

Bylaw C-1297-24

Land Use Bylaw Amendment
Greenbury Stage 14

and

Bylaw C-1299-24

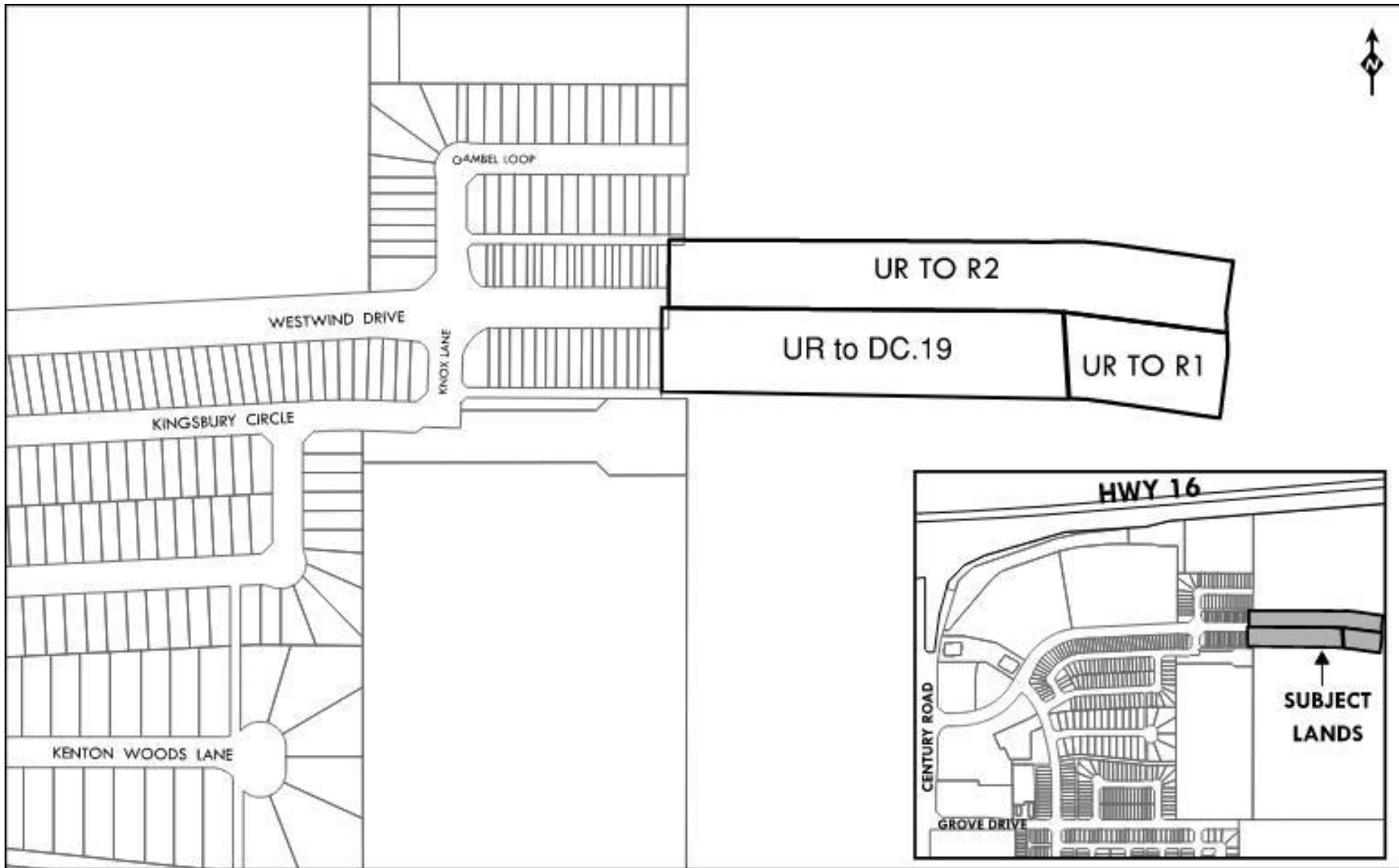
DC.19 - Greenbury Row Housing
Direct Control District

City of Spruce Grove

Public Hearing

July 8, 2024

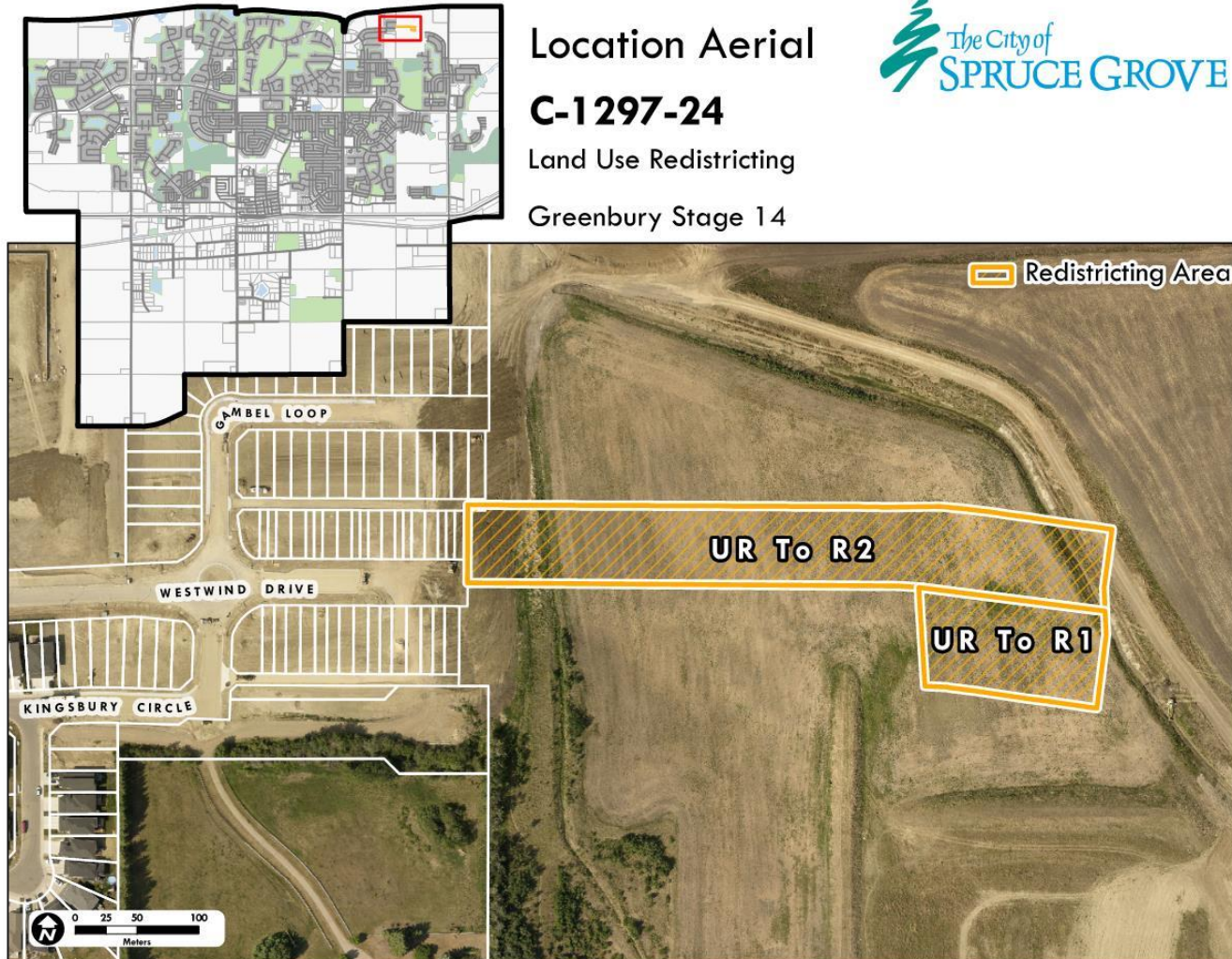
Location - C-1297-24 and C-1299-24



Location

➤ Greenbury Stage 14

Location Aerial
C-1297-24
Land Use Redistricting
Greenbury Stage 14



Intended Land Use:

- Mixed Low to Medium Density Residential
- Mixed Medium to High Density Residential



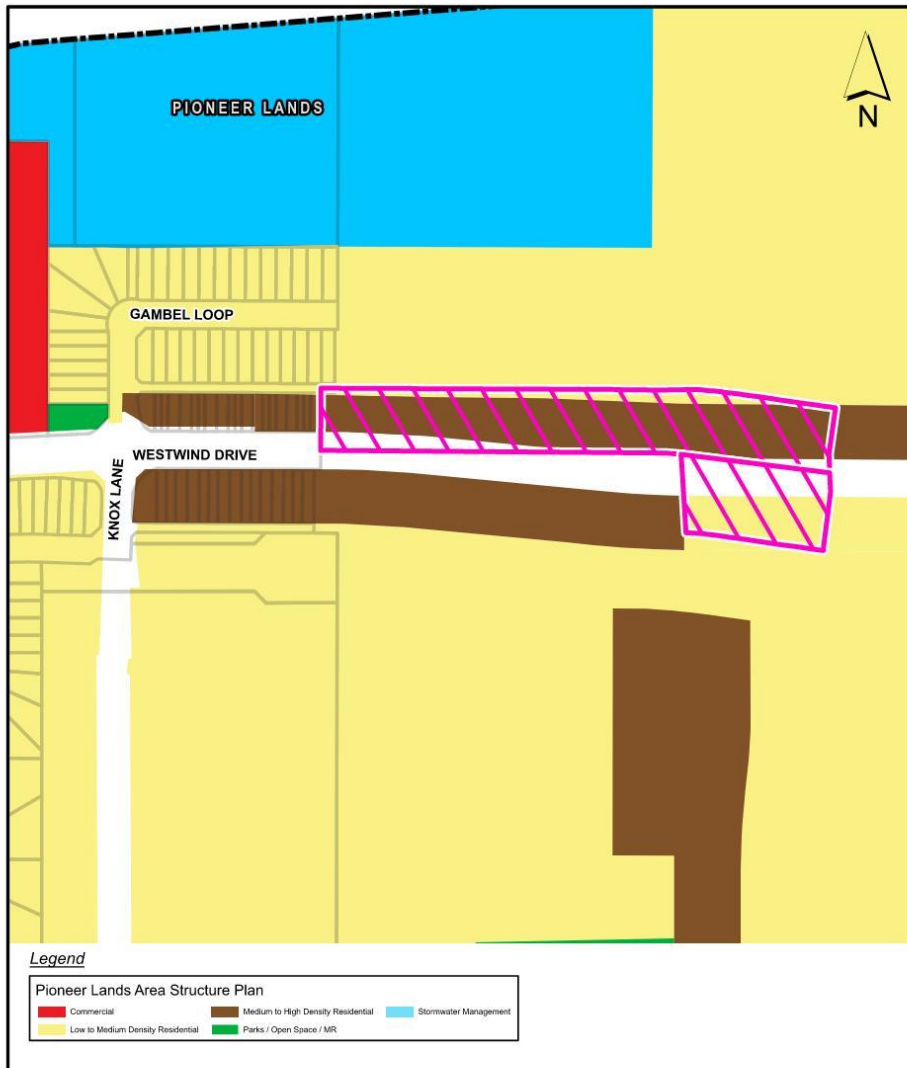
Pioneer Lands Area Structure Plan



ASP Overview

Site of Proposed Redistricting C-1297-24

Greenbury Stage 14 



- **Land Use Concept**
 - Mixed Low to Medium Density Residential
 - Mixed Medium to High Density Residential

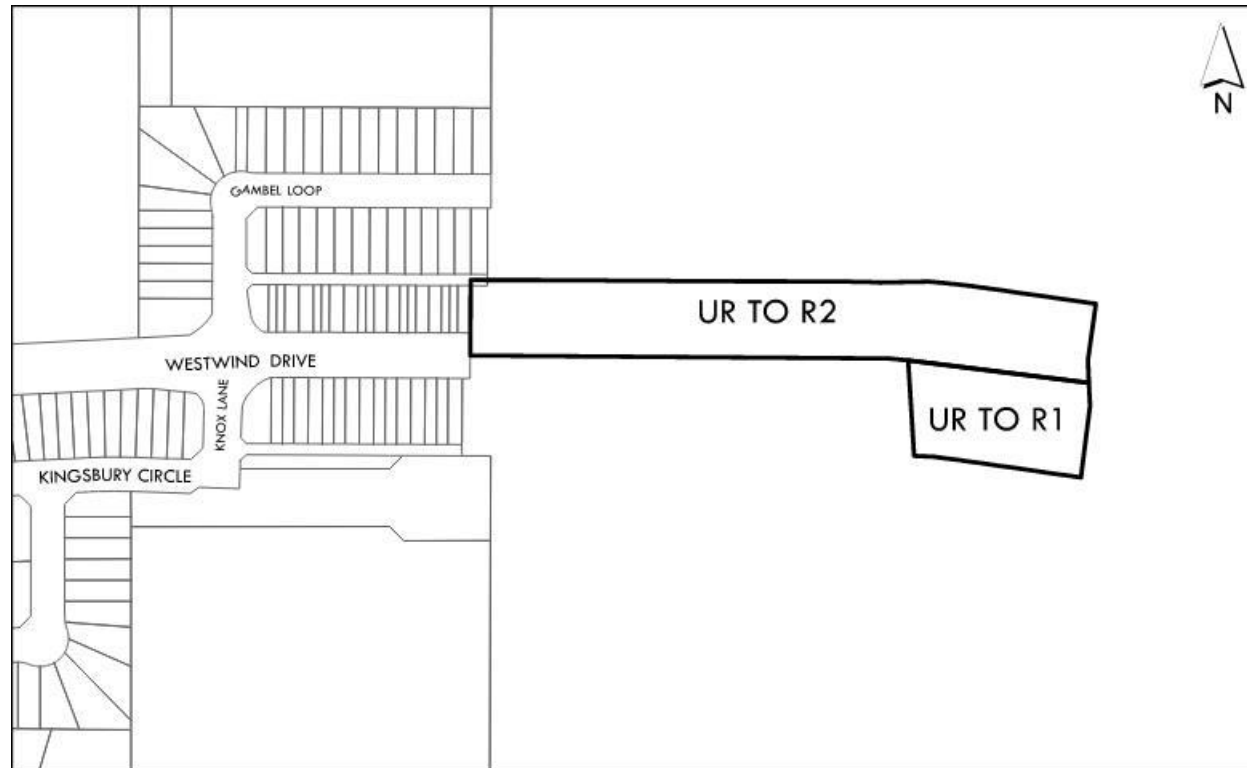


C-1297-24 - Redistricting Greenbury Stage 14

Legal Description:

Lot 3, Block A, Plan 242 0044

Amendment Area: 1.0 ha



Proposed amendment

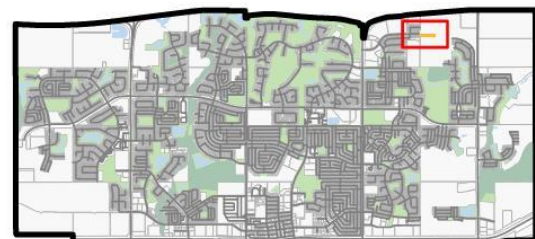
UR - Urban Reserve District

To:

R1 - Mixed Low to Medium Density
Residential District (0.2 ha)

R2 - Mixed Medium to Low Density
Residential District (0.8 ha)

Location

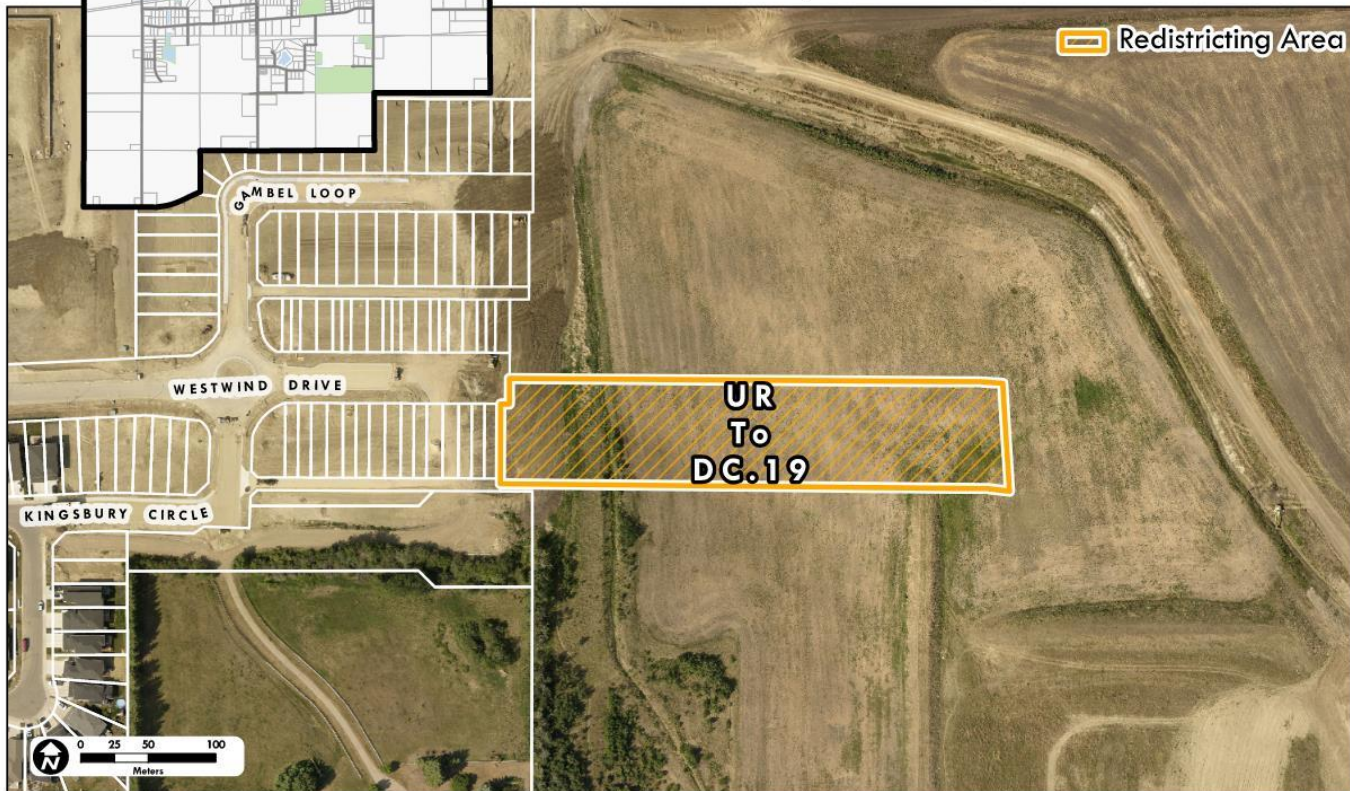


Location Aerial

C-1299-24

Land Use Redistricting

DC.19 Greenbury Row Housing Direct Control District



DC.19 - Greenbury Row Housing Direct Control District

- Intended Land Use:
 - Row Housing

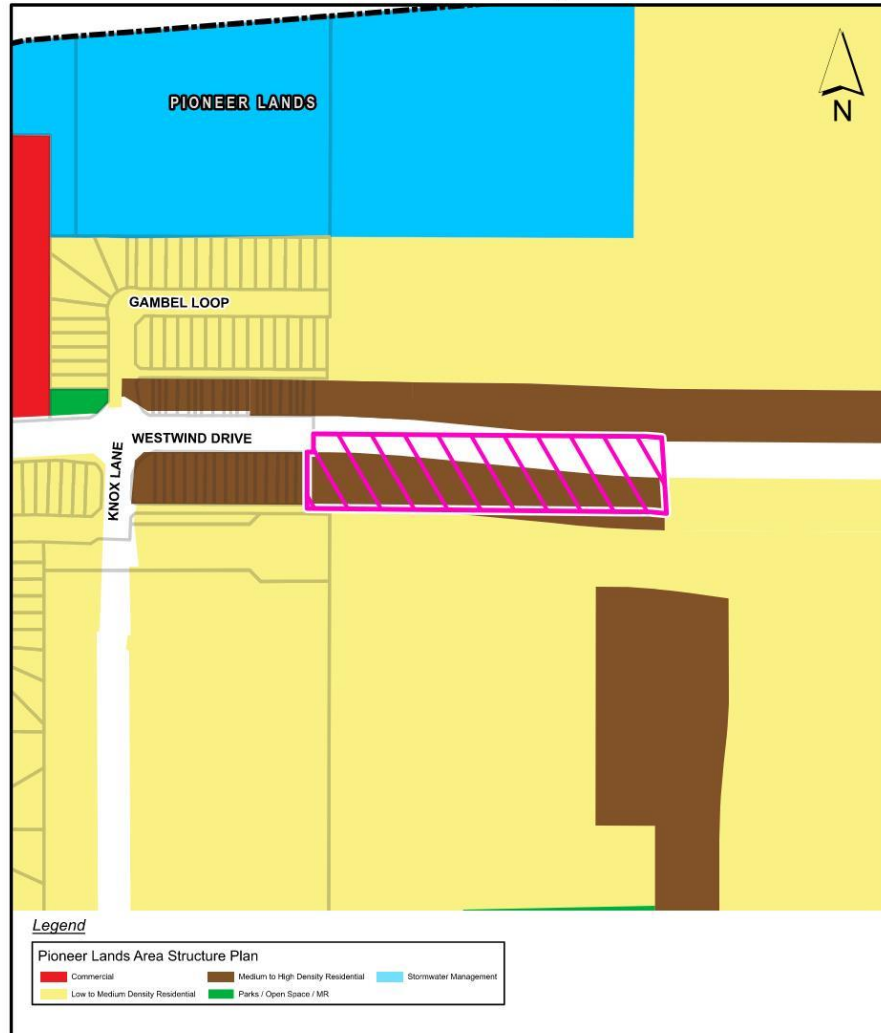


Pioneer Lands Area Structure Plan



ASP Overview

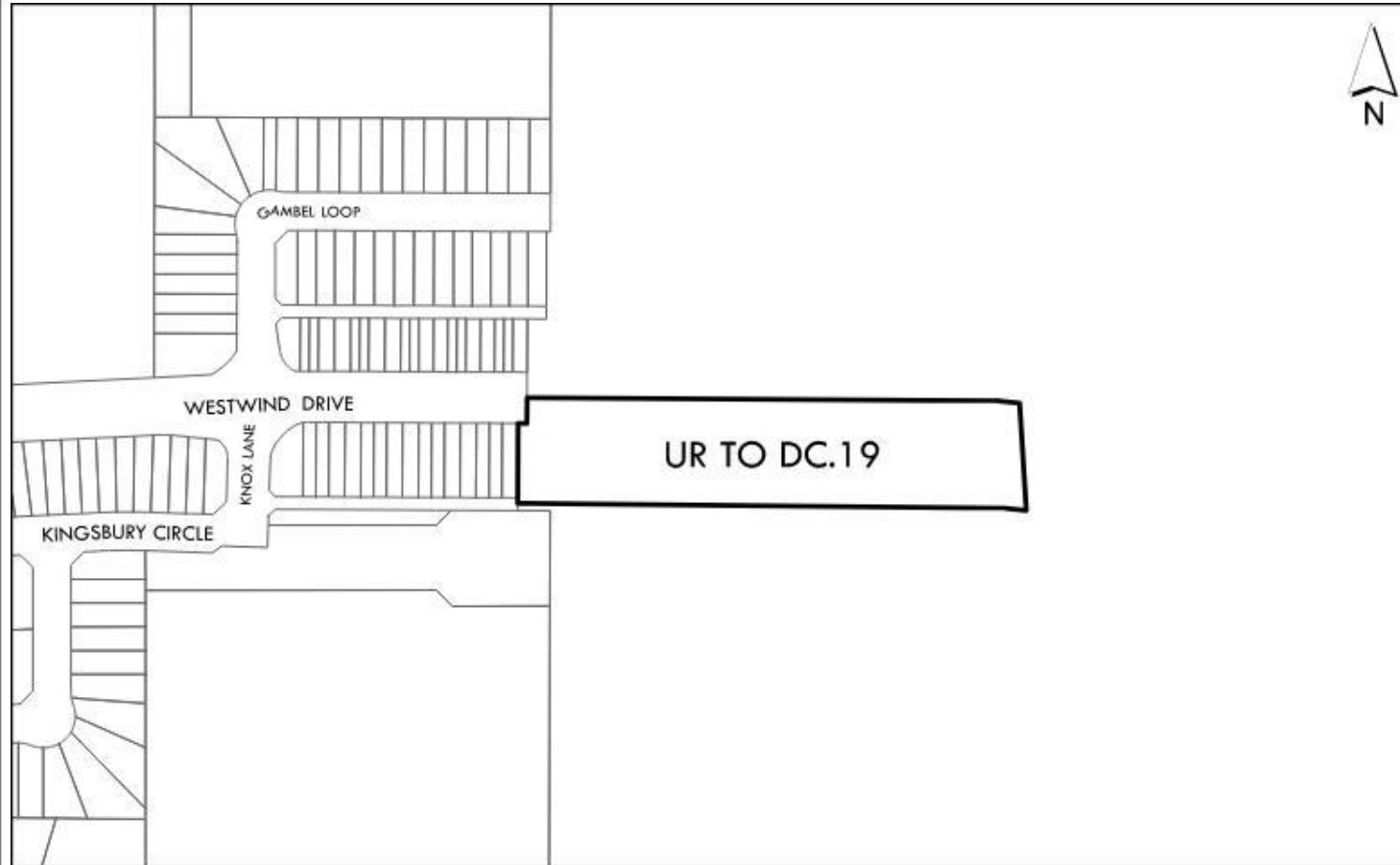
Site of Proposed Redistricting C-1299-24
DC, 19 Greenbury Row
Housing Direct Control District



- **Land Use Concept**
 - Mixed Medium to High Density Residential



C-1299-24 - Direct Control District DC.19 Greenbury Row Housing



Legal Description:

Lot 3, Block A, Plan 242 0044

Amendment Area: 0.7 ha

Proposed amendment

UR - Urban Reserve District

To:

DC.19 - Greenbury Row Housing
Direct Control District (0.7 ha)

Direct Control Districts

The use of a direct control district has been requested to accommodate specific development requirements not considered in a standard district of the Land Use Bylaw. The proposed direct control district sets out the general intent for land use in the district and provides standards of development. The regulation of the proposed Direct Control District provides for development as follows:

DC.19 - Greenbury Row Housing Direct Control District

- The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the neighbourhood.
- Unique regulation of application: Row Housing, Street Oriented dwellings permitted to be developed with Secondary Suites - this is not permitted in other standard land use districts.

If approved, this direct control district could be used as a standard district within the Greenbury neighbourhood where the area structure plan identifies the Medium to High Density Residential use.

Questions and Comments