A large, stylized teal graphic on the left side of the slide, composed of several overlapping, curved, brushstroke-like shapes that point towards the top right.

Bylaw C-1074-19

# City Centre Area Redevelopment Plan

City of Spruce Grove  
Regular Council Meeting  
C-1074-19 – 3rd Reading  
April 27, 2020





3<sup>rd</sup> Reading

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# City Centre Location



» The 'city centre' boundaries are defined in the MDP.





# MDP Planning Direction

- » Spruce Grove's MDP in Section 5.3 identifies city centre revitalization as an important initiative within Spruce Grove.
- » The City Centre objective is a mixed-use activity hub with a distinct identity.
- » The MDP specifically identified need for Area Redevelopment Plan to guide these efforts, and that it would focus on:
  - » Small-scale service-oriented businesses targeted primarily at the local population with a limited regional customer base
  - » Pedestrian orientation
  - » Use of streets as public spaces
  - » Civic and open space uses
  - » Mixed-use development, and
  - » Higher density residential development.
- » This proposed City Centre ARP provides a guide for redevelopment that considers: land use, mobility, urban design, building design guidelines, and implementation.

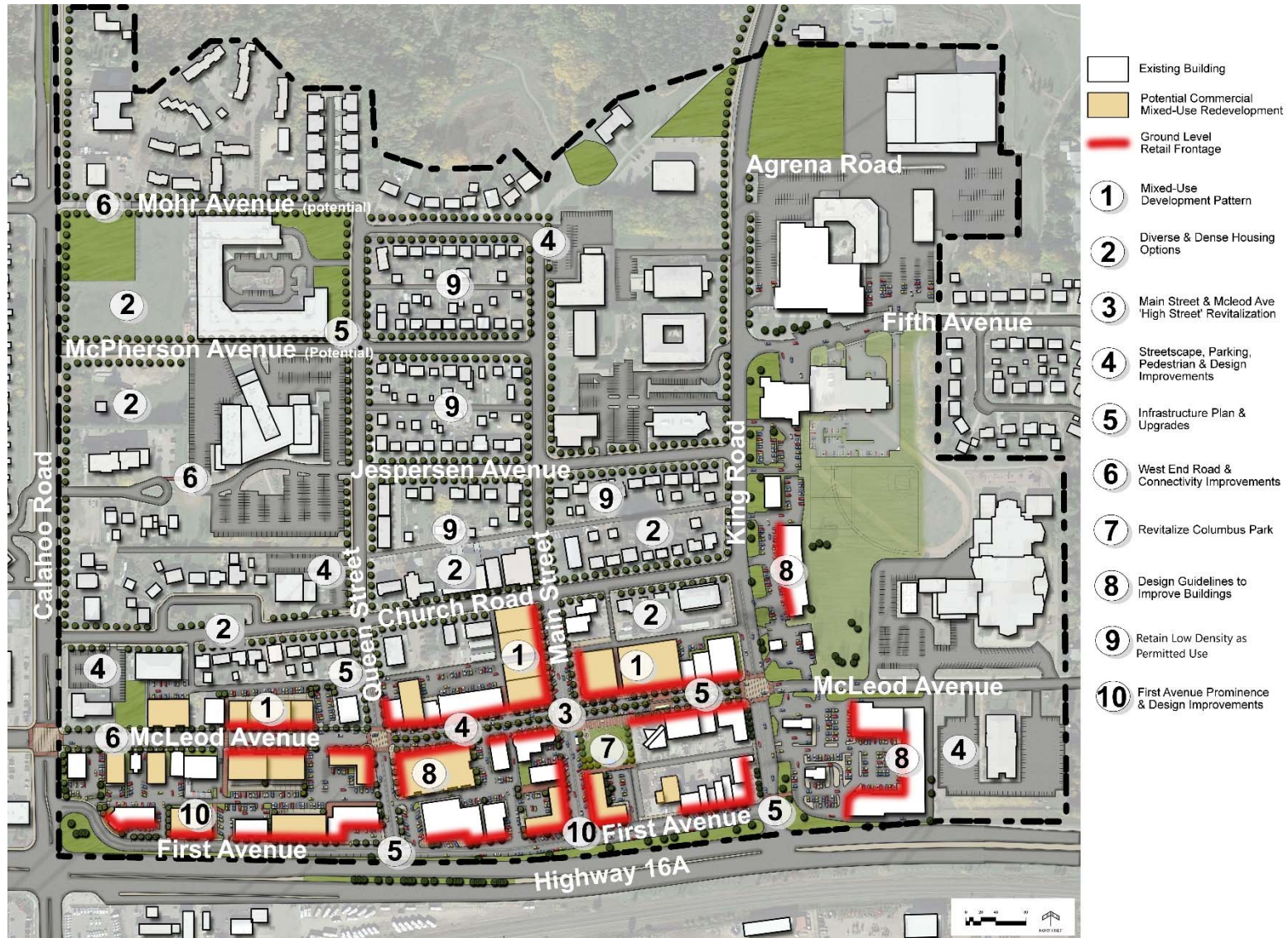




3<sup>rd</sup> Reading

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# Concept Plan





# Benefits of ARP

- » Safer, walkable streets and mobility.
- » Increased population & employment.
- » Higher quality streets and buildings for business and residents.
- » Direct investment in necessary infrastructure upgrades.
- » Provides a plan for redevelopment of vacant and underutilized parcels of land and buildings.
- » Provides a gathering place for civic and cultural activities (e.g. Columbus Park as a flexible, functional space).
- » Increased assessed values and property tax revenue over time to pay back infrastructure costs.





3<sup>rd</sup> Reading

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# Recommendation

» Administration **supports 3<sup>rd</sup> Reading** of this proposed Bylaw.