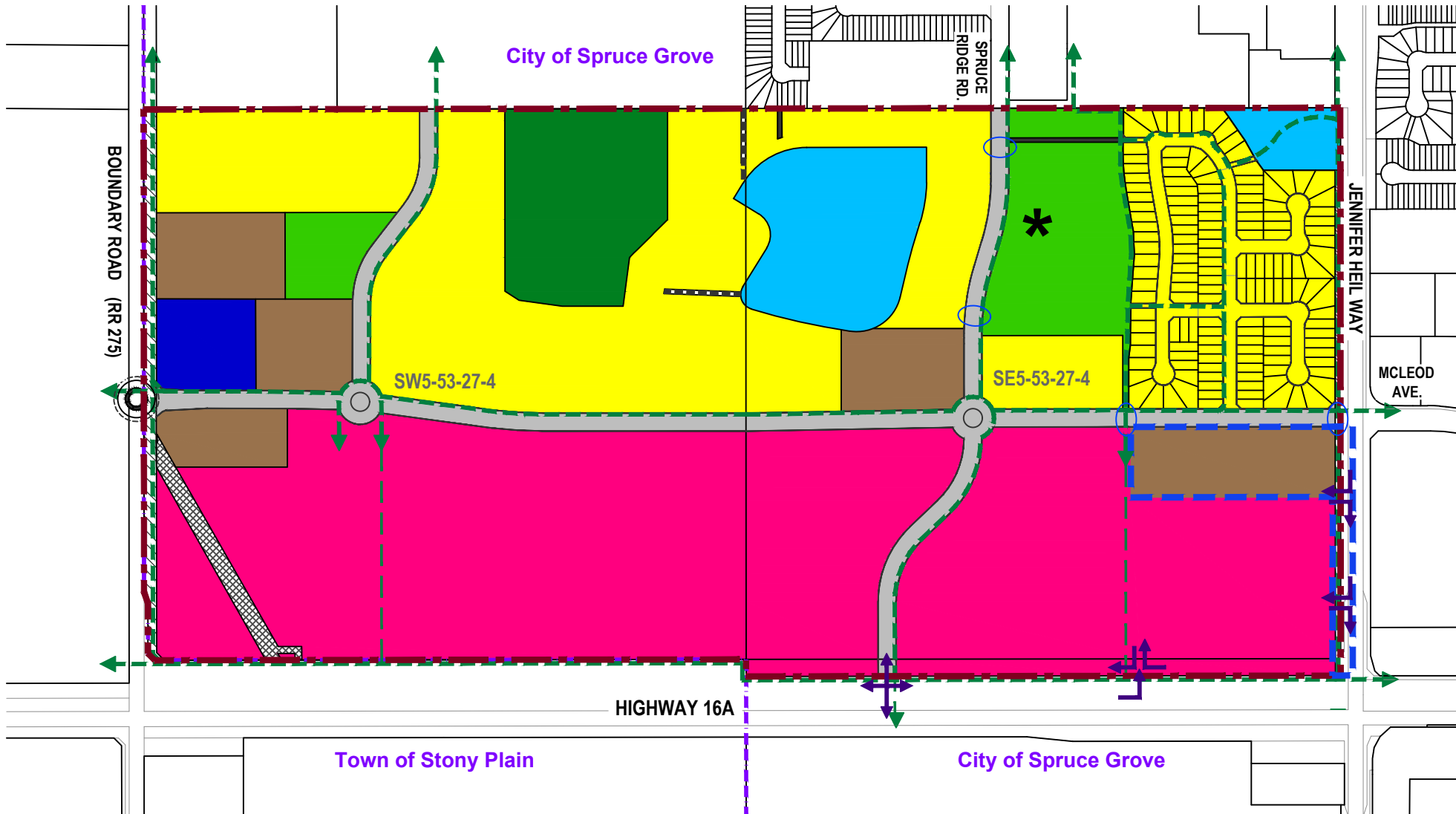
N.T.S.

WEST CENTRAL CITY OF SPRUCE GROVE

353-24002-02-PRF001-APPRDEVCON
JURINCIC June 4, 2024

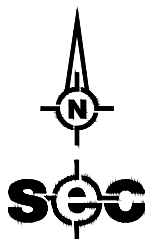
FIGURE 1

AREA STRUCTURE PLAN

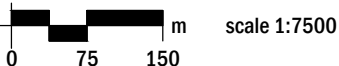


LEGEND

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|--|--------------------------------------|---|
| Commercial | Institutional | Traffic Calming at Pedestrian Crossings |
| Mixed Low to Medium Density Residential | Collector Roads | Trail |
| Mixed Medium to High Density Residential | Arterial Roads | Potential Trail |
| School/Park/Open Space Area (MR) | Existing Gas and Oil Pipeline R.O.W. | Municipal Boundary |
| Nature Park/ Treed Area (MR) | Existing P.U.L. | ASP Boundary |
| School | Potential P.U.L. | ASP Amendment Boundary |
| | Stormwater Management Facility | |



PROPOSED DEVELOPMENT CONCEPT



WEST CENTRAL
CITY OF SPRUCE GROVE