

CITY OF SPRUCE GROVE

WEST CENTRAL

AREA STRUCTURE PLAN AMENDMENT

2025



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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 and related figures to create a more efficient and functional plan based on additional technical analysis and updated planning considerations.

1.2 Amendment Location

The proposed ASP amendment area in Spruce Grove affects the remaining undeveloped lands within the West Central Area Structure Plan located within the SE-5-53-27-W4M and SW-5-53-27-W4M. This site is located south of Spruce Ridge and the developing Copperhaven neighbourhood within the West ASP, north of Highway 16A, west of Jennifer Heil Way, and east of Range Road 275 (Boundary Road).

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 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 greenfield residential development within the City of Spruce Grove.

Through this amendment, the overall ASP residential density changes slightly from 38.1 du/nrha to 38.6 du/nrha, continuing to meet and exceed density targets. Additional land use planned for town housing helps to meet the objectives within the plan by promoting a diverse range of housing options while continuing to be a complete community with opportunities to live, work, and play within the ASP plan area.

1.3.2 The Shape of Our Community: Municipal Development Plan

The City of Spruce Grove's Municipal Development Plan (MDP), The Shape of Our Community, was adopted on September 9, 2024. The MDP outlines a community vision and directs growth and change throughout the City. This proposed amendment continues to align with the future land uses outlined in Map 6 of the MDP and overall objectives, goals, and policies of the MDP.

Specifically, this amendment aligns with the Connection policies, by providing ample and equitably distributed amenity and open space within the community to meet residents needs and contribute to a high quality of life. This includes the retention of the identified environmentally significant natural area in the plan area. In addition, the housing variety created within the proposed amendment will provide more housing choice and a range of affordability within the neighbourhood.

2.0 Proposed Amendment

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

- Change the alignment/intersection of Mcleod Ave and Range Road 275 to match the Range Road 275 Functional Study and ensure no conflicts with the Transmountain pipeline that intersects the plan area. This road alignment also requires reconfiguration of some of the adjacent residential land uses.
- Straighten the western north/south collector road to allow for grid style and efficient development.
- Reallocate the medium density housing that was previously on the collector road intersection on the east portion of the plan to provide row housing development along Mcleod Avenue. This provides street-oriented development in the plan area that provides an active urban residential streetscape across from commercial land uses.
- Adjust the shape of the central stormwater management facility and shift further east to meet servicing needs while allowing for more efficient and connected layout of residential uses.
- Add an additional storm pond to the western portion of the plan area to allow for cost effective servicing within the plan area and an efficient tie-in to adjacent neighbourhood servicing. This provides an additional amenity space for residents and can help to support the water balance of the adjacent Municipal Reserve natural treed area.
- Adjust school/park allocated on the eastern portion of the plan to fit into residential area redesign that was completed based on changes to road alignments. Resize the future school site in the eastern portion of the plan to align with required Municipal Reserve allocation requirements and overall plan MR considerations. Consultation with the School Board to determine needs along with a fit study have been completed to determine size requirements of the site.
- Reconfigure and expand the west park to integrate with the revised land uses and road layout.
- There is no identifiable need for institutional land use in the plan area. The institutional site has been removed from the plan and replaced with residential land uses to increase the opportunity for housing within the neighbourhood. There is an existing church located directly north within Copperhaven.

2.1 Land Use

2.1.1 Residential

This proposed amendment will continue to support a range of housing densities and building forms, providing choice for future homebuyers that fit a variety of lifestyles and budgets. The amendment creates additional housing forms through adding blocks of street-oriented rowhouse along collector roadways, providing an active streetscape and transitional density between the commercial and lower density residential areas of the plan. Four Mixed Medium to High density sites are planned south of McLeod Avenue on the eastern and western sides of the neighbourhood that provide additional opportunity for diverse housing forms within the neighbourhood and synergy with the adjacent commercial land uses.

2.1.1.1 Low to Medium Density Residential

The changes to the collector road network of the plan allow for a more efficient and connected modified grid layout of local roads in the low to medium density areas. Low to medium density residential uses continue to be located north of McLeod Avenue, which provides separation from commercial uses. Permitted uses within the low-density district of the City's Land Use Bylaw allow for single detached, semi-detached, duplex and row house dwellings. Where low density housing forms are not contemplated within the current Land Use Bylaw, a Direct Control district could be created to provide opportunities for new and innovative housing designs, such as front-back semi-detached housing or shallower and narrower lots to keep up with trends and market demands. The proposed land use changes result in a change in low to medium density area from 33.4 ha to 27.1 ha. While this appears to be an overall decrease, to ensure accuracy the proposed statistics now include measured local road areas for the undeveloped areas in the circulation statistics. In previous versions of the ASP, the collector roads and local roads for the developed Legacy Park residential area were accounted for in the circulation statistics totaling 8% of the Gross Developable Area (GDA), however it appears that the local roads in the undeveloped residential areas were not accounted for and were grouped into the Low to Medium Density Residential land use area. Using area measurements, the overall Circulation land use increased by 7.3 ha in the proposed ASP statistics. Taking this into consideration, the proposed Low to Medium density land use areas remains comparable to approved Low to Medium density land use areas.

2.1.1.2 Medium to High Density Residential

The amendment proposes changes in location and size of the Mixed Medium to High density sites to work with the updated McLeod Avenue alignment that curves north. Mixed Medium to High density land uses are located with access from collector roadways, providing convenient access to future transit routes and commercial uses. The plan proposes to distribute density throughout the neighbourhood by creating street-oriented row housing along the north side of McLeod Avenue and the west side of Copperhaven Drive. 3.5 ha of land is planned to be developed as street oriented row housing, and 4.6 ha is planned as Medium to High density sites. Four Medium to High Density sites are planned within the neighbourhood that provide opportunity for housing diversity, including the potential for multi-unit dwellings in close proximity to amenities. The overall allocation of Medium to High density residential area in the

plan changes from 9.2 ha to 8.1 ha. The projected density for street oriented housing is 44 dwelling units per net residential ha, and an average density of 90 dwelling units per net residential ha for the Medium to High Density residential sites. The identified density of 67.5 dwelling units per residential ha within the Medium to High Density Residential destination accounts for the variety of housing forms.

2.1.2 Open Spaces

Changes to the open space network include reallocation of MR dedication through changes to the size of parks and open spaces and the addition of a new Stormwater Management Facility. There is no change to the area (ha) provided as Municipal Reserve.

2.1.2.1 Park/Open Space

The reconfigured park in the west provides a programmable recreation space for future residents and is located near Medium to High density residential uses.

The approved school site has been reduced in size. Consultation with the Parkland School Board has been completed to determine site needs for the school site in the east. Based on being nearby community amenity space and striving for right sizing school sites that provide less maintenance cost while still providing the recreational amenity space required for students, an adjustment was made to the site to reduce the size from 5.2 ha to 3.7 ha. All the programming needs can be met within this proposed adjusted park space. The revised school/MR site can accommodate an efficiently designed school site, with room for a building pocket, parking and drop-off, field spaces, playgrounds, courtyards and trails required to service a K-9 school.

2.1.2.2 Stormwater Management Facilities

Two Stormwater Management Facilities (SWMF) were previously approved in the ASP area to accommodate the required stormwater drainage. Through more detailed engineering analysis and review of site grading, it was found that adding a third SWMF in the western portion of the plan would create efficiencies in costs for stormwater drainage and site grading. This also results in an additional amenity space that can be utilized for residents in the western portion of the plan and provides an integrated larger open space area and potential hydrologic support for the vitality of the adjacent retained natural tree stand.

The size of the proposed SWMF is 1.9 ha. The central SWMF is reduced by 1.1ha in size and reshaped for efficient capacity and local road layout. These changes result in a 0.7 ha increase in SWMF area and a decrease in the Low to Medium Density Residential.

Trails are planned around portions of the SWMF to allow for public access and enjoyment.

2.1.2.3 Natural Area

In the northern portion of the ASP area, the upland native forest stand that was noted to be an Environmentally Significant Area in the MDP will continue to be retained and dedicated as Municipal Reserve in this amendment. Additional MR has been proposed to provide strategic vistas and access to the Natural area from surrounding roads. This increases the size of the tree stand park from 5.2 ha to 6.0 ha. A trail system along the west and northeast edges of the tree stand is proposed to connect people with nature and align with the MR plans to the West ASP

to the north. Trail material, width and alignments will be reviewed through subdivision of the natural area in consultation with City staff. Following further study, revisions to the trail alignment, or internal trails may be requested by the City with no need to amend the ASP.

2.1.3 Institutional

No identified institutional use has been planned for the area. The currently approved Institutional area will be eliminated and the 1.6 ha area converted to Mixed Low to Medium Density Residential and other land uses such as SWMF allocation.

2.1.4 Highway Commercial

The Highway Commercial use has increased by 1.1 ha due to the realignment of McLeod Avenue.

2.2 Transportation and Infrastructure

2.2.1 Roadway Network

The road network has been updated to realign McLeod Avenue to Range Road 275, based on the Functional Road Study completed and to ensure that there are no conflicts with the Trans Mountain pipeline that intersects with the plan area. Additionally, minor changes to north and south collectors have been proposed to straighten the road network and residential blocks which improves general connectivity and development efficiency.

The hierarchy of collectors and potential local roadways is intended to facilitate the efficient movement of vehicular traffic and provide connections to neighbouring land uses. Roadways will be designed to meet City of Spruce Grove engineering design standards.

Transit service can be accommodated along the collector roads. This meets the 400-meter maximum walking distance for all residents to transit service within the West Central plan area. Transit stop locations will be determined at the time of subdivision.

A transportation access management plan may be required for McLeod Avenue at the time of subdivision.

Figure 2 identifies the major trail alignments through the plan area. Depending on changes to local road patterns, trail connections not identified on Figure 2 may be required by the City to enhance pedestrian connectivity. These connections may be considered with future detailed subdivisions.

2.2.2 Servicing and Infrastructure

An additional Stormwater Management Facility (SWMF) will be constructed in the northwest portion of the plan area and flows from the western portion of the plan will be directed to this area. This SWMF will discharge at a controlled rate through the Copperhaven minor system located on Copperhaven Drive to the Copperhaven SWMF. A portion of the stormwater flows from the northwest portion of the neighbourhood will flow directly to the Interconnecting Storm Trunk that connects the west SWMF to the Copperhaven neighbourhood. The remaining

plan area storm flow will be directed to proposed east stormwater management facilities and beyond as per the approved ASP. Surface water within the upland native tree stand currently drains at grade to the north into future Copperhaven and will continue to do so. A drainage course for the tree stand will be identified in the West Area Structure Plan.

The overall sanitary and water servicing for the lands within this amendment remains consistent with the ASP and has been adjusted to align with the updated road network. Figures 4, 5, and 6, have been updated to illustrate the servicing concepts with the revised stormwater management system and transportation network. A small portion on the west side is proposed to discharge to Copperhaven neighbourhood along Copperhaven Drive as this area is too low to be serviced to the trunk on the east side of the trees.

The identified area for Public Utility Lots (PUL) has increased by 0.1 ha to accommodate an additional PUL adjacent the west park area and the updated PULs around the central SWMF.

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. The approved statistics for Roads (internal circulation) are significantly lower than the proposed circulation as the proposed statistics include local roads for non-developed residential areas, providing a more accurate representation of overall land use. The overall residential density of the ASP increased from 38.1 to 38.7 du/nrha.

Table 1: Existing Land Use Statistics

Land Use	Hectares	%
Gross Area	119.5	
Boundary Road Widening	1.2	
Jennifer Heil Way Road Widening	0.5	
Trans Mountain Oil Pipeline	0.6	
Northwestern Utilities Gas Pipeline	0.2	
Gross Developable Area	117.2	100%
Municipal Reserve	11.7	10.0%
Roads (internal Circulation)	9.1	7.8%
Stormwater Management Facilities	6.1	5.2%
Public Utility Lots	0.2	0.2%
Highway Commercial	45.6	38.9%
Institutional	1.6	1.4%
Total Non-Residential Area	74.4	63.0%
Net Residential Area (NRA)	42.6	37.0%

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	2807
Mixed Medium to High Density Residential	9.2	67.5	618		2.2	1360
Total Residential	42.6		1621			4167

Population Density

Low/Medium 2.8 person/unit person per net residential hectare

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

OVERALL RESIDENTIAL DENSITY 38.1 du/nrha

Table 2: Proposed Land Use Statistics

Land Use	Hectares	%
Gross Area	119.5	
Boundary Road Widening	1.2	
Jennifer Heil Way Road Widening	0.4	
Trans Mountain Oil Pipeline	0.6	
Northwestern Utilities Gas Pipeline	0.2	
Gross Developable Area	117.1	100%
Municipal Reserve	11.7	10.0%
Roads (internal Circulation)	16.4	14.1%
Stormwater Management Facilities	6.8	5.8%
Public Utility Lots	0.3	0.2%
Highway Commercial	46.7	39.9%
Institutional	0.00	0%
Total Non-Residential Area	81.9	69.9%
Net Residential Area (NRA)	35.2	30.1%

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	27.1	30	813	77%	2.8	2276
Mixed Medium to High Density Residential	8.1	67.5	547	23%	2.2	1203
Total Residential	35.2		1360			3479

Population Density

Low/Medium	2.8 person/unit person per net residential hectare
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

OVERALL RESIDENTIAL DENSITY 38.6 du/nrha

3.0 Amendment Rationale

The West Central ASP was most recently amended by Council as Bylaw C-1334-24 in July 2024 to change a portion of the commercial area to Mixed Medium to High Density Residential. Previous approval was in March 2018 as Bylaw C-1016-17 with Legacy Park already built along the east boundary of the plan. While the newly approved residential have begun development activity in the west portion of the plan south of Mcleod Avenue, the remaining lands have not been developed. With new analysis on servicing, updated supporting information, and a move to more efficient grid pattern roadways to facilitate current housing products and needs, an amendment is required. The changes support the direction for compact, complete, and efficient development with appropriate densities as outlined in higher order statutory plans.

3.1 Residential/Commercial/Institutional

The plan continues to allow for the development of a mix of residential uses within the plan area to support a well-balanced neighbourhood with a variety of housing options available for residents. The changes allow for increased housing diversity with the addition of row housing that orients development to the street along Mcleod Avenue. The row housing also acts as a transitional building form from commercial to residential uses, and the associated laneways allow for abundant parking on the street. Some modifications to the Stormwater Management Facility and road network improve the low-density areas of the plan by allowing efficient grid or modified grid development. The plan amendment also considers the recent addition of Mixed Medium to High density residential sites south of existing residential in the eastern portion of the plan area. Mixed Medium to High density sites are appropriately distributed along the major transportation corridors so future residents have convenient access to transportation options and neighbourhood amenities.

These changes continue to support the original planning direction provided in the approved West Central ASP which highlights that development should consider physical and human made site constraints, land use compatibility, using a grid or modified grid where possible, fronting buildings onto local roadways, and the potential for buildings to front onto Collector roadways, Parks and Open Space.

The commercial area was planned to serve local and regional customers, and the amendment leaves the commercial area largely unchanged.

No identified need for the institutional site previously allocated in the plan has been found and this land use has been removed from the plan to allow additional residential uses to meet high demand for housing in Spruce Grove.

3.2 Open Space

Residential neighbourhoods dedicate MR as park space to provide recreational and natural space amenity for residents. An additional Stormwater Management Facility in the west provides more amenity space for residents to enjoy and is complementary to the retained natural area. The proposed western park site provides a public open space in an area with higher residential density for residents to enjoy recreation with many options for programming and gathering. This park space could also be used by commercial workers and visitors from the south.

The tree stand that is noted to be an Environmentally Significant Area in the MDP, has been maintained with increased Municipal Reserve planned in strategic locations to allow for vistas into the natural area and access for residents. A formal trail is planned to allow residents to enjoy the natural area in conjunction with access from the Stormwater Management Facility.

The planned school site is reduced in size, however it will continue to meet recreational needs and identified school needs within the area. A site that is appropriately sized for school activities creates less maintenance for open areas that are underutilized. A north/south trail is provided along the back of existing residential lots in Legacy Park to provide connection and minimize disruption to the existing residents. A trail continues to be planned to link the school site to the Fuhr South Park and TransAlta Tri-Leisure Centre to the north.

3.3 Servicing & Transportation

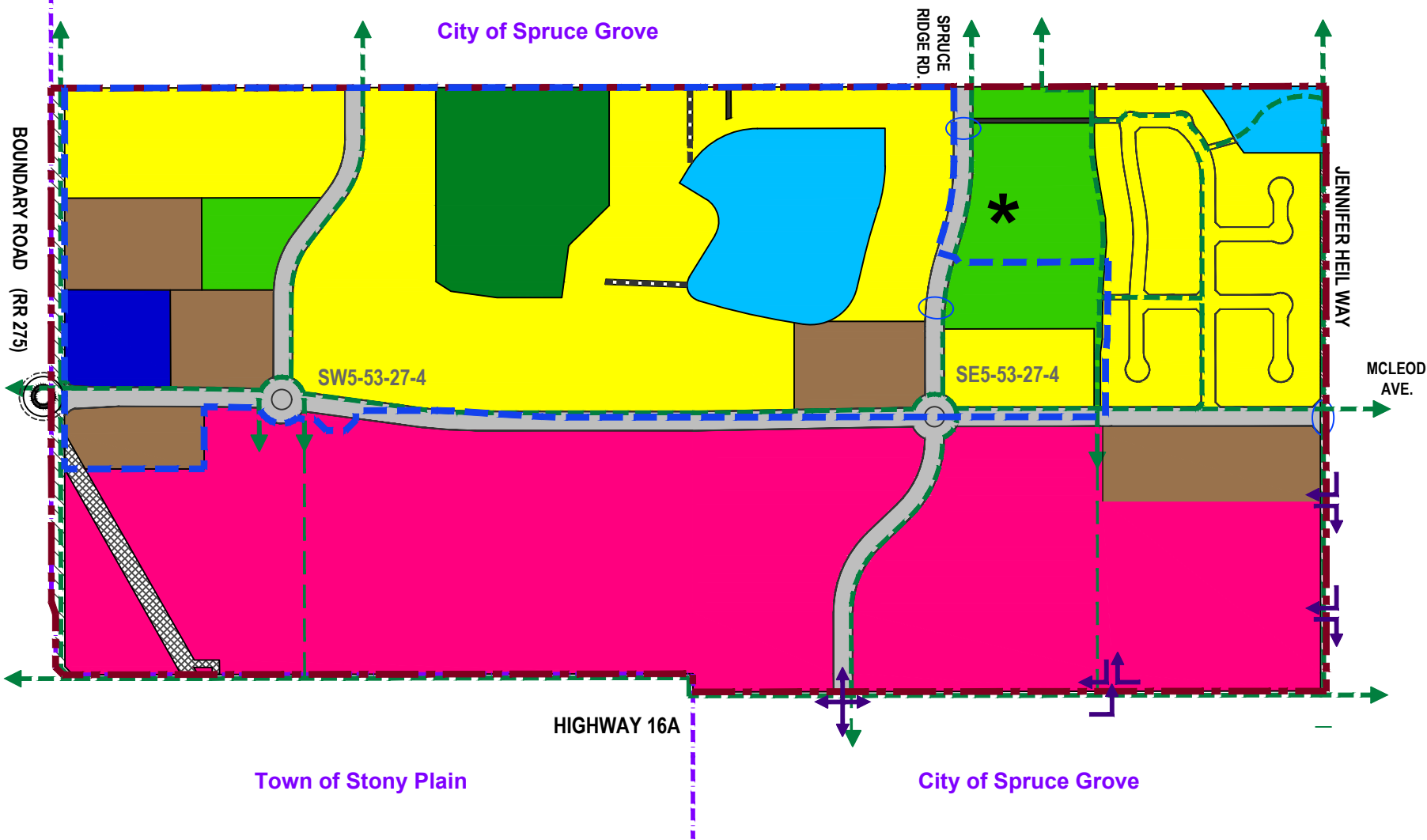
Through detailed engineering review, it was determined that an additional stormwater management facility would be beneficial for the area and the central stormwater facility could be updated to a smaller size and regular shape to facilitate efficient development of the surrounding lands.

The proposed updates to the road networks support improved connectivity through a modified grid system while maintaining safety features such as the roundabouts to control speed and traffic flow. Revised roads align with the recent functional road study for Range Road 275 and servicing plans are updated to follow the road network.

3.4 Staging

The proposed staging aligns with the current approved ASP with development extending contiguously from existing services and roadways in the east part of the plan towards the west.

AREA STRUCTURE PLAN

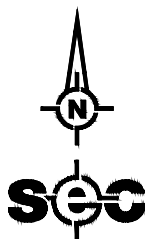


LEGEND

- Commercial
- Mixed Low to Medium Density Residential
- Mixed Medium to High Density Residential
- School/Park/Open Space Area (MR)
- Nature Park/ Treed Area (MR)
- * School

- Institutional
- Collector Roads
- Arterial Roads
- Existing Gas and Oil Pipeline R.O.W.
- Existing P.U.L.
- Potential P.U.L.
- Stormwater Management Facility

- Traffic Calming at Pedestrian Crossings
- Trail
- Potential Trail
- Municipal Boundary
- ASP Boundary
- ASP Amendment Boundary



APPROVED DEVELOPMENT CONCEPT

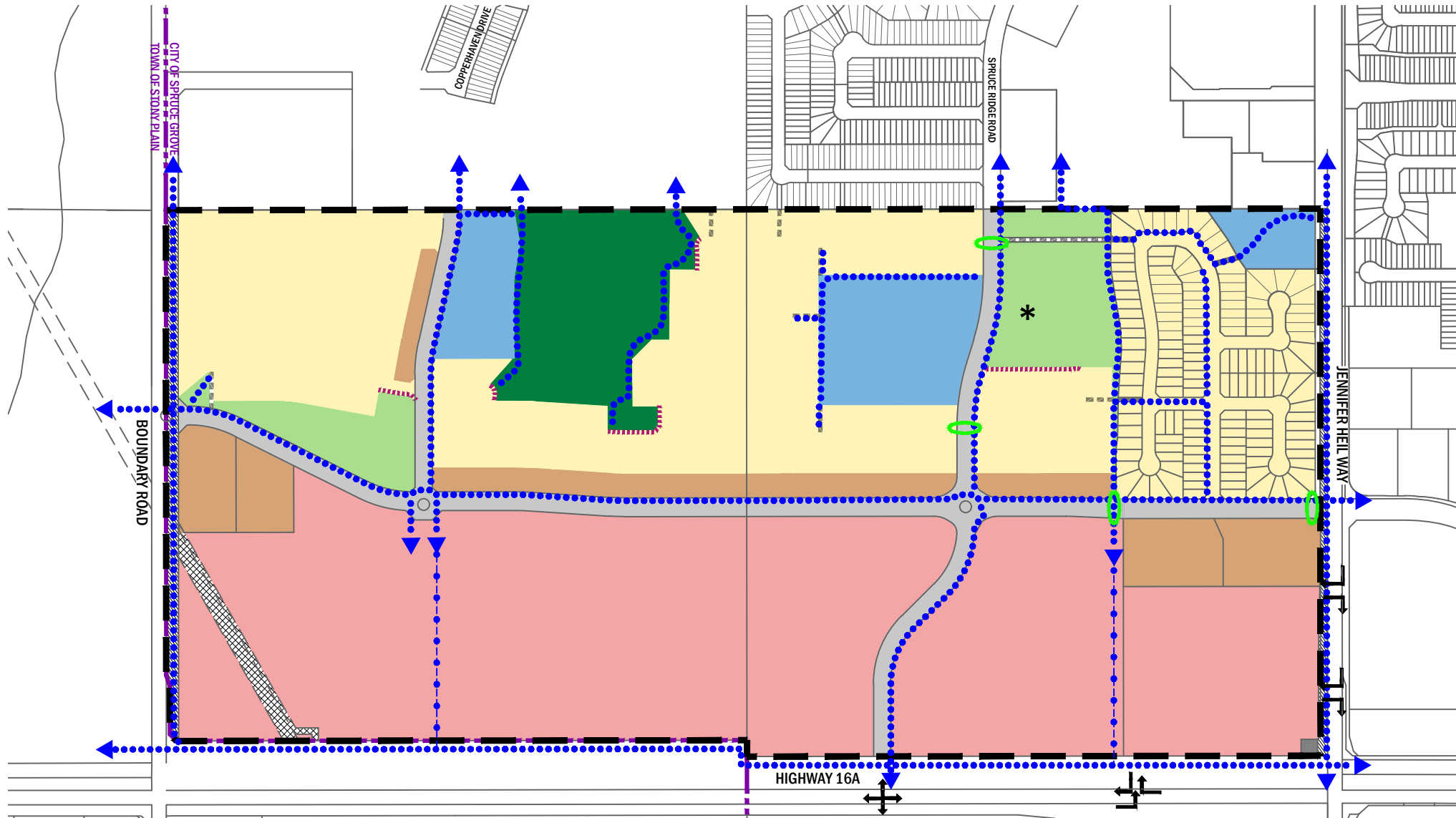
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WEST CENTRAL
CITY OF SPRUCE GROVE



















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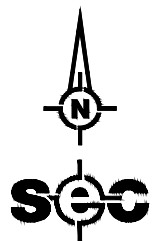
FIGURE 1

AREA STRUCTURE PLAN



LEGEND

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



PROPOSED DEVELOPMENT CONCEPT

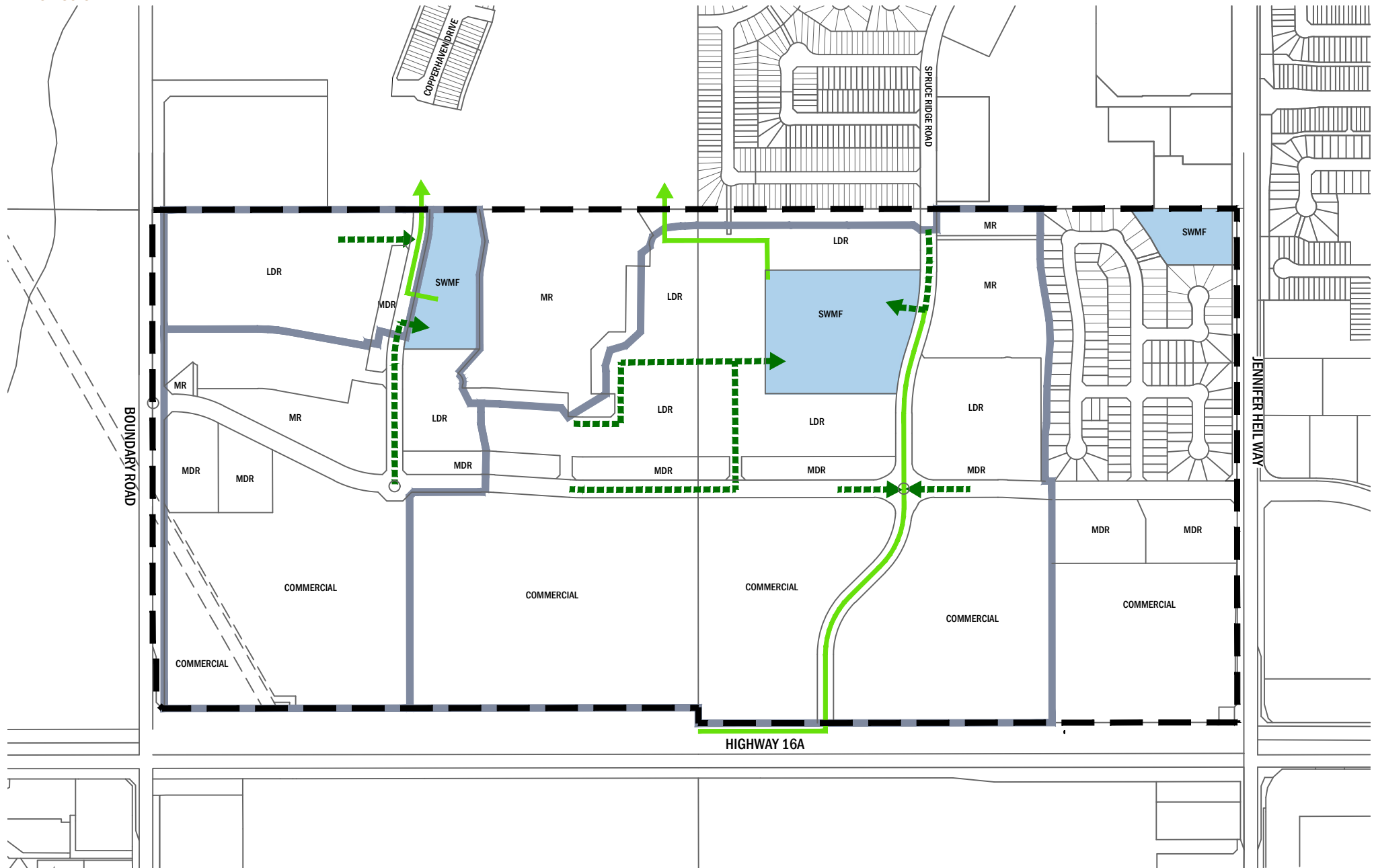
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WEST CENTRAL
CITY OF SPRUCE GROVE

372-22001-09-PRF002-PROPDEVCON
JJURINCIC January 16, 2025

FIGURE 2

AREA STRUCTURE PLAN



LEGEND

- Interconnecting Storm Trunk
- - - Proposed Minor System

- SWMF Basin Boundary
- SWMF

- ASP Boundary

WEST CENTRAL
CITY OF SPRUCE GROVE

372-22001-09-PRF003-STORM
JJURINCIC January 16, 2025



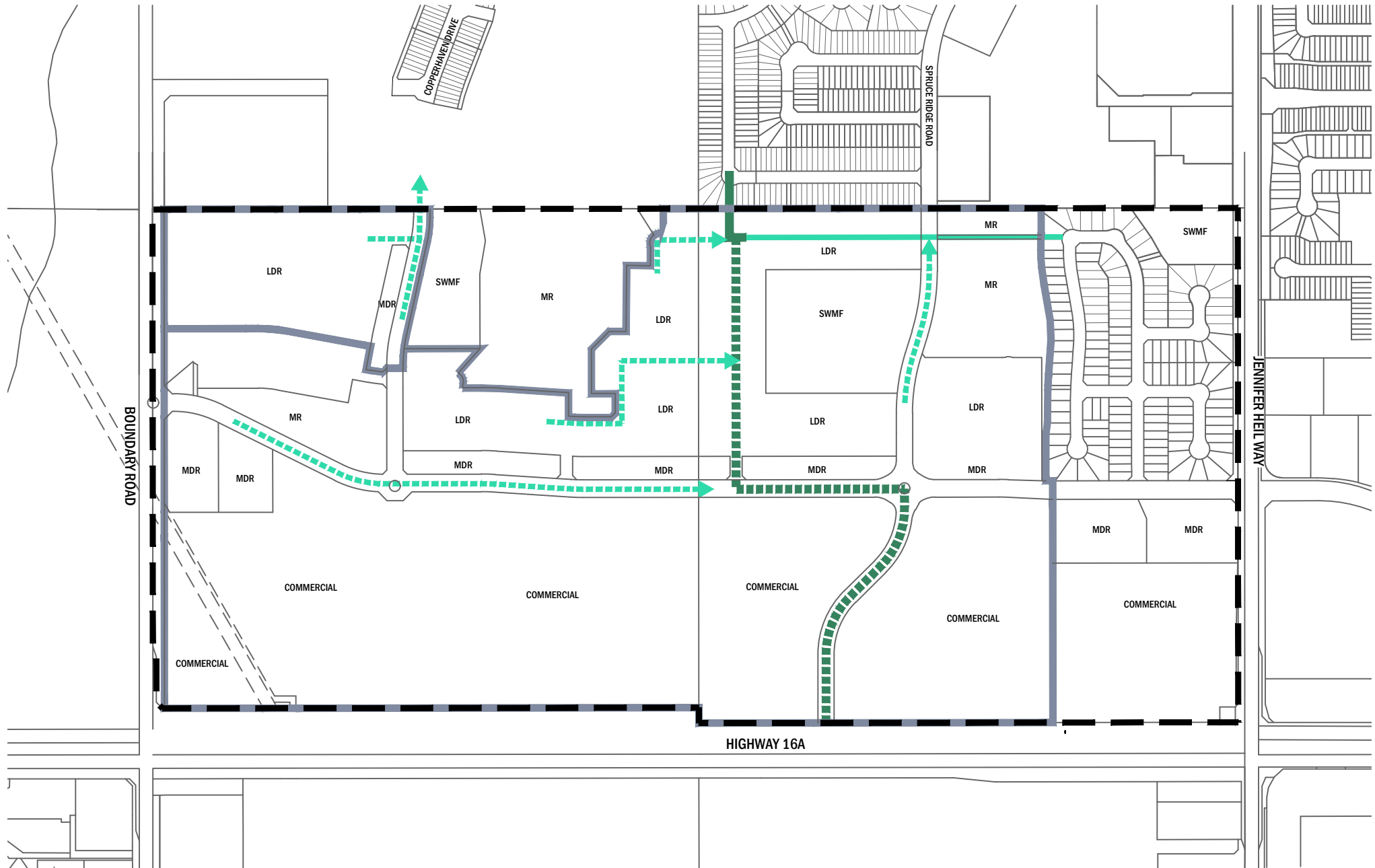
STORMWATER MANAGEMENT



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FIGURE 3

AREA STRUCTURE PLAN



LEGEND

- - - - - Proposed Local Sewer
- - - - - Existing Local Sewer
- - - - - Proposed Sewer Trunk
- - - - - Existing Sewer Trunk
- - - - - Basin Boundary
- - - - - ASP Boundary

SANITARY SERVICING

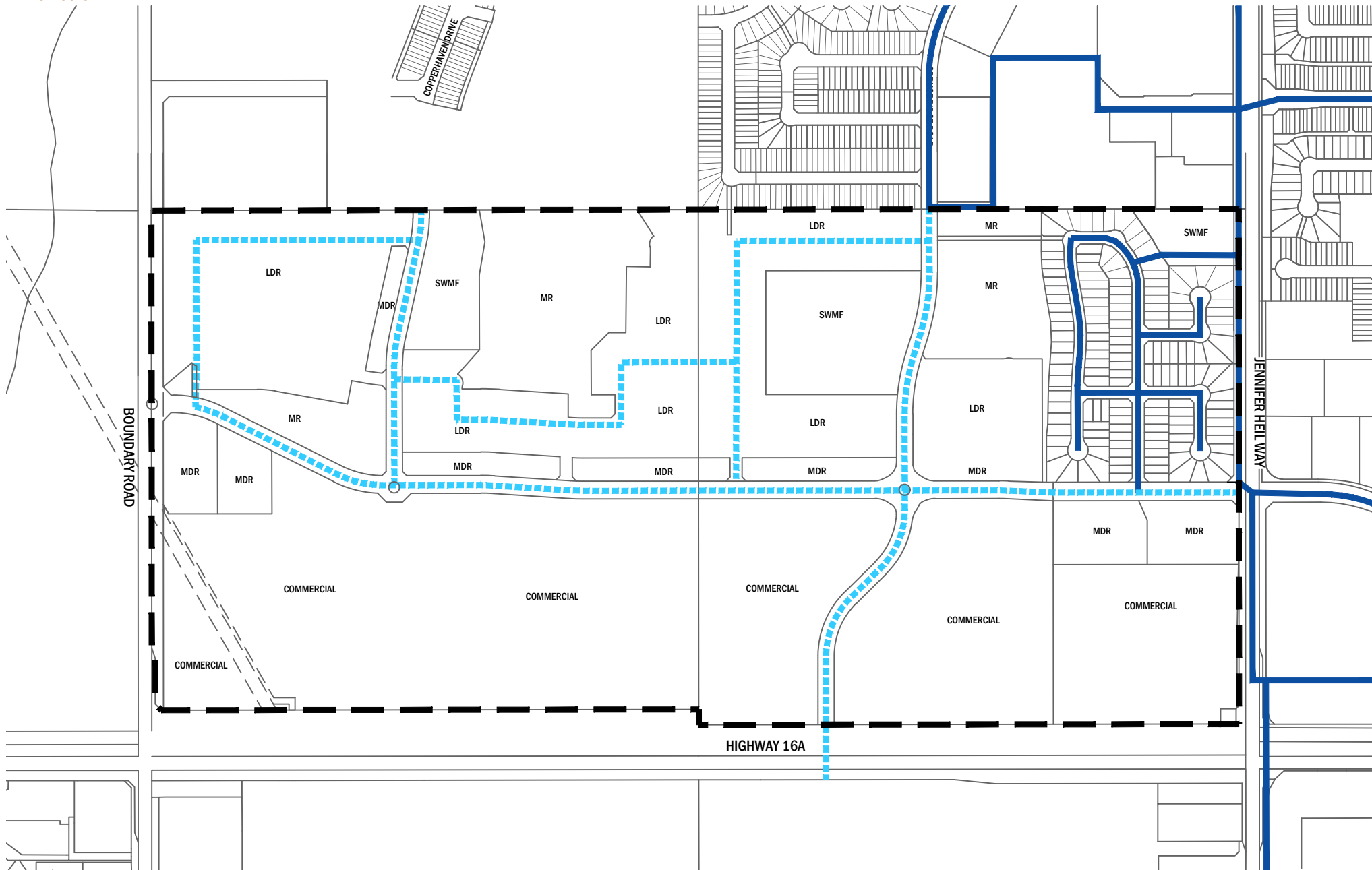
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WEST CENTRAL
CITY OF SPRUCE GROVE

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FIGURE 4

AREA STRUCTURE PLAN



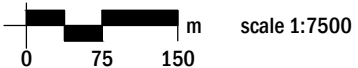
LEGEND

- - - Proposed Watermains
- Existing Watermains

- ASP Boundary



WATER NETWORK



WEST CENTRAL
CITY OF SPRUCE GROVE

372-22001-09-PRF005-WATER
MBRULOTTE January 16, 2025

FIGURE 5