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REPORT

Broadview Developments Incorporated

North Central Area Structure Plan Amendment



NOVEMBER 2024



https://assoceng.sharepoint.com/teams/SK-SAS-Urban-Planning_Design-DeerParkStage7ASPAmendment/Shared Documents/ASP/rpt_NCASP Amendment_20240501.docx

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1 INTRODUCTION

1.1 Purpose

The purpose of this amendment is to revise Bylaw C-1169-21, the North Central Area Structure Plan (NCASP), to redesignate lands within Lot 3, Block 1, Plan 1422642 (LINC 0036809523) on behalf of Broadview Developments.

This proposed amendment intends to:

- add a two-hectare commercial site along the north side of Dalton Link;
- alter the designation of the remaining residential lands within the subject property to mixed-density designations to align with and to access the full development opportunities enabled by the City’s Land Use Bylaw C-824-12; and
- define the general intentions for future Municipal Reserve dedications within Deer Park.

This amendment also provides for general updates to the Land Use Concept Map to reflect subdivision that has occurred in this area since the last amendment with more defined boundaries.

1.2 Location

The proposed ASP amendment area encompasses approximately 38 hectares in the northwestern portion of the NCASP abutting Jennifer Heil Way to the west, Dalton Link to the south, and the Yellowhead Highway to the north as illustrated in Figures 1-1 and 1-2.

Figure 1-1 Clip of Approved ASP

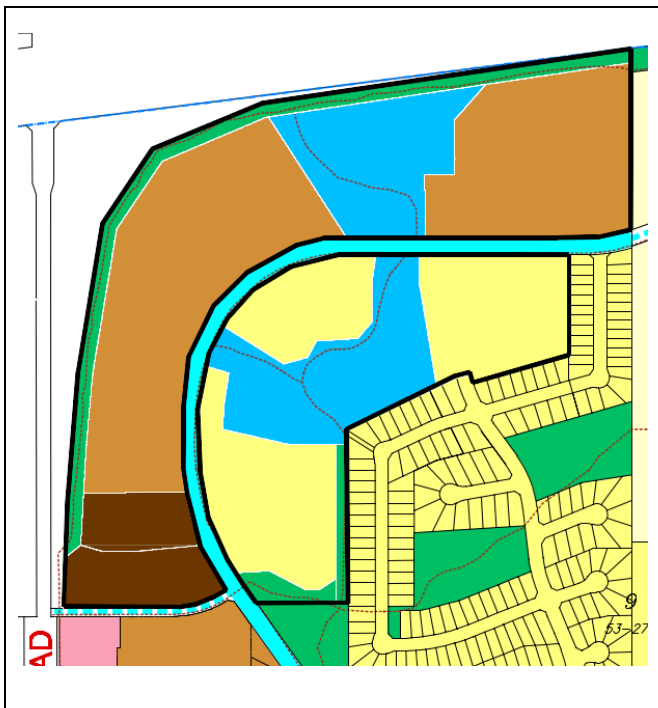
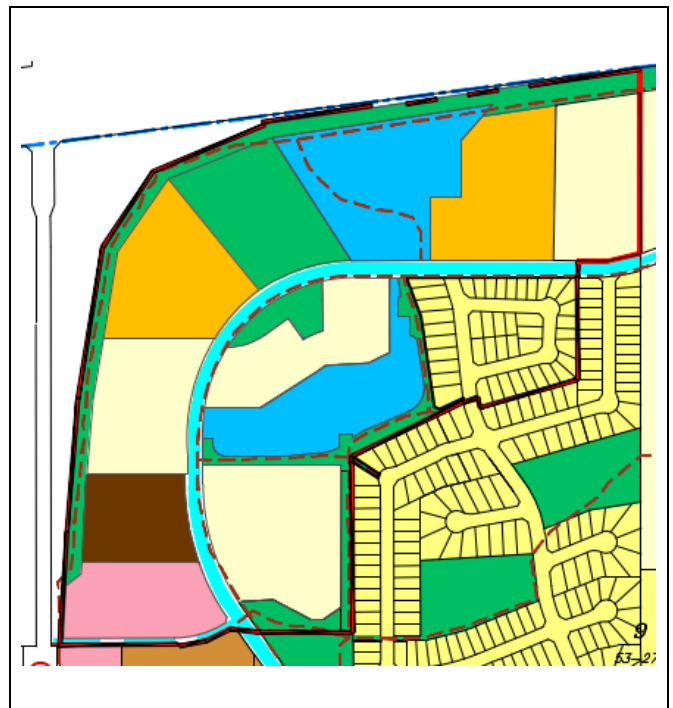


Figure 1-2 Clip of Proposed ASP



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1.3 Background

Originally adopted in July 2003, the NCASP forecasted the development of a community that is self-sufficient with neighbourhood amenities. The NCASP intends to offer a range of commercial and employment opportunities close to residential areas that are integrated into the area.

Since its adoption, the NCASP has been regularly amended to reflect changes in the real estate market and the needs and priorities of the community. The most recent amendment in January 2022 proposed the expansion of an existing commercial node generally situated south of the intersection of Dalton Link and Jennifer Heil Way. The purpose of this amendment is to expand the commercially designated lands to support the establishment of a mixed-use node within Deer Park responding to a growing local and regional demand for commercial development at this location.

The NCASP predates the City's current Land Use Bylaw which introduced mixed-density residential zoning districts. The Land Use Bylaw acknowledges older ASPs which represent fixed densities of development and applies an associated restriction to the range of housing forms that would be permitted. This amendment is intended to bring the subject property in alignment with the current Land Use Bylaw to access the full range of housing forms available in each district.

The current approved development concept for the NCASP is included in Figure 6-1.

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2 PROPOSED AMENDMENT

2.1 Commercial Node

This amendment proposes to add approximately two hectares of commercially designated land along the north side of Dalton Link at its intersection with Jennifer Heil Way to support the expansion of commercial services for future residents and to the travelling public at a planned community entrance situated along a major municipal transportation corridor. The proposed commercial lands are anticipated to be developed pursuant to the C2-Vehicle Orientated Commercial Land Use District as defined in the Land Use Bylaw.

2.2 Parks and Open Space

There is currently a deferred municipal reserve caveat of 3.836 ha for the lands within the amendment area. The proposed amendment provides clarification regarding the location and planned distribution of the municipal reserve in future phases of Deer Park. The size, configuration and planned amenities within these spaces will be confirmed at the subdivision stage of development.

The proposed amendment promotes the establishment of two new minor park nodes, each capable of being developed as Type C or D Parks and Open Spaces as defined by the Parks & Open Space Master Plan and supporting both passive and active recreational uses. The situation of these new dedications along the internal path network creates a continuous and interconnected park system and distributes park access in correspondence with population distribution.

Both of the proposed parks are situated along Deer Park Drive which makes the spaces more accessible to a larger number of people while reducing traffic congestion along neighbouring local roads. The situation of the park spaces along Deer Park Drive also increases their visibility which increases usage and deters vandalism and other undesirable activities.

The current ASP illustrates the intention to construct a pedestrian linkage along Jennifer Heil Way from its intersection with Dalton Link extending along the northern boundary of Deer Park adjacent to Highway 16 and linking to an existing trail with the adjacent neighbourhood to the east. The portion of this corridor extending along Jennifer Heil contains a twinned capital region trunk sewer. According to current city policies, corridors containing infrastructure are required to be dedicated as public utility parcels rather than as municipal reserves. The proposed map amendment accounts for this loss of municipal reserve credit which contributes to the expansion of the Park and Open Space land area represented in Table 2-1.

2.3 High Density Residential

The boundary of the lands currently designated for high density residential development has been adjusted to reflect the conversion of approximately two hectares to a commercial designation to facilitate the expansion of commercial development along Dalton Link as a mixed-use node. A revised area of 1.75 ha is planned to retain this designation which would support the development of multi-unit dwellings.

2.4 Mixed Low to Medium Density Residential

The amendment also proposes to redesignate a 2.5 ha of land north of the high density residential, for mixed low to medium density residential development to accommodate a proposed block of single-family development along the

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west side of Deer Park Drive. This block is expected to be developed for single-detached dwellings to correspond with planned development within the two blocks directly across, on the east side of Deer Park Drive. Development within the abutting high-density parcel should incorporate ample landscaping to offer a visual screen between the two development areas.

An additional 2.5 ha in the northeast corner of Deer Park is also proposed to be redesignated from a medium density to a mixed low to medium density to offer some flexibility in housing forms within the later stages of neighbourhood development to respond to changing market conditions.

2.5 Mixed Medium to High Density Residential

The remaining undeveloped residential lands to the north extending along the west and north side of Deer Park Drive are anticipated to be developed according to the mixed medium to high residential density designation which supports row and multi-unit dwellings.

2.6 Adjusted Land Designations

Table 2-1 below summarizes the proposed changes in land designation within the amendment area:

Table 2- 1 Amendment Area Designations

Current Land Use	Area (ha)		Proposed Land Use	Area (ha)
Low Density Residential	9.00		Low Density Residential	3.44
Medium Density Residential	14.45		Mixed Low to Medium Density Residential	10.63
High Density Residential	2.86	⇒	Mixed Medium to High Density Residential	5.64
Wet Pond	7.94		High Density Residential	1.75
Park and Open Space	3.23		Commercial	2.00
			Wet Pond	6.39
			Park and Open Space	7.63
Total	37.48		Total	37.48

Tables 2-2 and 2-3 below summarize the changes in the residential statistics within the amendment area resulting from the changes in land designation.

Table 2-2 Approved Land Use (Amendment Area)

Land Use	Area (ha)	Units/ha	Total Units	Pop/Unit	Population
Low Density Residential	9.00	20	180	3.4	612
Medium Density Residential	14.45	30	434	2.7	1170
High Density Residential	2.86	87	249	1.8	449

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Land Use	Area (ha)	Units/ha	Total Units	Pop/Unit	Population
Total	26.31		863		2,231

Table 2-3 Proposed Land Use (Amendment Area)

Land Use	Area (ha)	Units/ha	Total Units	Pop/Unit	Population
Low Density Residential	3.44	20	69	3.4	234
Mixed Low to Medium Density Residential	10.63	25	266	3.4	904
Mixed Medium to High Density Residential	5.64	67	378	2.5	945
High Density Residential	1.75	87	152	1.8	274
Total	21.46		865		2,356

The proposed redesignation of residential lands as defined by this amendment results in a potential increase in projected dwelling units despite the reduction in the developable area resulting from additional municipal reserve dedications and the conversion of two hectares of high density residential lands to commercial. The actual number of dwellings and dwelling density will be established at the subdivision stage of development through the application of the LUB regulations.

2.7 Rationale

Expanding commercial development at the entrance of the community provides residents with convenient access to a broader range of goods and services, reducing the local dependency on vehicles to meet daily necessities. It also stimulates economic activity and creates local employment opportunities.

The location of the proposed commercial expansion along Jennifer Heil Way provides the necessary visibility to attract and potentially serve a broader regional customer base. Its connection to a major arterial, a community collector, and an existing signalized intersection helps to mitigate any negative traffic impacts relative to nearby residential uses.

Additionally, the proposed commercial expansion is situated in direct proximity to a planned high-density residential area providing an expanded population base to support the commercial businesses while offering residents convenient access to retail, dining, and entertainment options. The proximity of these additional commercial services is anticipated to make this area more attractive to neighbouring higher-density residential development.

Commercial expansion at this location also aligns with smart growth principles by promoting mixed-use development, and walkability and supporting transit-orientated design. It encourages compact, pedestrian-friendly development patterns that:

- Minimizes sprawl.
- Reduces traffic congestion.
- Boosts local population, employment, consumption, and the tax base.
- Creates a node and a place for people to gravitate; and
- Promotes environmental, social, and economic sustainability in the City.

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The current land designations predate the adoption of the current Land Use Bylaw (LUB) that was adopted in November 2012 and introduced the concept of mixed-density residential districts. Mixed-density residential districts intend to provide developers with greater flexibility for accommodating a broad range of housing forms and densities. The mixed-density residential districts provide flexibility in response to changing community and market needs without triggering the land use amendment process.

The LUB recognizes and accommodates Area Structure Plans predating its adoption which did not contemplate mixed-density zoning by limiting the permitted forms of development, and consequently the full housing forms available, by categorizing them as discretionary. This amendment proposes to revise the designation of the areas identified for residential development within the subject property from fixed to mixed-density designations to align with the current LUB.

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3 POLICY CONTEXT

3.1 Municipal Development Plan

The City of Spruce Grove has recently adopted a new Municipal Development Plan (MDP) to guide land use decisions within the community. One of the values represented in the MDP is that people can access services and amenities that meet their needs and contribute to a high quality of life. Spruce Grove supports business opportunities and access to employment by encouraging a diverse local economy and regional economic success. Neighbourhood designs are intended to support social connections, active lifestyles, and proximity to daily amenities. The MDP identifies the subject property area as a future mixed-use node intended to support integrated commercial and residential development. The principal policies represented in the MDP which support the proposed establishment of a mixed use node in Deer Park are as follows:

Section 3.2 Drivers and Preferences – Urban Form & Placemaking which establishes a preference to locate higher density housing developments near the edges of neighbourhoods close to amenities.

Section 3.4.1.1. Principal 1: Reflecting on Urban Form articulates the city's preference to locate mixed use development near transportation corridors, close to existing and future transportation routes, and along the edges of established neighbourhoods.

Section 3.4.2.1 Commercial and Industrial Growth supports the establishment of mixed use nodes outside of the city's main commercial corridor in better proximity to where people live enabling more complete communities, increasing connectivity, and facilitating non-motorized mobility.

Section 3.5.1 Mixed Use Nodes defines the characteristics of a mixed use node. Mixed use nodes are areas where higher density residential, transit service, commercial and other amenities are clustered together. Transit and proximity to higher density development are considered critical components to successful and sustainable mixed use areas. The MDP considers standards for design of high density residential development as important to create an aesthetically pleasing node which contributes positively to the vibrancy of the neighbourhood where people want to live.

Policy 4.1.32 states:

4.1.32 The City of Spruce Grove shall, when evaluating mixed use development proposals at Mixed Use Nodes, require that the proposals address the following:

- a. close to transit or developed around a transit stop;
- b. close to or along a major transportation corridor;
- c. interface with or provide key amenities, natural areas, open spaces or parks, and employment areas;
- d. includes inclusive spaces that combine commercial, residential, recreational, or cultural components that result in vibrant, walkable nodes/communities;
- e. offers places that are accessible to everyone regardless of age or ability;
- f. includes compatible mix of uses and higher residential densities;
- g. expresses high quality urban design and offers interactive public spaces at a human/pedestrian scale;
- h. offers year-round use of public spaces that are incorporated into designs;

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- i. includes logical and pedestrian friendly road network:
- j. links to the existing trail network and proposed green spaces; and
- k. meets or exceeds minimum design standards.

The proposed expansion of commercial development at the entrance of the neighbourhood and near a planned high-density development is consistent with the intentions of a mixed-use node in the MDP. This area will act as a local destination for the immediate neighbourhood as well as the larger city and the region. It will also provide a concentration of services, amenities, and employment opportunities; creating a place to live and thrive.

Situating high-density residential development adjacent to the planned commercial node at the entrance to the Deer Park neighbourhood is consistent with the direction represented in Sections 3.4.1.1 and 3.5.1 of the MDP concerning the desired urban form and spatial arrangement of uses. Apartment development within the adjacent high-density parcel acts as a visual and sound buffer as development transitions to lower-intensity residential uses to the north of the mixed-use node and can create a balanced and harmonious transition between commercial and residential zones, enhancing the overall urban environment.

The proposed mixed-use node is situated along a major transportation corridor and near existing and planned neighbourhood parks and trail networks. The proximity to major transportation corridors supports public transit opportunities and reduces the impact of vehicle traffic within the surrounding residential neighbourhood. The City currently operates an on-demand bus service in the area which includes the neighbouring Co-op store to the south as a designated transit stop.

Situating the mixed-use node in proximity to existing and planned trails makes this area accessible for residents reducing reliance on cars and supports sustainable modes of travel. Consideration should be made to create a pedestrian crossing along the north side of Dalton Link across Deer Park Drive to connect the development to these existing and planned pedestrian corridors. The design of this crossing will consider the anticipated pedestrian and vehicle traffic, turning movements and desire lines.

3.2 Edmonton Metropolitan Region Growth Plan

One of the guiding principles of the Edmonton Metropolitan Region Growth Plan (EMRGP) is to achieve compact growth that optimizes infrastructure investment. This is achieved by establishing minimum greenfield density targets for each class of community defined by the plan. Spruce Grove is classified as a Metropolitan Area and the EMRGP establishes an average residential density target of 35 dwelling units per net hectare for all applicable statutory plans.

The EMRGP acknowledges and supports any ASP adopted before the adoption of the EMRGP regardless of whether the ASP meets the minimum greenfield density defined by the EMRGP. Notwithstanding this accommodation, the EMRGP does not support any amendment to a grandfathered ASP that would reduce the average residential target densities as originally approved.

The proposed introduction of a two-hectare commercial node combined with the redesignation of the undeveloped residential lands within Lot 3, Block 3, Plan 1422642 to a mixed density results in a projected increase in the average residential density relative to the current NCASP.

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3.3 City of Spruce Grove Land Use Bylaw C-824-12

The City's Land Use Bylaw regulates the development of the lands within the NCASP. The subject lands are currently designated as UR - Urban Reserve District. A land use bylaw amendment will be required in advance of subdivision and development to redesignate the lands following this amendment.

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4 SERVICING

4.1 Water and Sanitary Sewer

The proposed redesignation of the remaining undeveloped residential areas may result in only a marginal increase in the number of dwellings that could be accommodated in the area but is not expected to have any significant impact on water and sanitary sewer demands relative to the current NCASP.

The NCASP anticipates the construction of a 300 mm watermain along Dalton Link and extending north along Deer Park Drive. The 300mm watermain connection to the existing system on Deer Park Drive will complete the loop on the larger water network, benefiting the entire area and provide sufficient flows to support the changes in land designation represented in this amendment.

The proposed redesignation of the remaining residential lands has a negligible impacts on sewage flows and is not expected to have any affect the sanitary sewer capacity.

The current NCASP anticipates conveyance of sanitary sewer flows through a gravity sewer along Deer Park Drive, adjacent to the remaining undeveloped residential parcels with a connection to the existing 450mm sanitary sewer adjacent to Deer Park Stage 6. The sanitary sewer conveyance, for the amended NCASP will remain unchanged from what is current and the existing 450mm sanitary sewer has the available to accommodate the potential increase of 100 units.

4.2 Stormwater Drainage

The proposed land use amendments are not expected to result in any significant increase in run-off generation or the overall storage requirements within the Deer Park neighbourhood. The ASP amendment anticipates the construction of a pathway between Highway 16 and the north boundary of the storm retention pond within the neighbourhood which will connect to a pathway extending along Jennifer Heil Way. The revised ASP also anticipates the construction of a neighbourhood park directly west of the storm retention pond. Both of these amenities will trigger the need for improvements to the existing pond to formalize its boundaries, high-water elevation, and storage capacity to support path and park construction in its vicinity.

Prior to approval of districting to enable development of future land uses within the amendment area, the stormwater management facilities need to be examined in greater detail.

4.3 Transportation

Primary vehicular access to developments within the plan amendment area is provided by Deer Park Drive and Dalton Link. The NCASP designates Dalton Link as an Urban Industrial/Commercial Collector and Deer Park Drive is classified as a major collector.

The proposed redesignation of the remaining undeveloped residential areas to a mixed density results in only a marginal increase in the number of dwellings that could be potentially accommodated in the area and is not expected to alter the classification of either roadway.

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The conversion of approximately two hectares of land from high-density residential to commercial use is expected to increase the volume of traffic along Dalton Link from its intersection with Jennifer Heil Way to the initial driveway access associated with the proposed commercial site. Dalton Link is intended to be constructed as a four-lane Urban Industrial/Commercial Collector road from its intersection with Jennifer Heil Way to the easternmost commercial access point to support turning movements into the adjacent commercial parcels. It is expected that this road would then transition to a two-lane collector standard east of the commercial access to a single lane roundabout intersection at Deer Park Drive.

The expansion of commercial development along Dalton Link is anticipated to create a corresponding increase in pedestrian traffic by visitors, shoppers, employees, and service users along Dalton Link. This increased pedestrian demand combined with an increase in traffic volumes along Dalton Link will necessitate consideration of traffic safety measures along Dalton Link at the commercial driveway access to ensure that the mixed-use node remains accessible for both foot and vehicle traffic. These improvements may include marked or textured pedestrian crossings at the entrances to the commercial site or similar improvements to create a welcoming and safe environment.

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5 LAND USE STATISTICS

5.1 Approved Land Use Statistics

Table 5-1 Approved Land Areas (Overall ASP Area)

Land Use	Area (ha)
Gross Area	393.54
Future Highway Interchange	4.00
Arterial Widening	0.92
Environmental Reserve	5.60
The Links Gold Course	58.56
Gross Development Area	324.46
Open Space / Parks	36.62
Dry Pond Facilities	0.78
Stormwater Management Facilities	18.12
Roads (Approximately 20% GDA)	65.00
Net Developable Area	203.94
Institutional	0.90
Commercial	3.14
Net Residential Area	199.90

Table 5-2 Approved Population Data (Overall ASP Area)

Land Use	Area (ha)	Units/ha	Total Units	Pop/Unit	Population
Low Density Residential	126.25	20	2,525	3.40	8,585
Mixed Low-Medium Density Residential	18.99	25	474	3.40	1,611
Medium Density Residential	47.44	30	1,423	2.70	3,843
High Density Residential	7.22	87	628	1.80	1,131
Total	199.9		5,050		15,170

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Table 5-3 Approved Student Generation Data (Overall ASP Area)

Level	Public	Separate	Total
Elementary (K-6)	1,312	404	1,716
Junior High (7-9)	555	202	757
Senior High (10-12)	657	101	758
Total	2,524	707	3,231

LDR-LMDR / MDR-HDR Ratio: 73% / 27%
 Persons / Gross Dev. Ha: 46.75
 Units/Net Residential Acre: 25.26

5.2 Proposed Land Use Statistics

Table 5-4 Proposed Land Areas (Overall ASP Area)

Land Use	Area (ha)
Gross Area	393.54
Future Highway Interchange	4.00
Arterial Widening	0.92
Environmental Reserve	5.60
The Links Gold Course	58.56
Gross Development Area	324.46
Open Space / Parks	41.02
Dry Pond Facilities	0.78
Stormwater Management Facilities	16.57 ¹
Roads (Approximately 20% GDA)	65.00
Net Developable Area	201.09
Institutional	0.90
Commercial	5.14
Net Residential Area	195.05

1. Area refined to reflect the amended figure which illustrates the actual area subdivided for the south storm pond relative to the previous ASP figure.

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Table 5-5 Proposed Population Data (Overall ASP Area)

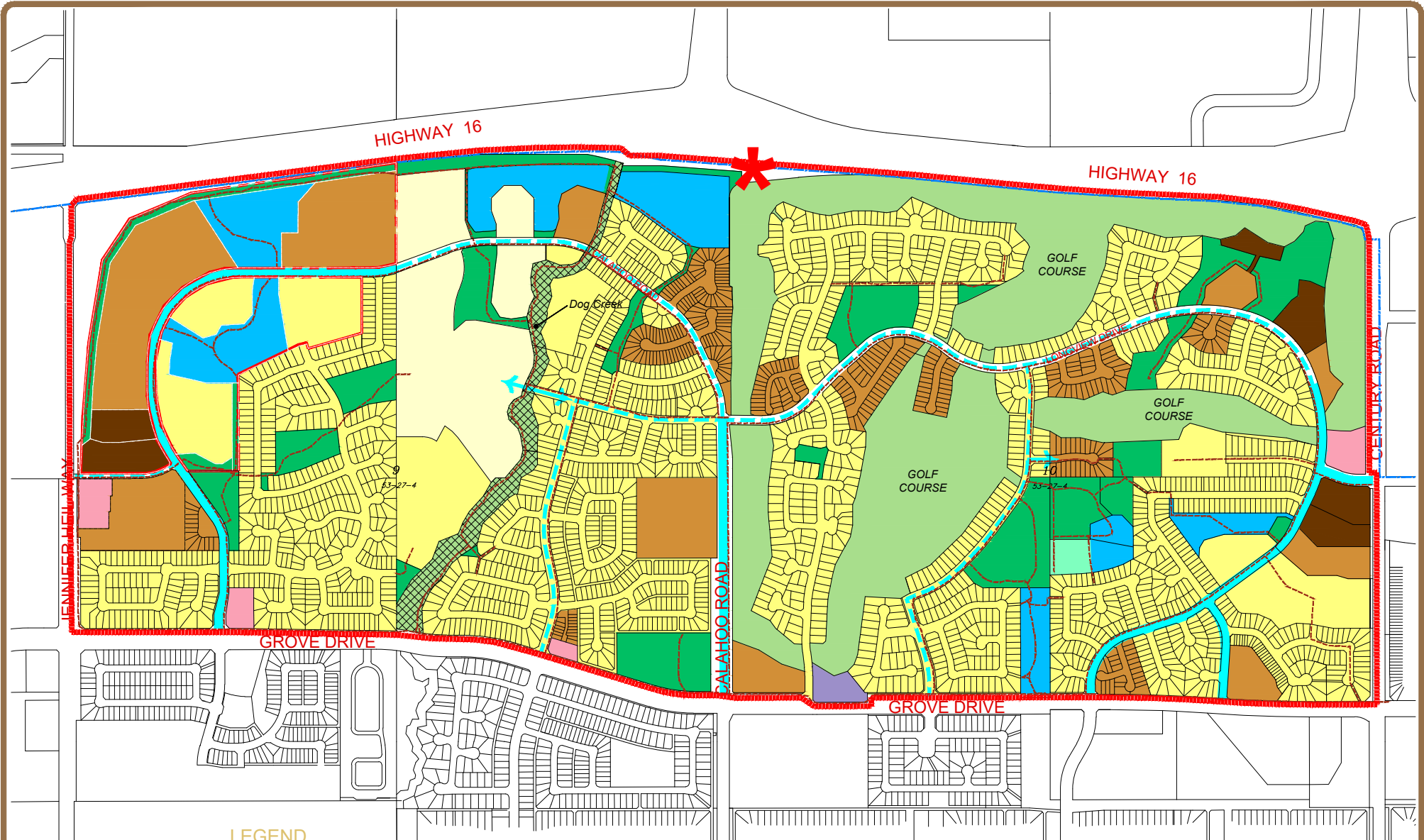
Land Use	Area (ha)	Units/ha	Total Units	Pop/Unit	Population
Low Density Residential	120.69	20	2,414	3.40	8,207
Mixed Low-Medium Density Residential	29.62	25	741	3.40	2,518
Medium Density Residential	32.99	30	990	2.70	2,672
Mixed Medium-High Density Residential	5.64	67	378	2.50	945
High Density Residential	6.11	87	532	1.80	957
Total	195.05		5,053		15,298

Table 5-6 Proposed Student Generation Data

Level	Public	Separate	Total
Elementary (K-6)	1,314	404	1,718
Junior High (7-9)	556	202	758
Senior High (10-12)	657	101	758
Total	2,527	707	3,234

LDR-LMDR / MDR-HDR Ratio: 77% / 23%
 Persons / Gross Dev. Ha 48
 Units/Net Residential Acre: 25.91

6 FIGURES



LEGEND

- | | | |
|--|---------------------------|---------------------------------------|
| Area Structure Plan Boundary | Institutional | Urban Service (Municipal Focal Point) |
| City Boundary | The Links Golf Course | Pedestrian Linkage |
| Low Density Residential (max 19.5 units/ha) | Dog Creek Drainage Course | Major Collector Road |
| Medium Density Residential (max 66 units/ha) | Park/Open Space | Minor Collector Road |
| High Density Residential (max 87 units/ha) | Drypond Facility | Required Access Location |
| Mixed Low to Medium Density Residential | Wetpond Facility | ASP Amendment Boundary |
| Commercial | | |

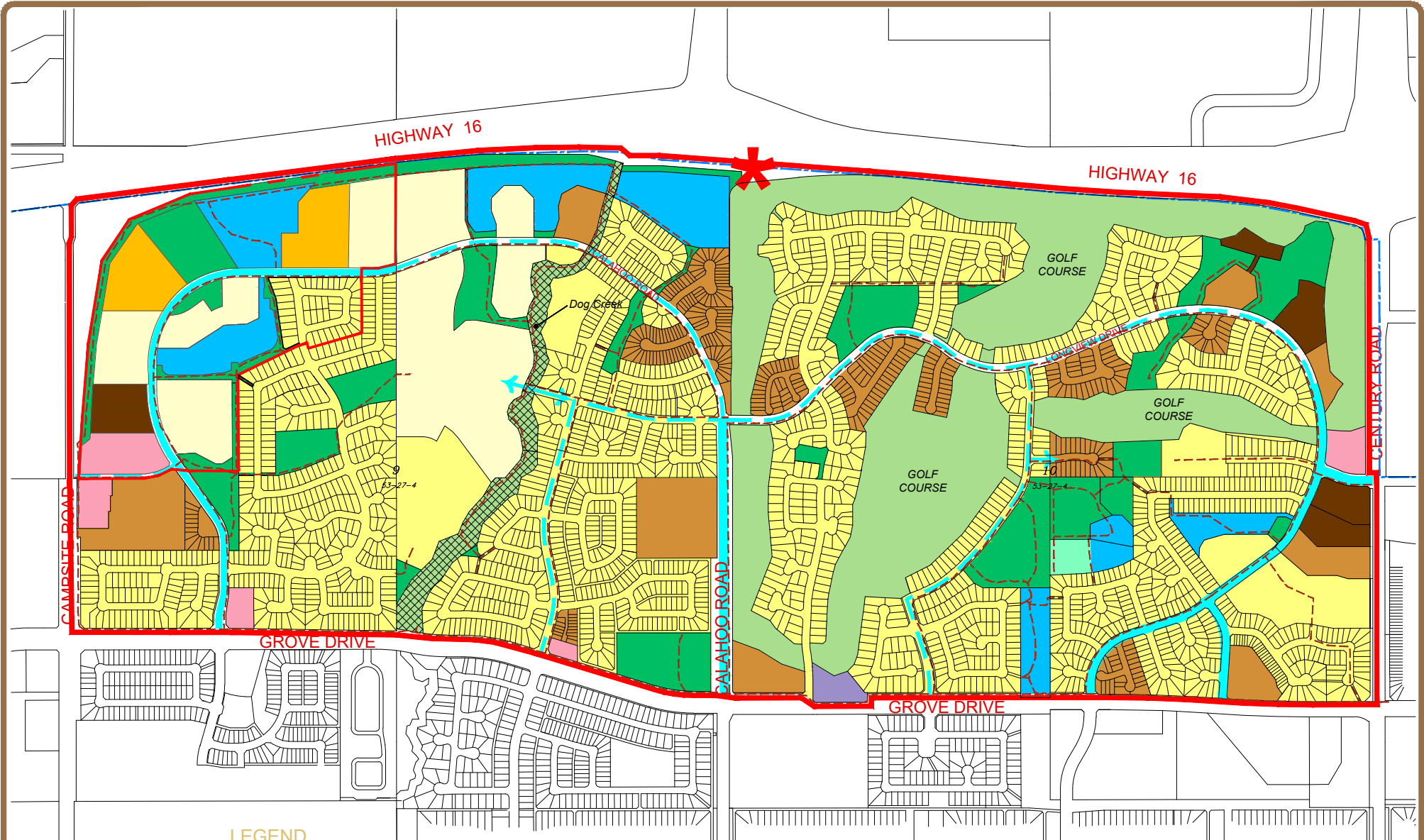


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**APPROVED
LAND USE CONCEPT**

North Central
Area Structure Plan Amendment

Figure 6-1



LEGEND

- | | | |
|--|---------------------------|---------------------------------------|
| Area Structure Plan Boundary | Institutional | Urban Service (Municipal Focal Point) |
| City Boundary | The Links Golf Course | Pedestrian Linkage |
| Low Density Residential (max 19.5 units/ha) | Dog Creek Drainage Course | Major Collector Road |
| Medium Density Residential (max 66 units/ha) | Park/Open Space | Minor Collector Road |
| High Density Residential (max 87 units/ha) | Drypond Facility | Required Access Location |
| Mixed Low to Medium Density Residential | Wetpond Facility | ASP Amendment Boundary |
| Mixed Medium to High Density Residential | Commercial | |



N.T.S.

PROPOSED LAND USE CONCEPT

North Central Area Structure Plan Amendment

Figure 6-2