
SPRUCE GROVE MDP, EAST PIONEER ASP, DIRECT CONTROL ZONE APPLICATION

EASTON NEIGHBOURHOOD, PUBLIC CONSULTATION SUMMARY



Prepared for: Qualico Communities
Presented by: Select Engineering Consultants Ltd.
Date: May 9, 2025

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1.0 Public Information Session Summary

Select Engineering and Qualico Communities notified residents within 150m of the proposed amendment area that a virtual information session was scheduled for May 6, 2025 at 5:30PM. Application details were shared on Select Engineering's website with an online form for individuals to leave feedback.

SEC received one response from the community regarding the application. No members of the community attended the online information session. 12 unique visitors viewed Select Engineering's website.

2.0 Public Engagement Methods

2.1 Public Engagement Advertisements

Select Engineering created a mailout with notification of a public information session regarding the Municipal Development Plan, East Pioneer ASP amendments and the direct control zone application. The mail out provided notification of the date and time for the meeting and a QR Code to Select Engineering's website with additional information and descriptions of the proposed amendments. A link to the online meeting was provided on Select Engineering's webpage. The online meeting was hosted through Microsoft Teams and did not require community members to create an account to sign in.

Select Engineering created 37 mailouts and mailed via Canada Post on April 22, 2025 to residents within a 150m buffer. The mail out buffer was increased from the standard 30m to 150m for this application to capture more residents in the circulation area.

Two ¼ page newspaper advertisement for the proposed applications and public meeting were placed in the Spruce Grover Examiner.

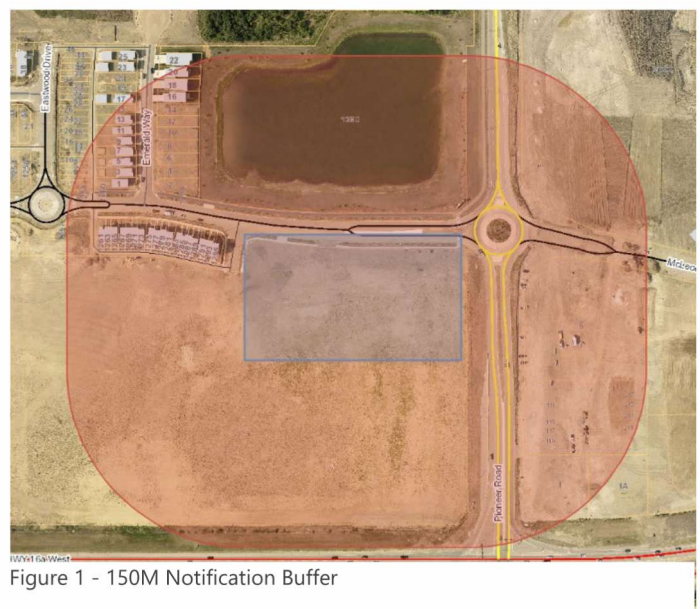


Figure 1 - 150M Notification Buffer

The advertisements were published in the April 25, 2025 and May 2, 2025 editions, attached.

Mailouts and newspaper advertisements included Select Engineering's contact information for residents to contact if there were questions about the application or event.

2.2 Public Meeting

The information session was hosted virtually on May 6, 2025 with the presentation starting at 5:30PM. Presentation time was outlined on the mail out, advertisement, and website. The information session was planned to be a presentation from the applicant with a question-and-answer period following. A City of Spruce employee attended the online session.

No members of the public attended the online information session.

3.0 What We Heard

3.1 Online Feedback

Select Engineering received one response on the online feedback form, attached.

In summary, the respondent had no issues changing the commercial parcel to residential and increasing the park areas. Other comments received were concerns of increased traffic with limited access to Pioneer Road or Hwy 16A, questions about whether the DC would allow an apartment building, and questions of the park space connectivity and whether additional playgrounds will be constructed in Easton.

Select Engineering provided a response to the inquiry and has been included in attachment D.

3.2 Public Meeting

No questions arose from the public meeting.

3.3 Post Meeting

No residents contacted Select Engineering after the public information with questions or comments. The online survey closed on May 8th at 4:30PM.

4.1 ATTACHMENT A

MAILED NOTIFICATION

NOTICE OF PUBLIC ENGAGEMENT

EAST PIONEER AREA STRUCTURE PLAN AND MUNICIPAL DEVELOPMENT PLAN AMENDMENT WITH DIRECT CONTROL ZONE

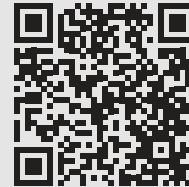
Qualico Communities will be hosting a Virtual Public Engagement Session to provide information about a proposed amendment to the Municipal Development Plan (MDP) & East Pioneer Area Structure Plan (ASP) and a proposed site-specific Direct Control (DC) zone. The ASP amendment will change the neighbourhood's Land Use plan by converting a 2-hectare (4.94 acre) area from Commercial use to Medium/High Density Residential. The amendment will also increase the total area of park space in the Easton neighbourhood. The MDP amendment is limited to updating the Future Land Use Concept map to reflect the change from Commercial to Residential. The proposed DC zone would allow residential development in the form of Row Housing and Back-to-Back Row Housing. Project representatives from Qualico Communities and Select Engineering Consultants will be in attendance to explain the proposal, gather feedback, and answer questions.

DATE: Tuesday, May 6, 2025

TIME: Presentation at **5:30 pm**

LOCATION: On-Line

selecteng.ca/east-pioneer-amendment



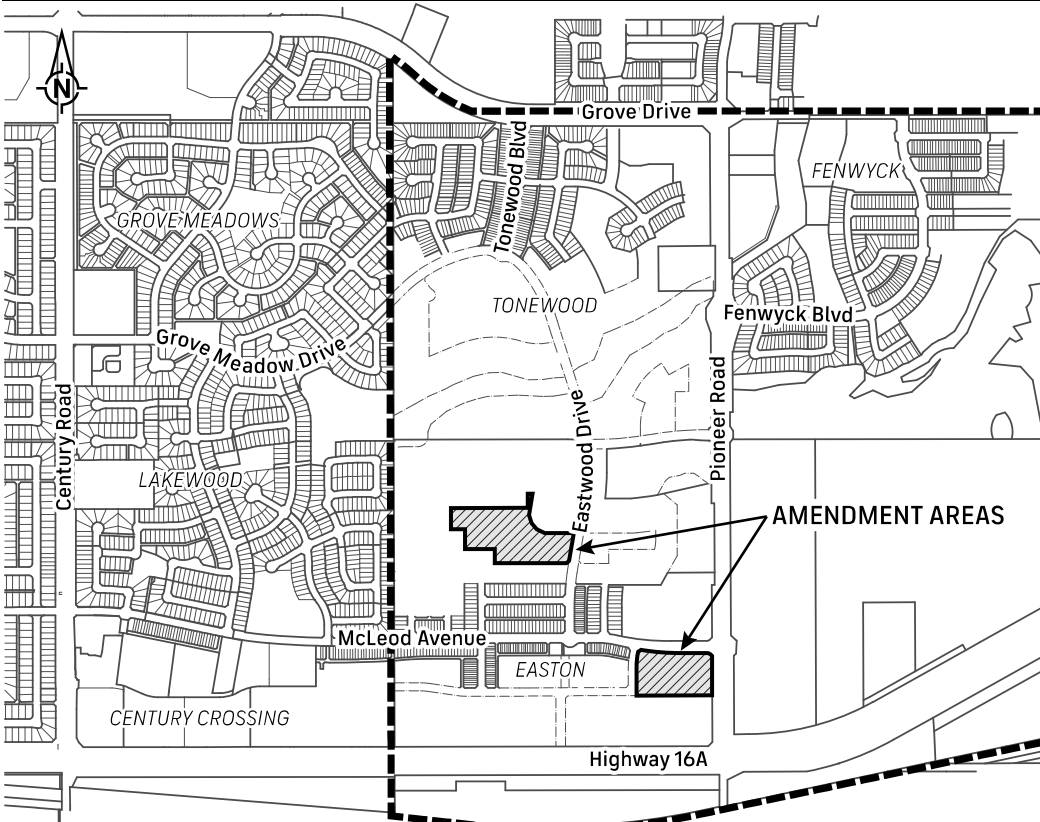
scan to access more details on the application and the on-line session via Select's website

Questions or Can't Attend?

For more information please contact:

Coralie Volker, Planner
Select Engineering Consultants
cvolker@selecteng.ca
780 - 701 - 7563

EAST PIONEER ASP & MDP AMENDMENT WITH DIRECT CONTROL ZONE



VIRTUAL PUBLIC ENGAGEMENT
TUESDAY, MAY 6, 2025
5:30 PM ON-LINE



scan to access on-line session details

QUESTIONS?

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4.2 ATTACHMENT B

NEWSPAPER ADVERTISEMENTS



City Hall in Spruce Grove. FILE PHOTO

Spruce Grove's Strong Growth positively impacts City Budget

Stronger than anticipated growth in Spruce Grove will have a positive impact on the City's budget, as outlined in the 2025 Spring Budget Adjustment approved by Spruce Grove City Council earlier this week.

In 2024, Spruce Grove's population grew to just over 40,000 people and the City had another record-setting year for building permit values. This assessment growth will result in an additional \$486,400 in property tax revenue, surpassing initial forecasts by reaching 3.93 per cent in assessment growth compared to the 2.93 per cent projected in the 2025 budget released in December. A portion of the additional revenue will be leveraged to reduce the forecasted tax rate increase from 3.9 per cent, approved by Council in December 2024, to 3.66 per cent, passing welcome savings on to Spruce Grove taxpayers.

"This Spring Budget Adjustment demonstrates the incredible growth of our city and how

that growth directly benefits our residents. Being able to provide a property tax rate reduction when affordability is top of mind is a significant success. This adjustment shows that Spruce Grove is truly not just a city that people call home, but an in-demand and prosperous location for businesses to invest," said Mayor Jeff Acker.

A portion of the additional revenue will also fund three new positions within the City and an additional resource under the RCMP contract to address volume and capacity challenges.

Spring budget adjustments provide an opportunity to finalize the budget prior to setting the property tax rate for the year. Amendments to the budget are typically related to expected ongoing changes in growth projections and other revenue sources, and changes to ongoing operating expense items that are funded by the municipal tax requirement.

The City of Spruce Grove

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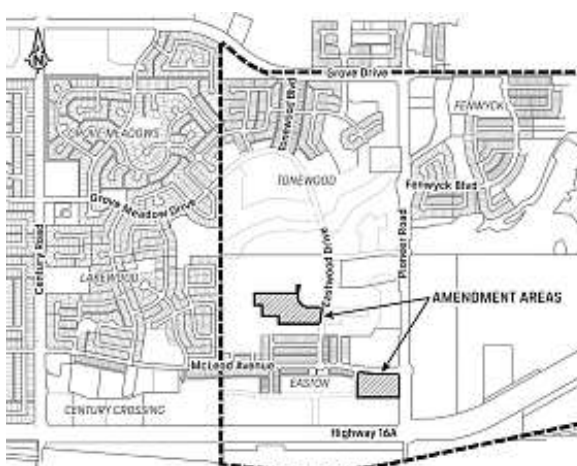
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EAST PIONEER ASP & MDP AMENDMENT WITH DIRECT CONTROL ZONE



VIRTUAL PUBLIC ENGAGEMENT
TUESDAY, MAY 6, 2025
5:30 PM ON-LINE



scan to access online session details

QUESTIONS?

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SEC Select Engineering Consultants

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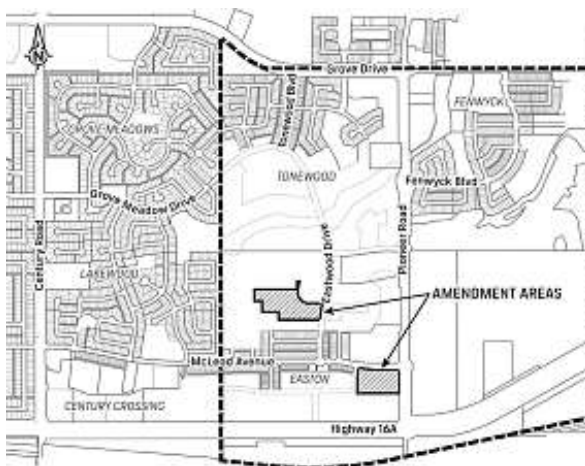
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Premier Danielle Smith calls on PM Mark Carney to 'reset' Ottawa-Alberta relationship

CINDY TRAN

Alberta Premier Danielle Smith congratulated Prime Minister Mark Carney on winning the federal election and invited him to work with the province to "reset" the relationship between Ottawa and Alberta.

At a news conference on Tuesday, Smith reiterated her list of nine demands which she announced on March 20 which she will be working on addressing in the next six months and said she has been clear on what Carney needs to do.

"The federal government has taken hostile actions against Alberta and against the Constitution and against our right to develop our resources, and every action we have taken has been to reassert that the Constitution matters, the division of powers matters," Smith said.

"Whether or not he, as a leader, is going to be able to change course remains to be seen. He's given some undertakings, but he said different things in different forms to different people in different parts of the country. I think what we put on the table is very reasonable and very much in sync with the idea of being an energy superpower and finding new markets. The ball will be in his court to see how he responds to that."

In an earlier statement on Tuesday, Smith said she will continue to fight for Alberta and will no longer tolerate industries being "threatened" and "resources landlocked" by Ottawa.

"A large majority of Albertans are deeply frustrated that the same government that overtly attacked our provincial economy almost unabated for the past 10 years has been returned to government," Smith said.

"As premier, I will not permit the status quo to continue."

Smith also gave a nod to Conser-

vative Leader Pierre Poilievre, who she said is a "true friend of Alberta" and boasted about his election campaign which highlighted Alberta's energy sector.

ALBERTA NDP TO DECIDE ON BREAK FROM FEDERAL COUNTERPARTS

Alberta NDP Leader Naheed Nenshi has floated the idea of breaking ties with the federal NDP and said the decision will come this weekend at the party's provincial convention where members will be able to vote on the future of the relationship with the federal NDP.

"What we really learned in doing that is we're already financially independent. We're already policy independent. But there was one tie, which is if you are a member of the provincial party you are automatically a member of the federal party," Nenshi said.

He said despite policy differences he's had with federal NDP Leader Jagmeet Singh over the years, Singh can walk away with his "head held high."

"He is a tremendous public servant and if it wasn't for Jagmeet Singh, then Albertans and Canadians struggling with the cost of living every day would not have affordable childcare, dental care and would not have the beginnings of a national PharmaCare system. So while politically this was a tough night for him, I think he can look back with some satisfaction on what he's been able to do for Canadians," Nenshi said.

In response to Smith, he called for unity in Canada and enforced the need for Alberta to work with the federal government.

"She's gambling with the future of the country over plastic straws. I hate paper straws. I think most people do. My country is worth more than plastic straws," Nenshi said.

4.3 ATTACHMENT C

WEBSITE AND FEEDBACK FORUM

Notice of Public Engagement

Municipal Development Plan & East Pioneer Area Structure Plan Amendment with Direct Control Zone

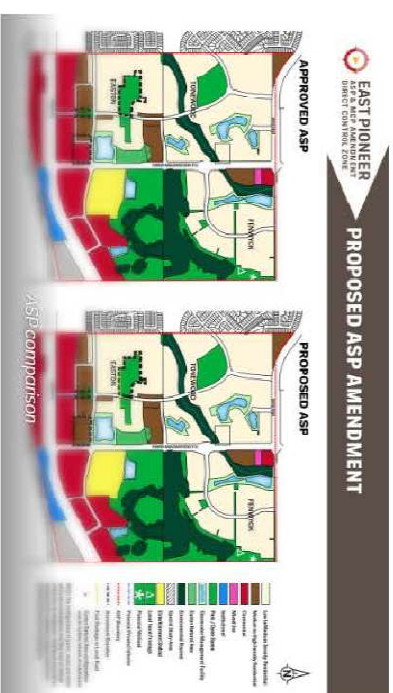
DATE: Tuesday, May 6, 2025

TIME: 5:30 pm

LOCATION: 📍 **On-Line Teams Meetup**

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Project representatives from Qualico Communities and Select Engineering Consultants will be in attendance to explain the proposal, gather feedback, and answer questions.





WHAT'S BEEN DONE

Pre-Consultation

Discussion between applicant and City Administrator to determine application requirements.

Application

Proposed ASP and Land Use Bylaw amendments with required technical studies is submitted by the applicant.

Circulation

Amendments are circulated to City Council members and staff for review and recommendation.

WHERE WE ARE

Public Engagement

As noted, focus on feedback by the applicant to City Administrator on the proposed amendment.

WHAT'S NEXT

Collect and summarize the information gathered from your feedback and provide this to the City Administrator for their input. The feedback will be included in a report that goes to City Council when this application goes to **Public Hearing**.

When the application is ready to advance to City Council Public Hearing, surrounding landowners will be notified of the date and time.

Public Hearing

A public hearing is held where City Council will review the final proposed amendments and **decide** whether to adopt them.

After a public hearing, the adopted final amendments will go to City Council for approval.

Next Steps



EAST PIONEER
ASP & MDP AMENDMENT
DIRECT CONTROL ZONE

DIRECT CONTROL - CONCEPT



DC HIGHLIGHTS

1. General purpose is to accommodate a Medium Density site with Row Housing and Back-to-Back Row Housing.
2. Other Permitted Uses include:
Accessory Building, Semi-Detached Dwelling, Show Home, Sales Centre, Family Day Home and Home Occupation, Minor, Major & Office.
3. Minimum Density: 50 upnpha.
4. Maximum Height: 13 m.
5. All parking requirements will be met on site (include a mix of garage, driveway and shared surface parking).
6. Each unit has its own private amenity space.

Comments can be provided in the form below or directed to Coralie Volker (780) 701 7563 at Select Engineering Consultants Ltd.

MDP and East Pioneer ASP Amendment and Direct Control Zone Virtual Feedback Submission

Qualico Communities has submitted an application to the City of Spruce Grove to amend the Municipal Development Plan (MDP) & East Pioneer Area Structure Plan (ASP) and to propose a site-specific Direct Control (DC) zone.

The ASP amendment will change the neighbourhood's Land Use plan by converting a 2-hectare(4.94 acre) area from Commercial use to Medium/High Density Residential. The amendment will also increase the total area of park space in the Easton neighbourhood.

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For any questions about this application, please contact Coralie Volker, Planner, Select Engineering Consultants at cvolker@selecteng.ca or 780-701-7563.

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The MDP amendment is limited to updating the Future Land Use Concept map to reflect the change from Commercial to Residential.

The proposed DC zone would allow residential development in the form of Row Housing and Back-to-Back Row Housing.

For any questions about this application, please contact Coralie Volker, Planner, Select Engineering Consultants at

Personal Information and Application Feedback

1

Please provide your name (optional)

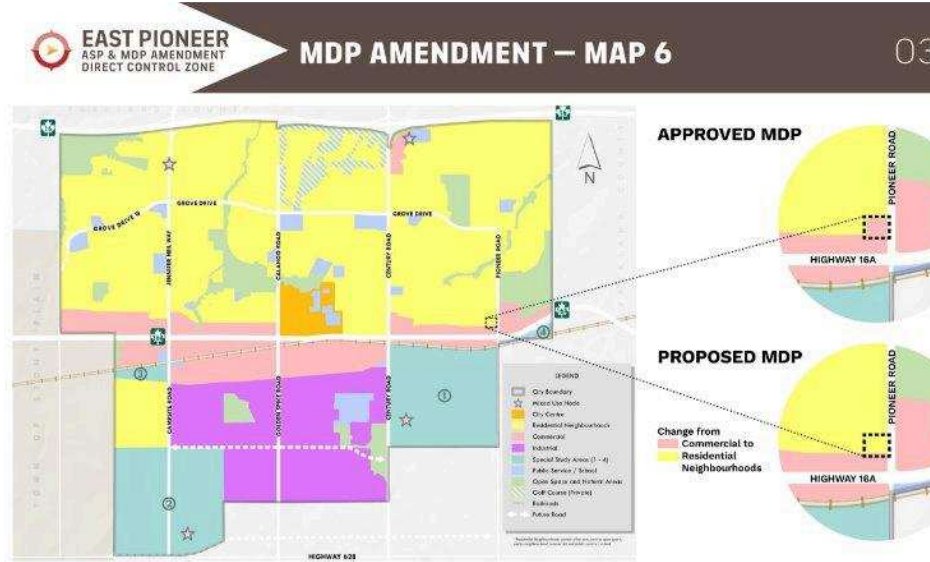
2

Please provide your address (optional)

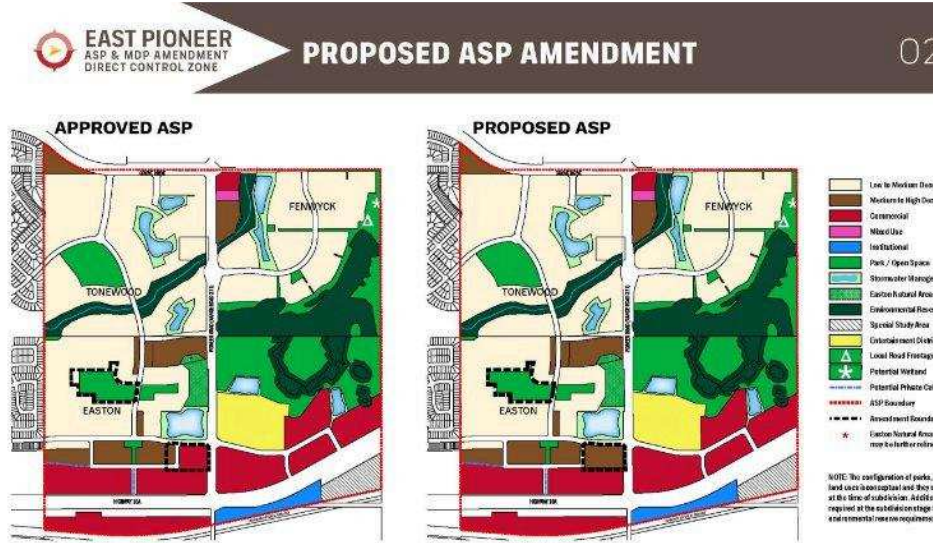
3

Please provide your email address (optional)

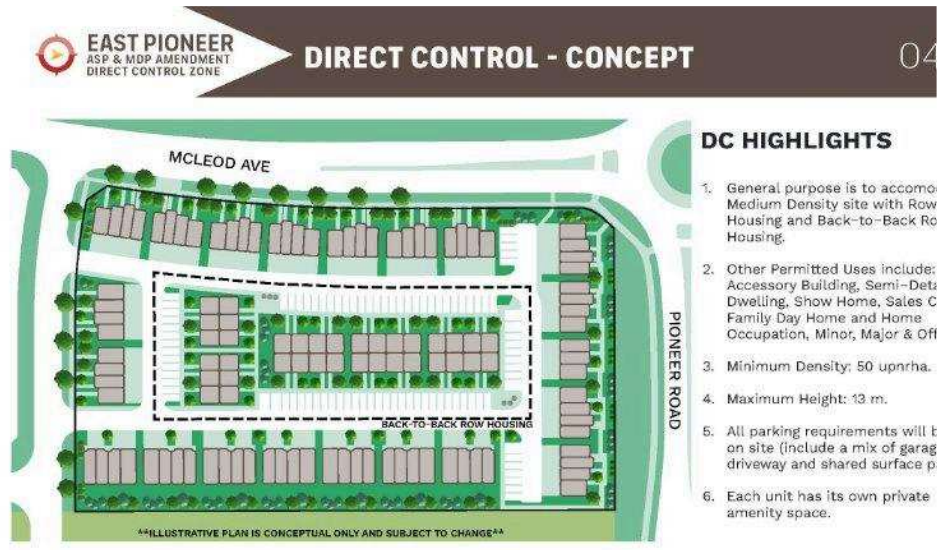
Feedback or Comments respecting the MDP amendment, please use the space below.



Feedback or Comments respecting the ASP Amendment, please use the space below.



Feedback or Comments respecting the Proposed Direct Control Zone, please use the space below.



For general feedback or questions, please use the space below.

4.4 ATTACHMENT D COMMUNITY FEEDBACK & SEC RESPONSE

View results

Respondent

1

Anonymous

27:07

Time to complete

Personal Information and Application Feedback

1

Please provide your name (optional)

[REDACTED]

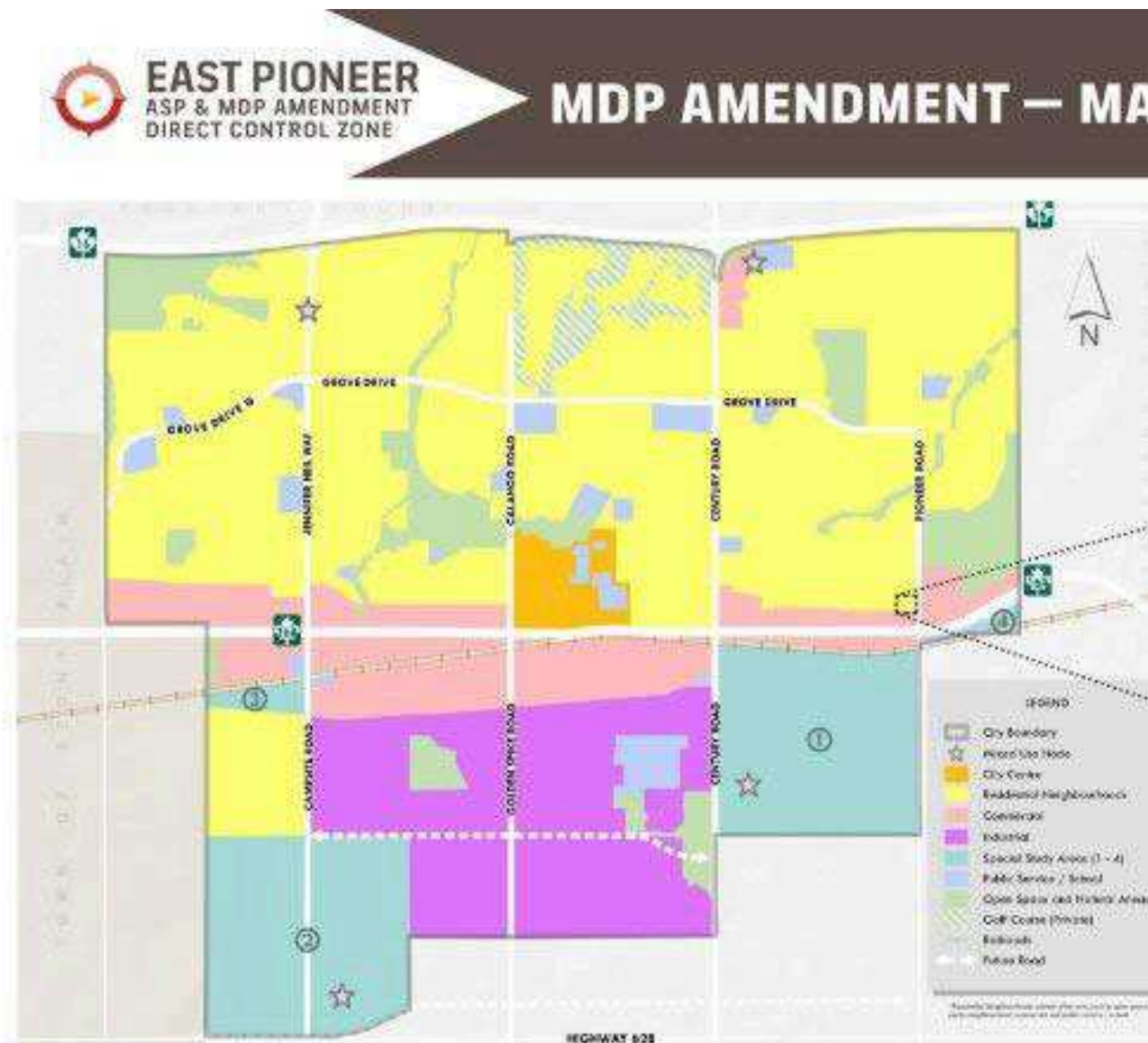
2

Please provide your address (optional)

[REDACTED]

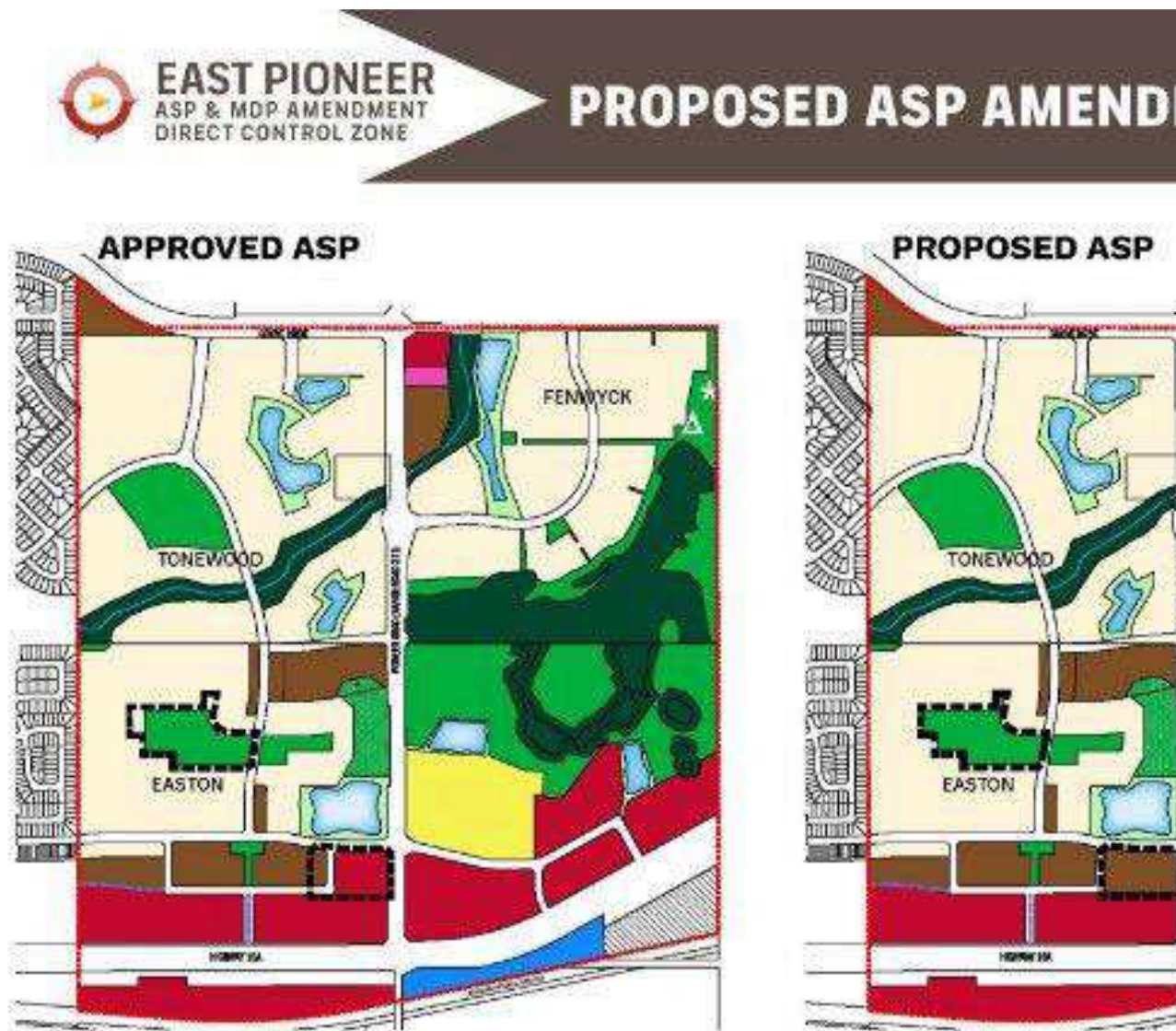
Please provide your email address (optional)

Feedback or Comments respecting the MDP amendment, please use the space below.



We have no issues changing the commercial parcel to residential and increasing the park areas as outlined above.

Feedback or Comments respecting the ASP Amendment, please use the space below.



for the ASP amendment, couple questions arise. McLeod Avenue has been very busy after they opened it up to Century Road. Increasing the density with no access to Pioneer or Hwy 16A will become somewhat congested on McLeod Road. The City recently put up no parking signs along McLeod avenue west of Pioneer road which may help but roadway parking has become very limited. Also extending Eastwood Drive into Tonewood will also create additional traffic on McLeod Avenue as that area only have access to grove drive.

Feedback Comments respecting the Proposed Direct Control Zone, please use the space below.



With the DC control being Max. 13m high, could a low rise apartment be constructed on this parcel or is it going to only be semi detached and/or back to back row housing as noted above?

For general feedback or questions, please use the space below.

Also with the increase in park space, will it connected to the other park areas via paths or will it be stand alone?
Any additional playground areas planned for the area?



May 12, 2025

36-25145-8.3



On behalf of Qualico Communities, I want to thank you for providing feedback on the proposed application to amend the Spruce Grove Municipal Development Plan, East Pioneer Area Structure Plan and proposed Direct Control zone. We appreciate your feedback and have shared the comments with the City of Spruce Grove for their review.

We would like to use this opportunity to provide a response to your comments and questions. Your responses included questions about whether additional residential would impact traffic in Easton, what the Direct Control zone permits, and walkway connections and amenities in the park.

Residential and Roadway Network

Select Engineering (SEC) does not expect the addition of 2.0 hectares of medium density residential to increase traffic along McLeod Avenue when comparing the typical traffic generation created by commercial against medium density residential. Because the proposed amendment is seeking to go from commercial to residential, the expectation is that traffic generation will be lower than if this parcel stayed a commercial land use. Additionally, Qualico and SEC originally designed and constructed this portion of McLeod Avenue to accommodate commercial and residential traffic.

The City of Spruce Grove has been transparent with Qualico and SEC that no parking will be allowed along McLeod Avenue. Our application respects this and will ensure that future development will accommodate parking completely within the site.

Direct Control Zone

Currently, the proposed direct control zone does not enable an apartment building to be constructed in this location. The applicant is looking to develop this site as a row housing/back-to-back row housing development.

Parks

Two new openings in the central park are created through the park expansion. The central park will have an opening to the local roadway in the north and west. Qualico and SEC are currently working with City administration to determine the appropriate programming for this park site. Consideration is being given to a playground along the southern portion of the park.

If there are any questions or additional follow up required on the application, please call or email Coralie Volker, Planner with SEC.

Thank you,

Select Engineering Consultants Ltd.

Coralie Volker, RPP, MCIP
cvolker@selecteng.ca // 780-701-9695