



NORTH CENTRAL AREA STRUCTURE PLAN AMENDMENT AND DEER PARK STAGE 7 and 8 REDISTRICTING PUBLIC ENGAGEMENT SUMMARY

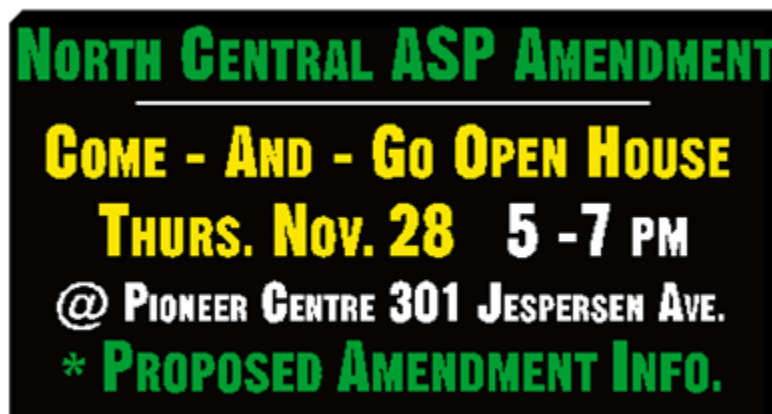
1 INTRODUCTION

A come-and-go public open house was hosted in support of an application to amend the North Central Area Structure Plan to add approximately 2 ha of commercial land along the north side of Dalton Link and to change the designation of the remaining undeveloped residential areas to flexible residential districts. A concurrent application is being made to subdivide and redistrict five blocks from UR-Urban Reserve to a combination of R1-Mixed Low to Medium Density Residential District, R2-Mixed Medium to High-Density Residential District, C2- Vehicle Orientated Commercial District and P1 - Parks and Recreation District.

The purpose of the event was to provide attendees with information on the proposed amendments, to offer an opportunity for discussion with the applicant to gain an understanding of the proposition and to enable them to provide their comments and perspectives on the project.

2 PUBLIC NOTICES

A list of 44 registered property owners was provided by the City of Spruce Grove to enable the distribution of a notice of the event. Due to the Canada Post strike, the notices were unable to be distributed. As an alternative, the City Administration approved the placement of a portable sign along the north side of Dalton Link at its intersection with Jennifer Heil Way advertising the event. The sign was placed on the site on Monday, November 18th and remained on-site until following the event hosted on Thursday, November 28th.





In addition to the portable sign board, the following advertisement was published in the Friday, November 22nd edition of the Spruce Grove Examiner.

NOTICE OF OPEN HOUSE

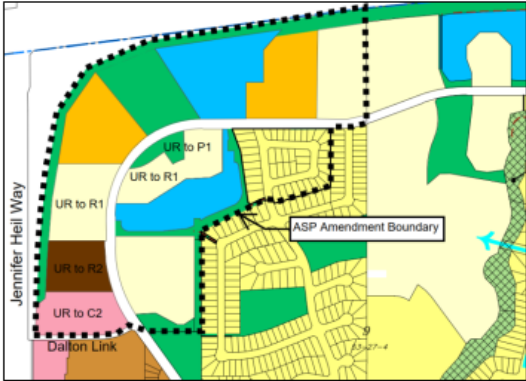
Proposed Redistricting & Amendment to the North Central ASP for
Lot 3, Block 1, Plan 1422642

Thursday November 28, 2024
5:00 – 7:00 PM
Spruce Grove Pioneer Centre
301 Jespersen Avenue

You are invited to attend a come-and-go open house to learn more about a proposed redistricting and amendment to the North Central Area Structure Plan seeking to add approximately 2 ha of commercial development north of Dalton Link and altering the undeveloped residential areas to flexible districts.

Several blocks will be redistricted from UR-Urban Reserve to a combination of R1-Mixed Low to Medium Density Residential District, R2-Mixed Medium to High Density Residential District, C2-Vehicle Orientated Commercial District and P1 - Parks and Recreation District.

Come and share your thoughts and learn more about the proposed land use and ASP amendment.



For more information, please contact Bill Delaney at delaneyb@ae.ca

3 EVENT OVERVIEW

The event was hosted in a hall within the Spruce Grove Pioneer Centre between 5 pm and 7 pm. A total of 11 boards were displayed during the event and two members of the consulting team, and the property owner were present to interact with attendees. Additionally, a representative of the City Administration was present to witness and participate in the event. Coffee and snacks were provided.

A total of five people registered their attendance at the event by signing the registration sheet situated at the hall entrance. A total of 12 people attended the event, and two comment sheets were filled out and



returned. Several of the attendees requested a PDF copy of the display boards which were provided by email the following day. A copy of the display boards is attached to this report as Appendix A.

4 FEEDBACK AND CONCLUSION

Both of the written comments received expressed concern with any proposal to add high-rise development south of the existing commercial development along Dalton Link and outside of the project area. Both respondents also noted an interest in the expansion of senior housing in the neighbourhood. Verbal comments received were positive relative to the proposed expansion of commercial development at this location citing a perceived shortage of commercial development in this area of the City and the benefit of the selected location as it would expand the amenities in the area without increasing traffic within the neighbourhood. Overall, the feedback received from the event was positive and demonstrated support and encouragement for the proposed expansion of commercial development as well as the proposed redesignation of the remaining undeveloped residential areas in Deer Park. There were no concerns expressed for the proposed redistricting associated with Stages 7 and 8.

Respectfully submitted,

A handwritten signature in black ink that reads "Bill Delaney".

Bill Delaney, RPP MCIP
Senior Planner
Associated Engineering



**Associated
Engineering**

*GLOBAL PERSPECTIVE.
LOCAL FOCUS.*

APPENDIX A – DISPLAY BOARDS

Welcome

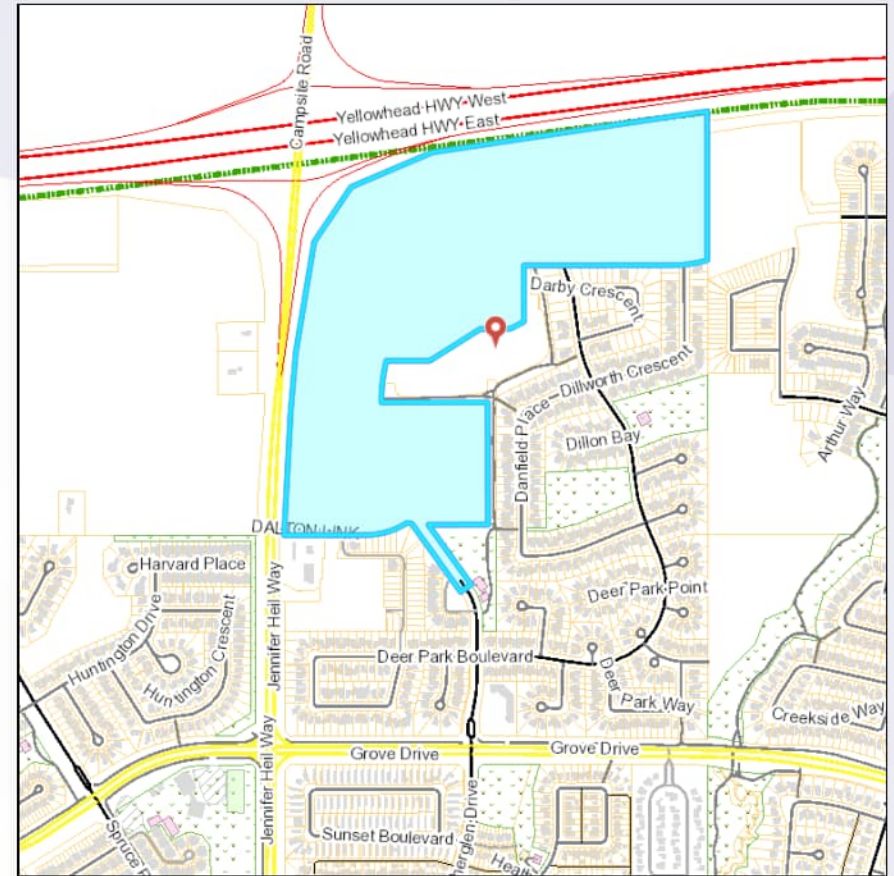
**North Central
Area Structure Plan
Amendment
Open House**



Project Overview

Broadview Developments is seeking to revise Bylaw C-1169-21 the North Central ASP within Lot 3, Block 1, Plan 1422624 to:

- Add a commercial parcel along the north side of Dalton Link.
- Alter the designation of the remaining undeveloped residential parcels to align with the flexible land use districts as defined by the Spruce Grove Land Use Bylaw.
- Define the general location of future park spaces within the Deer Park Estates neighbourhood; and
- Redistrict the lands associated with the next phase of subdivision and development in the community.



We would like your feedback on the proposed amendments



Spruce Grove Municipal Development Plan

The City of Spruce Grove has recently adopted a new **Municipal Development Plan (MDP) - *The Shape of Our Community*** to guide land use decisions within the community. The MDP is used to strategically plan for economic development and infrastructure, create inclusive places and spaces for people, attract investment, support city initiatives, foster entrepreneurship, and enhance the municipality's socio-economic vitality.

The proposed amendment to the North Central ASP is consistent with the community values, drivers, and policy direction presented in the MDP which:

- Supports social connections, active lifestyles, and proximity to daily amenities.
- Provides for a broad range of housing, transportation and public space options to support affordability and opportunities for all residents; and
- Seek to locate higher density residential and mixed use (commercial, retail, and residential) developments that are sensitive to the needs of the community near transportation corridors, close to existing and future transit routes, and along the edges of established neighbourhoods.

Current Future Land Use Concept Map

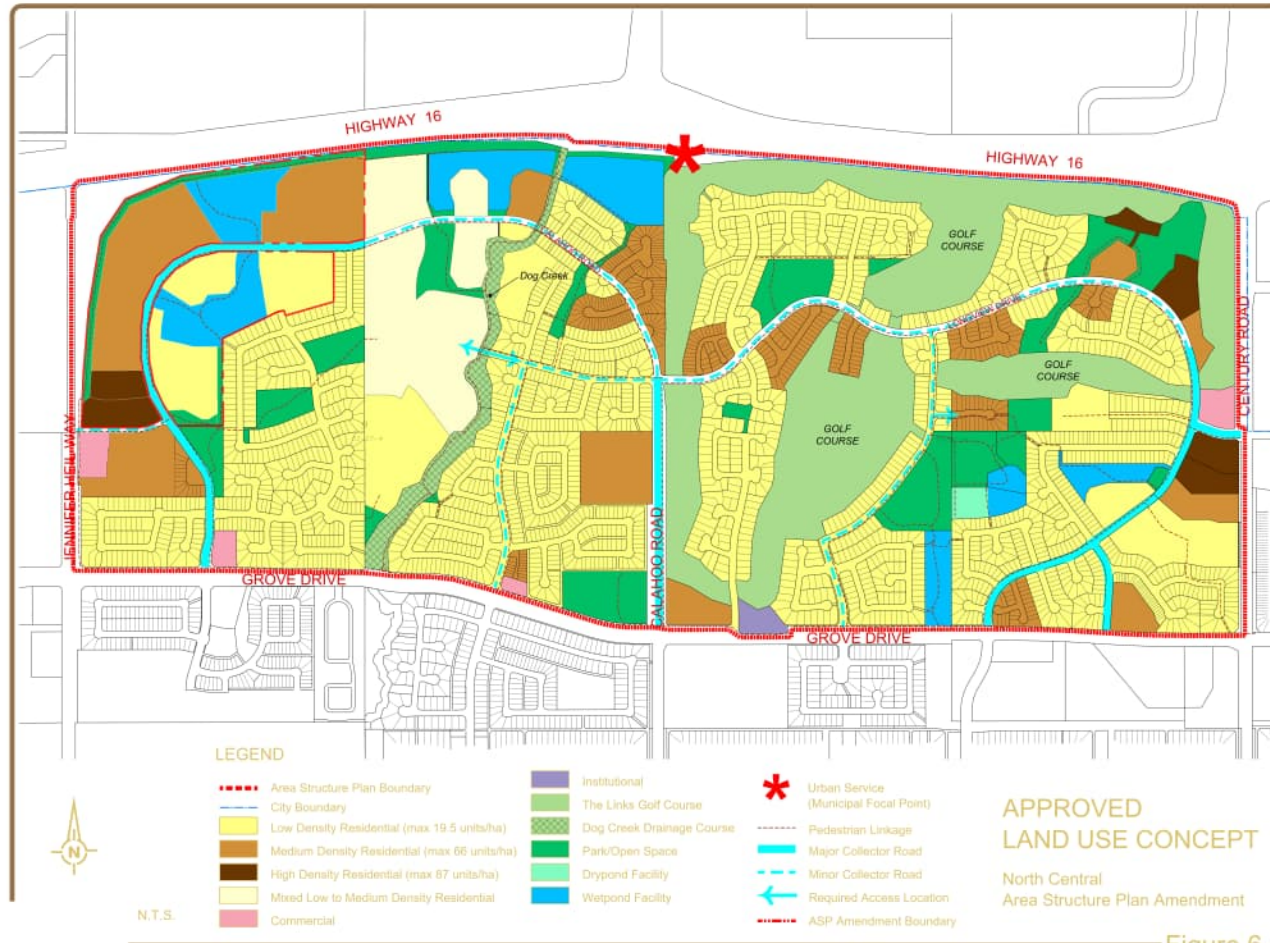


Figure 6-1

Proposed Future Land Use Concept Map

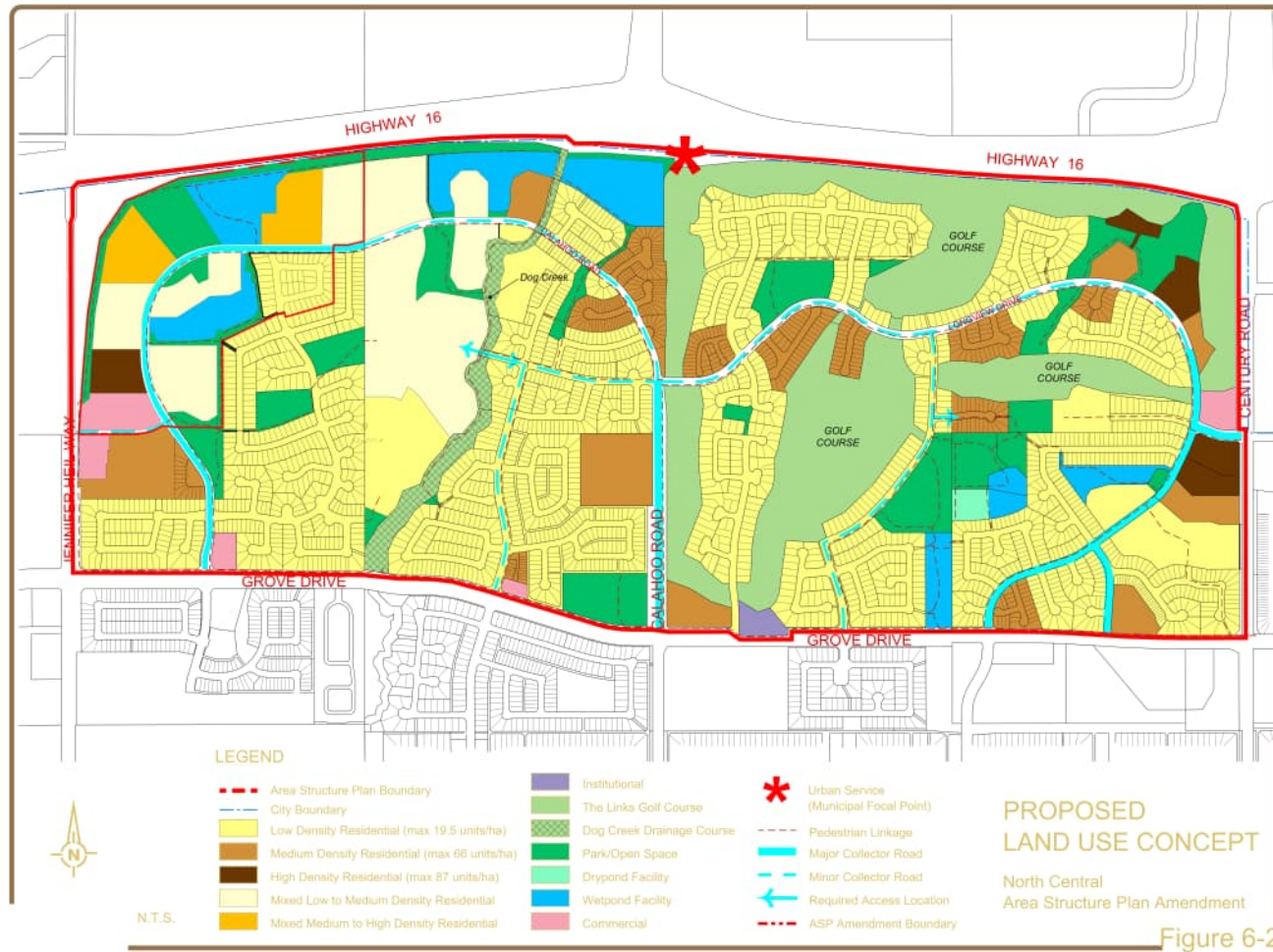


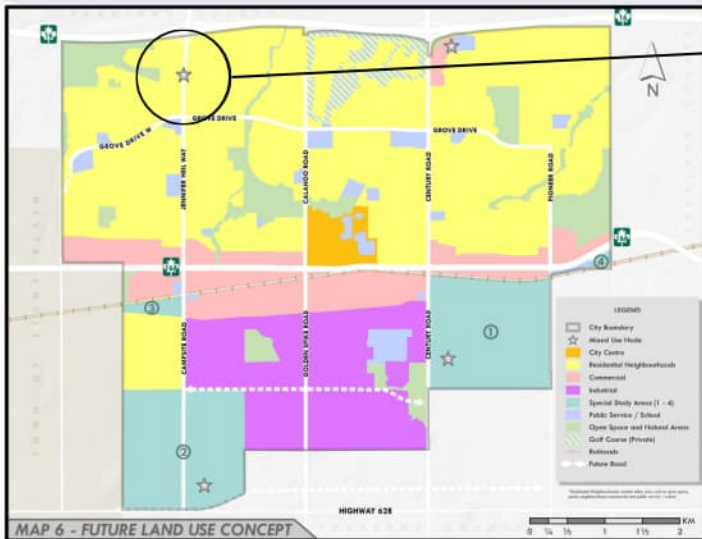
Figure 6-2

Commercial Redesignation

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 at a planned community entrance road and 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.



Mixed Use Node

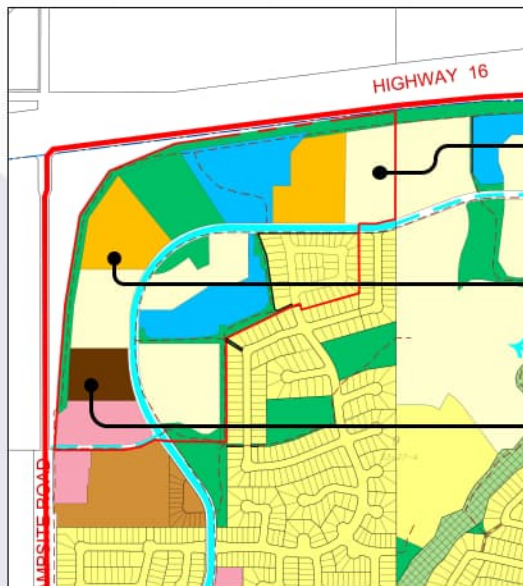


The Future Land Use Map within the MDP identifies this area as the location of a future **Mixed Use Node** which are areas where higher density residential, transit service, commercial and other amenities are clustered together. Mixed use nodes are intended to locate close to or along a major transportation corridors and at the entrance to a residential areas to provide accessible commercial amenities to local area residents and to the broader public.

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

Residential Redesignation

The current land designations represented in the North Central ASP predate the adoption of the City's Land Use Bylaw that was adopted in November 2012 and which 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. This application proposes to redesignate fixed density parcels to a comparable mixed-density as defined in the Land Use Bylaw.



Mixed Low to Medium Density Residential

(Primarily Detached & Semi-detached Single Family Housing)

Mixed Medium to High Density Residential

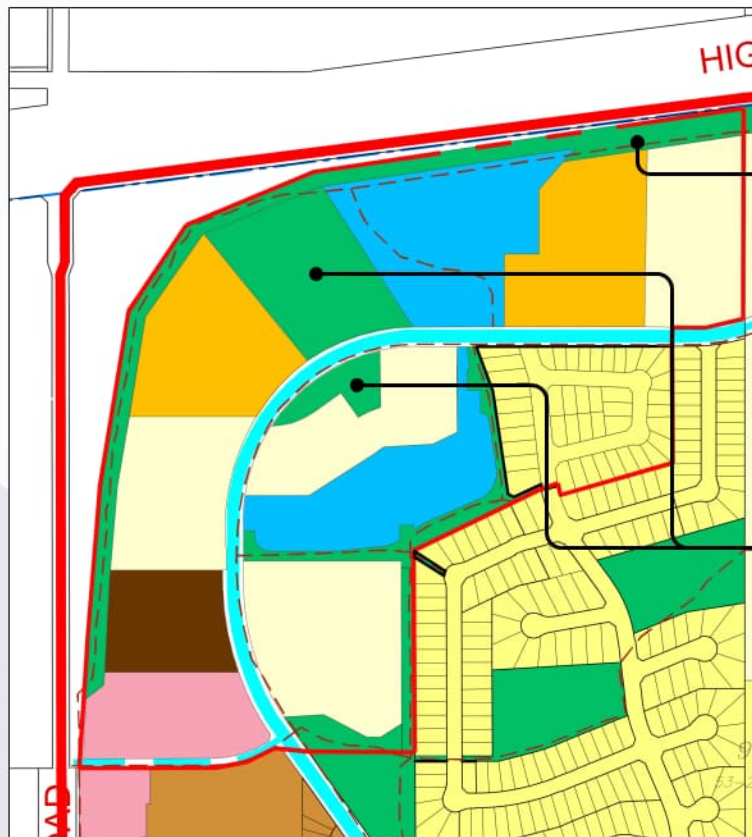
(Primarily Townhomes and Row Housing)

High Density Residential

(Primarily Apartment Dwellings)

Future Park Dedication

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.

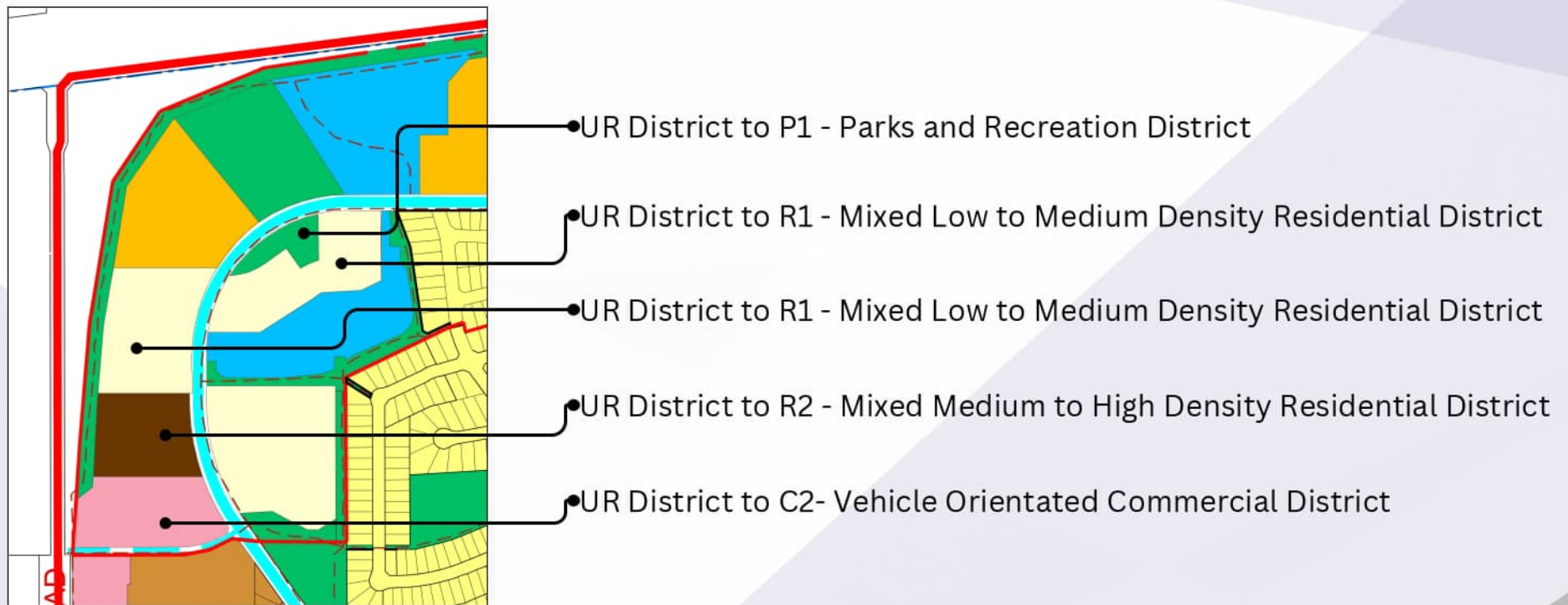


Planned pedestrian linkage along Jennifer Heil Way from its intersection with Dalton Link extending along the northern boundary of Deer Park adjacent to Highway 16 and linking to an existing trail with the adjacent neighbourhood to the east.

Future public park spaces to support a range of active and passive recreational uses connecting with the existing and planned expansion of the internal path network creating a continuous and interconnected park system in the neighbourhood.

Redistricting Application

Following the potential amendment of the North Central ASP, a subsequent application will be considered to redistrict and subdivide the lands being considered for development as the next phase of Deer Park. This application proposes to redistrict the parcels illustrated below from UR - Urban Reserve to a land use district which aligns with the designations defined by the revised Future Land Use Concept as illustrated in the North Central ASP.



Detailed engineering plans will accompany the submission of the tentative plan of subdivision and redistricting application defining the intention to construct new roadway, water, sanitary sewer, and drainage infrastructure needed to support the next phase of development.

Ways to Provide Feedback

There are several ways to provide us with your comments



Send an email
delaineyb@ae.ca



Complete a comment sheet



Call Us
306-808-3046

All comments and feedback received within two weeks of the date of this event will be included in a report accompanying our final submission to the City.