



## REQUEST FOR DECISION

**MEETING DATE:** August 25, 2025

**TITLE:** C-1413-25 - Land Use Bylaw Amendment - DC.22 Deer Park Mixed Use Node Direct Control District - First Reading

**DIVISION:** Sustainable Growth and Development Services

---

### SUMMARY:

The City of Spruce Grove's Municipal Development Plan (MDP) - The Shape of Our Community identifies a number of Mixed Use Nodes throughout the City and provides various broad policy goals regarding the future development of these nodes.

The proposed direct control district provides specific regulation regarding how the horizontal mixed use development within the Deer Park neighbourhood will be developed to achieve the policy goals of the MDP.

Administration supports this amendment.

---

### PROPOSED MOTION:

THAT first reading be given to Bylaw C-1413-25 - Land Use Bylaw Amendment - DC.22 Deer Park Mixed Use Node Direct Control District.

### BACKGROUND / ANALYSIS:

The proposed bylaw will:

1. Establish a direct control district within the Deer Park neighbourhood
2. Redistrict approximately 3.5 ha of Lot 3, Block 1, Plan 142 2642
3. Add new definitions for Courtyard and Plaza to Section 7 Definitions

### **Land Use Bylaw - New Direct Control District**

The proposed DC.22 - Deer Park Mixed Use Node Direct Control District provides specific regulation for the development of a horizontal mixed use development northeast of the Dalton Link / Jennifer Heil Way intersection, in the Deer Park Neighbourhood.

The proposed District will facilitate the development of a mixed-use node at the western entrance to the Deer Park neighbourhood. This node will integrate high-density residential and commercial uses in a horizontal mixed-use format, ensuring architectural continuity. The District is designed to prioritize and support transit accessibility and create a pedestrian-focused environment, featuring walkable pathways, safe crossings, and interactive public spaces that encourage foot traffic and community engagement. Development in the District will be designed at a human/pedestrian scale and support year-round use.

### **Land Use Bylaw - Redistricting**

The subject 3.5 ha area are within Lot 3, Block 1, Plan 142 2642. These lands are currently districted UR -Urban Reserve District and will be redistricted to DC.22 - Deer Park Mixed Use Node Direct Control District. It is anticipated that approximately the northern third of this area will be developed as high density residential with a minimum density of 40 units per ha / maximum density of 150 units per ha and the southern two thirds being developed as primarily commercial.

### **Municipal Development Plan**

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

Map 6 - Future Land Use Concept identifies a Mixed-Use Node roughly at the intersection of Jennifer Heil Way and Dalton Link.

Several principles of the MDP support the location of the Deer Park mixed use node. These include:

- 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 as areas where higher density residential, transit service, commercial and other amenities are clustered. Transit and proximity to higher density development are considered critical components to successful and sustainable mixed-use areas.

Section 4.1.32 of the MDP requires the City of Spruce Grove, when evaluating mixed use development proposals at Mixed Use Nodes, to require that development proposals demonstrate:

- Proximity to transit or developed around a transit stop
- Proximity to or along a major transportation corridor
- Access to or provision of open spaces
- Provision of inclusive spaces that combine commercial, residential, recreational, or cultural components that result in vibrant, walkable nodes / communities
- Provision of spaces that are accessible to everyone regardless of age or ability
- Inclusion of a mix of compatible uses and higher residential densities
- High quality urban design and with interactive public spaces designed to a human / pedestrian scale
- Year-round use of public spaces that are incorporated into designs
- Logical and pedestrian friendly road network
- Links to the existing trail network and proposed green spaces
- Satisfaction of minimum or elevated design standards

These criteria formed the foundation of the regulation within the proposed Deer Park Mixed Use Node Direct Control District. The location of the site, together with the proposed regulation provide for the development of a mixed use node that can meet these criteria.

#### **North Central Area Structure Plan**

The amendment area is within Bylaw C-477-03 - North Central Area Structure Plan, and the proposed direct control district and redistricting are in general compliance with the policies and Land Use Concept that identify the area for High Density Residential and Commercial uses. The most recent amendment, Bylaw C-1332-24, acknowledged the MDP identified mixed use node, identifying that the associated policy would be enabled through the Land Use Bylaw.

#### **Development Agreement**

A development agreement will be required prior to consideration of third reading.

#### **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 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 Land Use Bylaw will be updated by adding the proposed direct control district and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will provide specific regulation for the development of a mixed use node in the Deer Park neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a