



REQUEST FOR DECISION

MEETING DATE: February 3, 2025

TITLE: C-1348-24 - West Central Area Structure Plan Bylaw Amendment - Legacy Ridge - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

The proposed bylaw will amend the West Central Area Structure Plan by updating the development concept and land use statistics to reflect the following changes:

- The redistribution of future municipal reserve dedications including a future school site and an environmentally significant natural area;
- A realignment of future McLeod Avenue;
- Changing the location and distribution of Medium to High Density Residential area; and,
- Accommodating revisions to the stormwater management system with the introduction of a third stormwater management facility.

PROPOSED MOTION:

THAT first reading be given to C-1348-24 - West Central Area Structure Plan Bylaw Amendment - Legacy Ridge.

BACKGROUND / ANALYSIS:

The proposed bylaw intends amending the area structure plan by:

- changing the alignment of the future McLeod Avenue / Boundary Road intersection;
- changing the distribution of parks and open space throughout the undeveloped plan area;
- redistributing the Mixed Medium to High Density Residential areas to provide for street-oriented row housing along future McLeod Avenue;

- updating the stormwater management plan for the area with the reduction and relocation of the east central stormwater management facility (SWMF) and the introduction of an additional SWMF in the western plan area;
- elimination of the future Institutional land use; and
- updating the development concept and land use statistics to reflect the proposed land use changes.

The West Central Area Structure Plan (WCASP) currently identifies the intersection of McLeod Avenue and Boundary Road with a roundabout directly above existing pipeline infrastructure. To avoid potential complications and negative interactions with the pipeline, the western alignment of future McLeod Avenue has been realigned deflecting northwards such that the future roundabout will be north of the pipeline right-of-way.

The existing distribution of School / Park / Open Space Area within the WCASP is weighted to the eastern plan area where a future school site has been identified. In addition to the future programable open space within the WCASP, there is a tree stand identified as an Environmentally Significant Area in the Municipal Development Plan. Although this tree stand is in a natural state, it does not qualify for dedication as environment reserve; if to be acquired by the City it needs to be taken as municipal reserve.

Through consultation with both City Administration and the school divisions, the applicant is proposing a reduction in the future school site from 5.24 ha to 3.65 ha. The surplus municipal reserve land is being redistributed to retain a larger area of the Environmentally Significant Area and provide a larger programable park in the western plan area.

The municipal reserve requirements from the future undeveloped commercial lands south of McLeod Avenue were transferred to the parcel north of future McLeod Avenue to facilitate the preservation of the tree stand. The titled area north of future McLeod Avenue, Lot 2, Block 5, Plan 242 0200, currently has a deferred reserve caveat in the amount of 11.76 ha. This area balances with the future school, park, and retained tree stand as identified in the proposed WCASP amendment.

Revisions to the stormwater management plan create both efficiencies in the grading and stormwater management in the WCASP and also provide an additional open space feature for the area with the addition of a third SWMF. The proposed SWMF is approximately 1.9 ha in size and will be developed adjacent the natural tree stands with ample frontage along the future collector roadway. The SWMF will be developed with future trails that link into the City's trail network.

The east/central SWMF has been reconfigured with frontage on the future collector roadway. This design detail will provide additional street parking for the future school on the east side of the collector and eliminates any potential conflict with residential driveways/parking. The

proposed Development Concept also illustrates trails along the north and west sides of this SWMF.

Municipal Development Plan

Bylaw C-1338-24 - The Shape of Our Community: Municipal Development Plan (MDP), is the City's primary statutory plan.

Map 6 - Future Land Use Concept identifies the subject lands as Residential Neighbourhoods and Open Space and Natural Areas.

Policy 4.1.38 supports the integration of environmentally significant and natural areas into the parks and open space network. The proposed amendments work towards this goal.

The revisions to the future school site reflect the provisions of 3.5.7 and help balance the reserve needs within the WCASP.

Joint Use Planning Agreement

In June 2023, the City of Spruce Grove entered into a Joint Use Planning Agreement with Parkland School Division and Evergreen Catholic Separate School Division. Schedule "E" of this agreement identifies School Site Guidelines.

The proposed school site satisfies the identified preferred shape and configuration, will be accessible to several modes of travel, and has been designed with frontage along the collector roadway on the west and a local road along the south to address the desired frontage along public streets. The applicant worked together with City Administration and school division representatives to size the site to accommodate all identified components of the future school and anticipated City programming requirements.

Although the site was designed in consultation with representatives of the school divisions and deemed acceptable to accommodate the future school needs, the Parkland School Division has responded that "We are concerned about the size of the site in comparison to the recommended size in the Joint Use agreement which we have with the City. The size limits the amount of green space and sports fields we can have on the property for the students." And that "Although more space would be preferred, we can make the site work." The comment in relation to the identified total land need of 13 to 15 acres (5.26 to 6.07 ha) within the Joint Use Planning Agreement.

Section "E" of the agreement identifies that the "parameters contained in this Schedule will be considered when planning future school sites in a Municipality's Municipal Development Plan, and Area Structure Plans." The size may not meet the identified need, but it has been agreed that the anticipated design and need of the future school can work on the well designed and allocated site as proposed.

Edmonton Metropolitan Region Board (EMRB)

The proposed amendments to the area structure plan create a slight increase in residential density from 38.1 units / ha to 38.7 units / ha. As the amendment increases residential density positively and they remain above the target density of 35 units / ha it is compliant with EMRB density requirements as identified in the Edmonton Metropolitan Region Growth Plan.

Land Use Bylaw

All lands within the amendment area are currently districted UR - Urban Reserve District.

If the proposed amendment is approved, the amended area structure plan area would support the redistricting of the undeveloped lands to a combination of the following districts: R1 - Mixed Low to Medium Density Residential, R2 - Mixed Medium to High Density Residential, C2 - Vehicle Oriented Commercial, P1 - Parks and Recreation, and P2 - Natural Areas.

A redistricting amendment would be required to change the land use designation under the Land Use Bylaw.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A public open house was held by the applicant on December 3, 2024, to present the proposed area structure plan amendment and the anticipated redistricting. A summary of the open house will be provided for the public hearing.

A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the existing West Central Area Structure Plan will be updated by the information included in Bylaw C-1348-24, and be published on the City's website

IMPACTS:

The proposed West Central Area Structure Plan amendment redistributes the location of future municipal reserve dedications and future Medium to High Density Residential areas. The proposed distribution of municipal reserve provides for the retention of a larger area of the

Environmentally Significant tree stand in the area. The revised Medium to High Density Residential areas will provide for the development of street-oriented row housing on the north side of McLeod Avenue.

FINANCIAL IMPLICATIONS:

n/a