THE CITY OF SPRUCE GROVE

BYLAW C-1012-17

HERITAGE ESTATES AREA STRUCTURE PLAN AMENDMENT

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality may adopt and amend an area structure plan;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-812-12, the Heritage Estates Area Structure Plan;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-812-12, Heritage Estates Area Structure Plan, be amended as outlined in Schedule 1 which is attached to and forms part of this bylaw.

2. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 14 November 2017
Public Hearing Held 11 December 2017
Second Reading Carried 11 December 2017
Third Reading Carried 11 December 2017
Date Signed 13 December 2017

__________________________
Mayor

__________________________
City Clerk
Heritage Estates Area Structure Plan Amendment

October 13, 2017
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1.0 Introduction

1.1 Purpose

The Heritage Estates Area Structure Plan, Bylaw C-812-12 was consolidated and approved by the City of Spruce Grove on September 10, 2012. Since that time there have been two amendments to the Plan, one approved by the City of Spruce Grove on February 25, 2013 and one approved on October 15, 2013.

The purpose of this amendment is to convert two sites within the plan area from low/medium density residential site to a medium/high density residential site to support the development of a Multi-Unit Dwelling within a comprehensively planned active adult living community.

1.2 Locational Context

The Heritage Estates Area Structure Plan Amendment applies to a portion of the parcel legally described as Plan 1722124 Block 9 Lot 26. The total amendment area is approximately 2.2 hectares and includes two sites generally located in the southeast and southwest corners of the subject lot (see Figure 2). The amendment areas are surrounded by open space and low/medium density development.

The southwest site has open space proposed to the west, in the form of a Municipal Reserve park site, and to the south, in the form of a stormwater management facility. Low/medium density residential is proposed for lands to the north and east. These residential lands are all located within the Heritage Estates Community and are being developed comprehensively with the rest of the site.

For the site in the southeast corner of the Heritage Estates development, open space is proposed to the north and east in the form Municipal Reserve of a park site. Low/medium density residential is proposed for lands to the south and west. The lands to the west are also located within the Heritage Estates development where as the lands to the south are not located within the Heritage Estates development and owned by another landowner. As these other lands are located to the south of the proposed medium/high density district it is anticipated that any impacts, such as shadowing, will be minimal. In addition there are proposed changes to the Hawthorne District, the current zoning of these lands, that will help to minimize impacts on adjacent residential lands.

1.3 Policy Context

This Plan Amendment is in accordance with statutory policies and studies where applicable including:

- Transportation Master Plan (2012)
- Growth Study (2016)
1.3.1 YOUR BRIGHT FUTURE: MUNICIPAL DEVELOPMENT PLAN

The current proposed changes do not require any amendments to the Municipal Development Plan (MDP). The MDP currently designates the subject lands as Residential. The following is a brief description of how the proposed amendment is supported by the applicable MDP policies:

Goal 5 – Spruce Grove manages growth to ensure the city is economically, environmentally, and socially sustainable.

The form of the multi-unit development will help the city to meet their economic, environment and social sustainability goals. Higher density development is known to be a more efficient use of municipal infrastructure, to have reduced land and environmental impacts as well as provide more affordable housing options for community residents.

Policy 5.1.1.1 Base decision related to future growth and community changes on the vision and policies outlined in the Capital Region Growth Plan and the City of Spruce Grove Municipal Development Plan.

The proposed amendment will increase density within the Heritage Estates ASP area and align this plan with the new density targets of the Edmonton Metropolitan Region Growth Plan, which is the update to the Capital Region Growth Plan. The City's MDP has a vision of a “well planned and inclusive city” that “offers a range of housing… options”. This amendment helps the City meets the overall vision for the City by creating an inclusive community that offers a range of housing options. The proposed amendment will allow for a unique housing type in the Heritage Estates plan area, allowing for higher density form of housing for seniors.

Policy 5.1.1.2. Develop and update as required, Area Structure Plans and Area Redevelopment Plans to guide development.

This policy is intended to ensure that appropriate public consultation and administrative review occurs to ensure any new development meets the policy direction and vision of the community. To support this proposed development, an amendment to the ASP has been prepared and submitted with this application. In addition, public consultation was completed to share information and obtain feedback from the community on the application.

Policy 5.1.2.2 Intensify land use and prevent the premature development or fragmentation of lands currently in agricultural use.

The proposed amendments will allow for the intensification of land use by permitting higher density development to occur on the site.

Policy 5.1.2.3 Increase residential density with a variety of housing types, lot sizes and development layouts.

The proposed amendments will allow for the intensification of land use by permitting higher density residential development to occur on the site. Within this development there is a variety of housing
types (single detached, duplex and row housing) either existing or proposed. This amendment would provide an additional housing type (multi-unit dwelling) to be permitted in the Heritage Creek neighbourhood and increase the overall residential density for the entire development.

_Policy 5.1.2.5 Require that any new development areas be contiguous to existing development areas_.

The proposed amendment area to allow for multi-unit dwelling development is located within Heritage Creek, a community that is currently being developed by Heritage Creek Estate Developments. This development is within a “developing neighbourhood” as identified and defined in the MDP. The development is contiguous to existing development and within the City identified area for growth.

**Objective 5.2.2 Increase housing options and residential densities across the community.**

The proposed amendment will permit the development of an additional housing type within the\n
_Policy 5.2.2.1 Integrate a variety of housing types and densities to create diverse streetscapes in neighbourhoods and increase diversity of housing stock._

Within the Heritage Creek neighbourhood there is a variety of housing types (single detached, duplex and row housing) either existing or proposed. _This amendment would provide an additional housing type (multi-unit dwelling) to be permitted in the community and increase the overall diversity of housing stock within the development._

_Policy 5.2.2.4 Focus higher density and senior housing in proximity to amenities, transit and gathering places._

The majority of the Heritage Creek _neighbourhood_ is being developed and marketed as an active adult living community, with the _majority of the housing intended to be seniors housing_. The development benefits from its _location_ near a number of community amenities including parks and natural areas and the TransAlta Tri Leisure Centre which is approximately 10 min walking distance from the subject site. Jennifer Heil Way, the nearest arterial road, is also an existing transit route. Residents _will be able to access these amenities easily by cycling or walking._

**Objective 5.2.4 Implement innovative neighbourhood design strategies in developing and future neighbourhoods to increase densities and types while maintaining a high quality of life.**

The new _multi-unit active adult_ development will create an anchor point in the neighbourhood. It will have _higher densities as well as shared amenity space that will give new residents a place to interact and recreate to promote a high quality of life_. The new _multi-unit form_ will also be the first of its kind in the _neighbourhood_ and will sit apart as a leading example of what might be possible within Heritage Estates.

_Policy 5.2.4.2. Provide adequate on-site parking and private green space in developing and future neighbourhoods._

The proposed amendment to the HLC District includes requirements that development meet the Land Use Bylaws parking regulations as well as provide outdoor amenity space for Multi-Unit Dwellings.

### 1.3.2 Transportation Master Plan
The current proposed changes do not require any amendments to the Transportation Master Plan. Primary access will remain off of Jennifer Heil Way from Hawthorne Gate, the nearest arterial road which has been identified as a Transit Arterial Road. The internal road network is serviced by private road. The proposed development conforms with the following policies in the Transportation Master Plan:

**Goal 4 – Reduce vehicular travel with higher degree of mixed land uses.**

Heritage Estates benefits from its location near community amenities and its proximity to Jennifer Heil Way. Residents will be able to access these amenities easily by cycling or walking.

*The City will prioritize transit, walking and cycling in higher density residential and commercial districts as they develop within the City in order that the total number of vehicles on the road may be minimized.*

The proposed active adult community in Heritage Estates will contribute to an overall higher residential density for the neighbourhood. The higher density will help support local businesses and support walking and cycling. The proximity to these services and infrastructure makes the choice simple for residents, and will help provide a critical mass of people that will be required to maintain these options.

### 1.3.3 Growth Study

The Growth Study projects a complete depletion of residential lands in 22 years under a medium/high growth scenario. Since Spruce Grove is a high growth community, partially fueled by its proximity to Edmonton, maintaining an adequate supply of future residential land is important. The report assumes that the intensity of residential uses will increases. Some intensification will be needed as lower intensity land uses are pushed out as demand increases.

Changing the Heritage Estates ASP and the HLC District will provide an additional opportunity for intensification. Increasing housing density allows the City to accommodate new residents while conserving residential lands for future growth.

### 1.3.4 Capital Region Growth Plan

The current *Capital Region Growth Plan: Growing Forward* identifies Spruce Grove as within the Priority Growth Area A, which has a density target of 25-30 dwelling units/net residential hectare. A draft of the updates to the *Capital Region Growth Plan*, know as the *Edmonton Metropolitan Region Growth Plan*, is current available for review. Schedule 6 in the Metropolitan Region Growth Plan lists a minimum target of 35 units per hectare (uph) for developing areas. Schedule 6 also lists a 10% intensification target for Metropolitan areas like Spruce Grove.

Based on the existing land use statistics, Heritage Estates ASP meets the existing *Capital Region Growth Plan* density targets as well as the proposed Metropolitan Region Growth Plan density target with the current density of the ASP area estimated at 36 units per hectare. The addition of the Medium/High Density Residential proposed in this amendment may increase the ASP density up to 41 units per hectare, helping the City meet and exceed the regional targets for this area.
1.3.5 HERITAGE ESTATES AREA STRUCTURE PLAN

While this proposal is intended to amend the Heritage Estates ASP, the proposed development generally conforms with the policies in this statutory document. Listed below are some of the key policies within the Heritage Estates ASP that the proposed amendment conforms to:

Residential Neighbourhoods Development Objectives:

- **To provide meaningful choice of innovative and conventional housing options that cater to arrange of income, age and social groups.**

  The new development will provide an additional housing form within the Heritage Creek Development. This additional housing type will provide a more affordable housing option within this active adult community, a unique neighbourhood within the City geared to seniors.

- **To locate a variety of multiple family housing in close proximity to major roads, parks, schools and community services.**

  The Multi-Unit Dwellings are proposed to be located adjacent to the park sites and naturalized storm water facilities. In addition, the neighbourhood is close to major roads (Jennifer Heil Way), parks (Heatherglen Park, Marlboro Off Leash Park) and community services (TransAlta Tri Leisure Centre).

- **To seek amenity space within multiple family housing.**

  The proposed amendment to the HLC District includes a requirement for amenity space, including outdoor amenity area, to be developed with any Multi-Unit Dwelling.

Open Space and Environmental Development Objectives:

- **To recognize the principles of the City of Spruce Grove Parks and Open Space Master Plan, particularly with regards to district and neighbourhood park sizes and locations, and pedestrian trail connections linking open space, parks, natural areas and community services.**

  No changes to the existing park and open space are proposed as part of this amendment, including the pedestrian connections. The pedestrian connections proposed in the ASP will be retained, and future development of the site will include the development of the identified pedestrian connections through the site.

Transportation and Municipal Services Development Objectives:

- **To recognize the pedestrian/multi-use trail system is of equal importance as the vehicular road structure.**

  The pedestrian connections proposed in the ASP will be retained, and future development of the site will include the development of the identified pedestrian connections through the site.
1.3.6 LAND USE BYLAW

The amendment area is currently designated as part of the Hawthorne Lifestyle Community District (HLC). A Land Use Bylaw text amendment is submitted concurrently with this ASP amendment.

1.4 Land Ownership

One land owner holds title to the amendment area.
2.0 Existing Conditions

2.1 Existing Land Use

The amendment area is currently serviced and being developed as a residential community with a variety of housing types, with a significant portion of the development intended to be an active adult living community focused on housing options for older adults, typically over the age of 65.
3.0 Proposed Amendment

3.1 Map Amendment

The purpose of this amendment is to convert two sites within the plan area from low/medium density residential site to a medium/high density residential site to support the development of a Multi-Unit Dwelling within a comprehensively planned active adult living community. This amendment requires that Figure 4 Development Concept and the land use statistics be updated to reflect this proposed change. These amendments can be found in Figures 1 and 2 and Tables 1 and 2.

3.2 Medium/High Density Residential

The Medium to High Density Residential sites will increase from four to six sites. Medium to High Density Residential will support a mix of housing types, including medium to high density dwelling types such as row housing and multi-unit dwellings. Densities will be consistent with the densities identified in the applicable Land Use Bylaw district.

3.3 Population and School Generation

The sites subject to this amendment are located in the northern portion of the ASP area and intended to be developed as part of a comprehensively planned active adult living community. It is anticipated that the population per unit in this area will be 1.5 residents per dwelling unit which is less than the per unit rate of other dwellings types in the ASP. The projected population of the plan area is estimated at approximately 5,099 persons at maximum build out. Table 2 summarizes the projected population, based on the estimated number of housing units.
Figure 1: Approved Development Concept
Table 1 – Existing Land Use Statistics (from October 2013 amendment)

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<th>Use</th>
<th>Hectares</th>
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<th>Units</th>
<th>%</th>
<th>Pop</th>
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**Notes:**

**Residential Density**
- Low to Medium Density Residential: 25 units / ha
- Medium to High Density Residential: 118 units / ha

**Population Density**
- Low to Medium Density Residential: 3.0 persons / unit
- Medium to High Density Residential: 2.5 persons / unit
Figure 2: Proposed Development Concept
## Table 2 – Proposed Land Use Statistics

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<th>Hectares</th>
<th>Acres</th>
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<td>Stormwater Management Facility</td>
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<td><strong>Subtotal - Other Uses</strong></td>
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<td>Low to Medium Density Residential</td>
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<td>Medium to High Residential*</td>
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<td>Population Density</td>
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</table>
| *Medium to High Density Population calculated based on 2.2 ha of Medium to High Density intended for a adult living facility development (seniors), with population density of 1.5 persons/unit; therefore: 5.94 ha x 118 units/ha = 701 units x 2.5 persons/unit = 1752 persons 2.2 ha x 118 units/ha = 262 units x 1.5 persons/unit = 392 persons Total Medium to High Density Population = 2145 persons
Table 3 below estimates the total number of students anticipated to reside in the plan area. Based on the 2016 census data, approximately twenty percent (20%) of the total population was school age (5 to 19 years). Of the school aged population, approximately seventy percent (70%) are anticipated to attend public school and thirty percent (30%) are anticipated to attend private school. Eighty percent (80%) of those students will be elementary/junior high, with the remaining 20% in high school. These values are based on typical student generation statistics in the Capital Region.

These projections do not include a review of the students outside the plan area, nor outside of the municipality’s boundary, that may be bussed into the plan area.

Table 3: Theoretical Student Generation in the Plan Area

<table>
<thead>
<tr>
<th></th>
<th>Elementary / Junior High</th>
<th>Senior High</th>
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<tbody>
<tr>
<td>Public</td>
<td>571</td>
<td>143</td>
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<tr>
<td>Separate</td>
<td>245</td>
<td>61</td>
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<tr>
<td>Total Anticipated Students</td>
<td>816</td>
<td>204</td>
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</table>
4.0 Municipal Services

4.1 Transportation Network

It is anticipated that the proposed amendment will result in a maximum additional 12 trips during AM Peak and 11 trips during PM Peak. The increase in trip generation is not anticipated to impact the existing road network and as such this amendment will not change the arterial roadway or collector roadway network in the ASP area.

4.2 Water, Sanitary Sewer and Storm Water Management

No changes to the area structure plan’s water distribution, sanitary sewer trunk or storm water management system will be required as a result of this amendment.
5.0 Public Engagement

An open house was held June 13th, 2017 from 3 pm to 7 pm at the Spruce Grove Public Library. There were 16 participants of which 15 were residents from the current Heritage Creek development. Participants were given information about the ASP, the proposed changes, as well as the supporting amendments being proposed to the Land Use Bylaw.

Participant comments, ideas and concerns were shared with the project team verbally, on comment cards and on post-it notes. All written comments have been transcribed verbatim and are included in the full summary report, included as Appendix B to this report. Key take-aways from the comments included the following themes relating to the proposed amendment:

- Generally supportive of a multi-unit building
- West or east sites would be preferred
- Middle site received no support
- Would like to see opportunity for second apartment to consider assisted living of some kind

Upon completing this open house in a manner that invited open and honest discussion between residents and with the developer. Based on the feedback from the open house it appears that there is support in the community for multiple medium/high density sites within the Heritage Creek Development. In addition, the previously unconsidered opportunity to include assisted living should be considered in light of resident’s interest in remaining in their community as they continue to age. The discussions surrounding the intensity of the bonds already being formed within the group are indicative of a significant social support system, and enabling its continued growth and development would be beneficial and desirable to existing community members.
Appendix A
Public Engagement Summary
CITY OF SPRUCE GROVE

BYLAW C-852-13

HERITAGE ESTATES AREA STRUCTURE PLAN AMENDMENT

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality may adopt and amend an area structure plan,

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-812-12, the Heritage Estates Area Structure Plan,

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

THAT, the Heritage Estates Area Structure Plan be amended as outlined in Schedule 1 which is attached to and forms part of this bylaw,

The proposed area structure plan amendment includes a change to the Development Concept map, redesignating Lot 1, Block 16, Plan 0740734 in the McLaughlin neighborhood in SW 4-53-27-4 from Commercial to Medium/High Density Residential, and an amendment to the land use statistics in Table 1 to reflect this redesignation.

This bylaw comes into force and effect when it receives third reading and is duly signed.

First Reading Carried 15 July 2013

Public Hearing Held 12 August 2013

Second Reading Carried 12 August 2013

Third Reading Carried 15 October 2013

Date Signed 20 October 2013

Mayor

City Clerk
Development Statistics - Heritage Estates ASP Amendment

<table>
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Other Land Uses

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<tr>
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<td>Circulation</td>
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Subtotal Other Uses

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Residential

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<th>%</th>
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<th>%</th>
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<tr>
<td>Low to Medium Density Residential</td>
<td>41.60</td>
<td>43.7%</td>
<td>1,040</td>
<td>59.7%</td>
<td>3,120</td>
<td>64.0%</td>
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<tr>
<td>Medium to High Density Residential</td>
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<td>6.2%</td>
<td>701</td>
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<td>1,752</td>
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Subtotal Residential

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<th>%</th>
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</tr>
</tbody>
</table>

Notes:

Residential Density

- Low to Medium Density Residential: 25 units/ha
- Medium to High Density Residential: 118 units/ha

Population Density

- Low to Medium Density Residential: 3.0 persons/unit
- Medium to High Density Residential: 2.5 persons/unit
WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality may adopt and amend an area structure plan,

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-812-12, the Heritage Estates Area Structure Plan,

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

THAT, the Heritage Estates Area Structure Plan be amended as outlined in Schedule 1 which is attached to and forms part of this bylaw,

The proposed area structure plan amendment includes a change to the Development Concept map, redesignating a site (Lot 121, Block 17, Plan 0941759) in the McLaughlin neighborhood in SW 4-53-27-4 from Commercial to Medium/High Density Residential, and an amendment to the land use statistics in Table 1 to reflect this redesignation.

This bylaw comes into force and effect when it receives third reading and is duly signed.

First Reading Carried 26 November 2012

Public Hearing Held 14 January 2013

Second Reading Carried 14 January 2013

Third Reading Carried 25 February 2013

Date Signed MAR 04 2013

Signed by City of Spruce Grove
Mayor and Council
Disclaimer

The attached Report has been prepared by Select Engineering Consultants Ltd. on behalf of the Client in accordance with the agreement between Select Engineering Consultants Ltd. and Client for the services described in the Report (the “Agreement”), and is subject to the budgetary, time and other constraints and limitations set forth in the Agreement.

The information and data contained in the Report, including without limitation the results of any inspections, sampling, testing and analyses, and any conclusions or recommendations of Select Engineering Consultants Ltd. (the “Information”), represent Select Engineering Consultants Ltd.’s professional judgment in light of the knowledge and information available to it at the time of preparation of the Report. Select Engineering Consultants Ltd. has not updated the Report since the date that the Report was prepared. Further, Select Engineering Consultants Ltd. has relied upon the accuracy of the information provided to Select Engineering Consultants Ltd. by Client in order to prepare the Report and Select Engineering Consultants Ltd. has not independently verified the accuracy of such information, nor was it required to do so. Thus, Select Engineering Consultants Ltd. shall not be responsible for any events or circumstances that may have occurred since the date on which the Report was prepared which may affect the information contained therein, or for any inaccuracies contained in information that was provided to Select Engineering Consultants Ltd. by Client.

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1.0 Introduction

1.1 Purpose

The Heritage Estates Area Structure Plan, Bylaw C-812-12 was approved by the City of Spruce Grove on September 10, 2012. Unit generations were also modified to reflect the City of Spruce Grove's updated density factors.

1.2 Locational Context

This Heritage Estates Area Structure Plan Amendment applies to the parcel registered north of McLeod Avenue described as Lot 121, Block 17, Plan 094 1759. The amendment area is 1.52 hectares.

1.3 Policy Context

This Area Structure Plan has been prepared in accordance with statutory policies and guidelines, as described below 1.3.1 – 1.3.5.

1.3.1 Capital Region Board

As a result of this amendment to the Heritage Estates Area Structure Plan, the Capital Region Board density will increase from 27.3 units per net residential hectares to 32.9.

1.3.2 City of Spruce Grove MDP Bylaw No. C-711-09

An amendment the City's Municipal Development Plan, Your Bright Future Bylaw No. C-711-09 is required to facilitate the proposed development. The Municipal Development Plan currently designates the subject lands as Vehicle Oriented Commercial. An amendment to Residential will be required.

1.3.3 The City of Spruce Grove Land Use Bylaw No. C-721-09

The amendment area is presently designated C-3 in the Land Use Bylaw. Redistricting required to change the districting to R-2 is submitted concurrently with this amendment.
1.3.4 The City of Spruce Grove Parks and Open Space Master Plan

This amendment will not require any changes to the City of Spruce Grove Parks and Open Space Master Plan was accepted by Council in 2007.

1.3.5 Transportation Master Plan

The City of Spruce Grove is updating its 2000 Transportation Master Plan (TMP) to reflect the newly adopted Municipal Development Plan-Your Bright Future, and to reevaluate how transportation policy and infrastructure decisions are made in light of Spruce Grove's changing identity. This amendment will not require any changes to the current TMP.

1.4 Land Ownership

One landowner holds title to the amendment area.
2.0 Existing Conditions

2.1 Existing Land Use

The amendment area is presently cleared and serviced for development.

2.2 Topography and Natural Features

The amendment area is generally flat and does not contain any natural features.

2.3 Utility Rights-of-Way

The amendment area does not contain any utility rights of way.
3.0 Purpose of Amendment

The purpose of this amendment is to convert a commercial site into a mixed medium to high
density residential site.

3.1 Mixed Medium to High Density Residential

Mixed Medium to High Density Residential land use will increase in Heritage Estates from 2 to 3
sites. Densities will be consistent with the Land Use Bylaw, and could permit a maximum of
150 units per hectare.

3.2 Commercial

Westgrove Common located in the south plan is a vehicle oriented commercial development
that provides a full range of goods and services required by the community on a regular basis.

The amendment site is located north of McLeod Avenue and west of McLaughlin Drive.
Jennifer Hell Way forms its west boundary. The area designated commercial south of the
amendment area continues to be retained as commercial.
### 3.3 Population and School Generation

#### Table 1 - Existing Land Use Statistics

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Ha</th>
<th>%</th>
<th>Units</th>
<th>%</th>
<th>Pop.</th>
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<td>Arterial Roadways and Widenings</td>
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<td>Environmental Reserve</td>
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<td>Utility / Pipeline Right-of-Ways</td>
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**LAND USES**

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<td>Stormwater Management Facility</td>
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<td>Municipal Reserve</td>
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<td>Circulation</td>
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<td>16.4%</td>
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<tr>
<td>Neighbourhood Commercial</td>
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**RESIDENTIAL**

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<td>1,040</td>
<td>86.6%</td>
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<td>1,201</td>
<td>100.0%</td>
<td>3,524</td>
<td>100.0%</td>
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**Residential Density**

- Low to Medium Density Residential     25 units / hectares
- Mixed Medium to High Density Residential 67 units / hectares

**Population Density**

- Low to Medium Density Residential 3.0 persons / unit
- Mixed Medium to High Density Residential 2.5 persons / unit
### Table 2 - Proposed Land Use Statistics

<table>
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<th>%</th>
<th>Pop.</th>
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<td>Utility / Pipeline Right-of-Ways</td>
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<tr>
<td><strong>GROSS DEVELOPABLE AREA</strong></td>
<td>95.13</td>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

| LAND USES                          |       |      |       |      |      |      |
| Stormwater Management Facility     | 8.07  | 8.5% |       |      |      |      |
| Municipal Reserve                  | 9.67  | 10.2%|       |      |      |      |
| Circulation                        | 15.60 | 16.4%|       |      |      |      |
| Neighbourhood Commercial           | 0.40  | 0.4% |       |      |      |      |
| Commercial                         | 15.88 | 16.7%|       |      |      |      |
| **SUBTOTAL - LAND USES**           | 49.62 | 52.2%|       |      |      |      |

| RESIDENTIAL                        |       |      |       |      |      |      |
| Low to Medium Density Residential  | 41.60 | 43.7%| 1,040 | 69.3%| 3,120| 73.0%|
| Mixed Medium to High Density       | 3.91  | 4.1% | 461   | 30.7%| 1,153| 27.0%|
| Residential                        |       |      |       |      |      |      |
| Low to Medium Density Residential  |       |      | 25 units / hectares |
| Mixed Medium to High Density       |       |      | 118 units / hectares |
| **SUBTOTAL - RESIDENTIAL**         | 45.51 | 47.8%| 1,501 | 100.0%| 4,273| 100.0%|

**Residential Density**
- Low to Medium Density Residential: 25 units / hectares
- Mixed Medium to High Density Residential: 118 units / hectares

**Population Density**
- Low to Medium Density Residential: 3.0 persons / unit
- Mixed Medium to High Density Residential: 2.5 persons / unit
The projected population for the plan area is estimated at approximately 4,273 persons at maximum "build-out". Table 2 summarizes the projected population (based on number of proposed housing units) and school generation figures, respectively. Student population was based on 22.6% of total population being students. Of them, 70% are anticipated to attend public school and 30% are anticipated to attend a private school. Eighty percent (80%) of those students will be elementary/junior high, with the remaining 20% in high school. These values are based on typical student generation statistics in the Capital Region.

These projections do not include a review of the students outside of the plan area, nor outside of the municipality's boundary, that may be bussed into the plan area.

### Table 3 - Theoretical Student Generation in the Plan Area

<table>
<thead>
<tr>
<th></th>
<th>Elementary / Junior High</th>
<th>Senior High</th>
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<tr>
<td>Public</td>
<td>1,883</td>
<td>471</td>
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<tr>
<td>Separate</td>
<td>807</td>
<td>202</td>
</tr>
<tr>
<td>Total Anticipated Students</td>
<td>2,690</td>
<td>673</td>
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</tbody>
</table>
4.0 Municipal Services

4.1 Transportation Network

This ASP amendment does not change arterial or collector roadways in the Plan area.

4.2 Water, Sanitary Sewer and Storm Sewer Distribution

No changes to water, sanitary sewer or storm sewer servicing will be required as a result of this amendment.
APPENDIX A
Amended Figures
CITY OF SPRUCE GROVE

BYLAW C-812-12

HERITAGE ESTATES AREA STRUCTURE PLAN

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality may adopt an area structure plan,

AND WHEREAS, the City of Spruce Grove wishes to adopt Bylaw C-812-12, the Heritage Estates Area Structure Plan,

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

THAT, the Heritage Estates Area Structure Plan be adopted as outlined in Schedule 1 which is attached to and forms part of this bylaw.

and

THAT, Bylaws C-287-96, C-410-01, C-566-05, C-596-06, C-727-09, and C-770-11 be repealed.

This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 13 August 2012

Public Hearing Held 10 September 2012

Second Reading Carried 10 September 2012

Third Reading Carried 10 September 2012

Date Signed 13 September 2012

__________________________________________
Mayor

__________________________________________
City Clerk
HERITAGE ESTATES
AREA STRUCTURE PLAN

Prepared for: Melcor Developments Ltd.
Presented by: Select Engineering Consultants Ltd.
Date: July 19, 2012
RPT-11047-8.0-HeritageEstatesASP-120709.docx
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Executive Summary
1.0 Introduction

1.1 Purpose

The Heritage Estates Area Structure Plan, Bylaw No. C-410-01 was originally adopted by Spruce Grove City Council in June 2001. Since that time much of the neighbourhood has been constructed and the ASP has been amended several times. The most recent amendment Bylaw C-770-11 was approved by the City of Spruce Grove on April 11, 2011. All of these previous amendments are incorporated into this Heritage Estates Area Structure Plan. The update also addresses recent changes in the City of Spruce Grove’s land use categories. Both low density residential and medium density residential can now be included within one low/medium density residential land use. Unit generations are also being modified to reflect the City of Spruce Grove’s updated density factors. As a result of these changes, the City of Spruce Grove has requested that a new Heritage Estates ASP be adopted. All previous amendments would be repealed at that time.

1.2 Locational Context

The Heritage Estates ASP applies to the NW and SW ¼ of Section 4-53-27-West of the 4th Meridian. (See Figure 1) The Heritage Estates neighbourhood contains approximately 100.0 hectares. The area is bounded by:

- Heatherglen ASP to the north;
- Jennifer Heil Way to the west;
- Highway 16A to the south; and
- Dog Creek on the east.

1.3 Policy Context

This Area Structure Plan has been prepared in accordance with statutory policies and guidelines, as described below.

1.3.1 Capital Region Board

Heritage Estates neighbourhood requires a net density of 27.5 units per net hectare to meet the recently approved Capital Region Board density targets. Using a density of 25 units per hectare for low/medium and 67 units per hectare for medium/high density residential Heritage Estates has a density of 27.3 units per net residential hectare.
1.3.2 City of Spruce Grove MDP Bylaw No. C-711-09

This ASP complies with the policies and provisions of the City’s Municipal Development Plan, Your Bright Future Bylaw No. C-711-09, and its’ requirement for the development of an Area Structure Plan. The Municipal Development Plan designates the subject lands as primarily residential, with a supportive system of open space. The residential designation includes a variety of housing opportunities to meet the needs of a diverse population and makes efficient use of land and infrastructure. Westgrove Common provides vehicle oriented neighbourhood retail and service outlets north and south of McLeod Avenue.

In Section 5.2.2.2 (pg. 33), the Municipal Development Plan identifies that two levels of integrated densities are to be used for residential communities as a way to support housing diversity and context-sensitive density. Level 1 density accommodates low to medium density building types, and Level 2 density accommodates medium to high density building types. The Heritage Estates Area Structure Plan has incorporated this philosophy of density in the concept design and associated statistics to comply with the intent of the Municipal Development Plan.

The Municipal Development Plan also generally identifies an Environmentally Significant Area in the east vicinity of the Plan area to reflect the location of Dog Creek which has been retained within the Plan.

1.3.3 The City of Spruce Grove Land Use Bylaw No. C-721-09

Approximately one third of the lands in Heritage Estates are still districtsed Urban Reserve (reserved for urban development) at the present time. Use of these lands is primarily agricultural.

Redistricting of residential areas has already occurred in the north and south Plan Area. The existing residential is districtsed a mix of HLC (Hawthorne Lifestyle Community District), R-MHS, R-1D or R-2MS. There are two R-3 (High Density) sites, one east Jennifer Heil Way in the west central plan area and the other site is west of McLaughlin Drive in the south central plan area. Three C-3 sites are designated in Heritage Estates. Westgrove Common is developed on the site between McLeod Avenue and Highway 16A. All uses are consistent with accepted growth patterns in the area.

Further redistricting and subdivision should be consistent with this Plan and should consist of residential, recreational and public utility land uses.

1.3.4 The City of Spruce Grove Parks and Open Space Master Plan

The City of Spruce Grove Parks and Open Space Master Plan was accepted by Council in 2007 and is the guiding document for the development of parks, open space and recreation facilities. The OSMP identifies Dog Creek as a major green area within Heritage Estates and beyond. Heritage Estates designates Dog Creek as environmental reserve. A large elongated park space is also designated through the central plan area. These park and open space areas are linked through an integrated trail system separate from roadways in many areas and following utility or stormwater corridors, or along road rights-of-way in others.
1.3.5 Transportation Master Plan

The City of Spruce Grove is updating its 2000 Transportation Master Plan (TMP) to reflect the newly adopted Municipal Development Plan-Your Bright Future, and to reevaluate how transportation policy and infrastructure decisions are made in light of Spruce Grove's changing identity. The transportation network proposed in Heritage Estates follows the current TMP.

1.4 Land Ownership

Two major landowners hold title to the majority of the remaining ASP area. (See Figure 2) This Heritage Estates Area Structure Plan is submitted on behalf of the land owner in the south central plan area.
2.0 Existing Conditions

The following section provides a general description of the existing conditions of the Heritage Estates Plan Area, and the implications of these conditions on future urban development. (See Figure 3)

2.1 Existing Land Use

Areas in the north and south central area of Heritage Estates are currently built out or under construction. Development includes a mix of primarily single family housing with pockets of semi-detached housing, townhouse and two medium-high density residential sites in the south central plan area. Westgrove Common provides vehicle oriented retail and service outlets at the neighbourhood and regional level south of McLeod Avenue. Three private residences and out buildings associated with the original farmstead are still in use in the central plan area. The ASP area is generally cleared and has been used for agricultural purposes. A stand of trees east of Jennifer Heil Way and a large stand of trees in the northeast plan area have been retained in the ASP. Trees are also retained within the Dog Creek Natural Area. A stormwater management facility has been constructed in the northeast Plan area.

2.2 Topography and Natural Features

The land generally slopes southeasterly towards Dog Creek and rises towards the south. Dog Creek runs north along the eastern boundary of Heritage Estates and then through the neighbourhood as it exits east. Dog Creek drops from 700m at Highway 16A to 686 m as it exits Heritage Estates. The overall change in elevation on the site is approximately 22 meters. Only a few pockets of seasonal low areas exist on the cultivated lands.

A mature forest covers much of the land along the creek and the lands east of the plan area. The Municipal Development Plan (MDP) identifies the Dog Creek forest as being an Environmentally Significant Area (ESA). The MDP states that this area includes the creek bottom and its bank, which are subject to flooding and erosion, as well as the adjacent treed upland, which is subject to ground water discharge and is a recharge area for the creek. Also, Dog Creek is identified as being part of the relatively large block of native vegetation, which provides natural habitat and may act as a wildlife corridor in the area.

2.3 Historical Resource Assessment

The McLaughlin family homesteaded the lands in the area of Heritage Estates Area Structure Plan in the early 1900’s. Descendants of the family still retain title to land in the central Plan area. The original homestead has recently been granted a heritage designation from the Province of Alberta and the City of Spruce Grove and the neighbourhood name is McLaughlin. The heritage area is identified on Figure 3.
2.4 Utility Rights-of-Way

The plan area is bisected by the existing West Sanitary Trunk Sewer R/W 982 3365 which runs north through the central ASP area. This truck sewer will service the Heritage Estates area.

A buried cable R/W Plan 752 0268 currently owned by the City of Spruce Grove is located along the northern portion of the plan area. The buried cable R/W Plan 752 0268 has been registered within a public utility lot adjacent to single family residential development.

2.5 Existing and Proposed Roadways

Significant roads that border and/or extend into the Plan Area include:

- Highway 16A, a major provincial and interprovincial highway borders the south planning boundary of Heritage Estates.
- Jennifer Heil Way, a major arterial, borders the east plan area
- Westgrove Drive currently exists northwest from McLeod Avenue to Dog Creek. It will ultimately cross Dog Creek and tie back into Jennifer Heil Way to the west.
- Heatherglen Drive also ties into Hawthorne Gate and Jennifer Heil Way in the north plan area.
- McLeod Avenue, a major collector, is constructed east west through the south plan area
- McLaughlin Drive, a partially constructed minor collector, extends north from McLeod Drive and will tie into Westgrove Drive.

2.6 Implications for Future Development

The existing conditions result in the following implications for future development.

- Residential land uses must be recognized and integrated into future land use, and circulation patterns.
- The integrity of the Environmental Areas must be protected. Additionally, tree stands that may be isolated by development should be protected where feasible.
- The natural drainage pattern and topography of the plan area provide an opportunity for effective storm water management.
- Development should be staged such that agricultural lands may remain productive for as long as possible. Development should follow natural sequences as servicing is extended.
- The integrity of the Capital Region Sewer Line and the Telus fiber optics rights-of-way must be protected. Utility rights-of-way should become open space connections where they are not part of a roadway.
- The integrity and function of the major arterial roads, including Jennifer Heil Way and Westgrove Drive must be maintained.
3.0 Development Concept

3.1 Development Objectives

The development concept proposed for Heritage Estates Area Structure Plan is illustrated on Figure 4. Heritage Estates is a primarily residential community. The Dog Creek area retained within the plan creates a natural amenity in the neighbourhood. Westgrove Common, a substantial commercial development in the south plan area, provides retail services for the community and the region. The development concept addresses the goals and objectives of the City’s Municipal Development Plan. Specific objectives follow:

3.1.1 Residential Neighbourhoods

- To provide meaningful choice of innovative and conventional housing options that caters to a range of income, age and social groups.
- To integrate residential development with significant natural and environmental features, without jeopardizing the integrity of such features.
- To minimize potential conflicts between different densities of residential development.
- To locate a variety of multiple family housing in close proximity to major roads, parks, schools and community services.
- To seek on site amenity space within multiple family housing

3.1.2 Open Space and Environmental

- To preserve the Dog Creek corridor, the undevelopable portion of the Environmentally Significant Area as defined by the Municipal Development Plan, and a portion of the sensitive upland adjacent to these lands.
- To preserve tree stands and natural features through reserve dedication, acquisition or sensitive subdivision design.
- To stage development in a manner that allows productive agricultural lands to remain in use for as long as possible.
- To recognize the principles of the City of Spruce Grove Parks and Open Space Master Plan, particularly with regard to district and neighbourhood park sizes and locations, and pedestrian trail connections linking open space, parks, natural areas and community services.
- To require design and development of stormwater facilities as amenities to be integrated into neighbourhoods with linkages to the pedestrian system.
- To require the enhancement of the Plan Area as a whole by increasing urban forest where possible within the development area.
3.1.3 Commercial Development

- To provide for vehicle oriented commercial development that provides retail and service outlets for the community and beyond.

3.1.4 Institutional and Community Services

- To recognize and integrate existing and proposed community services within a functional land use, pedestrian and vehicular circulation system.

3.1.5 Transportation and Municipal Services

- To protect the integrity of Jennifer Heil Way as a major urban arterial road and current designation as the community's dangerous goods route by limiting the number of intersections along the road, at the same time recognizing the need for convenient access to the TTLC and the Plan Area.

- To provide for the future extension of Westgrove Drive through the Plan Area as per the City's Municipal Development Plan and the Transportation Master Plan.

- To provide for functional, safe internal circulation systems based on a hierarchy of major and minor collector roads and local residential roads. The collector roads provide the potential for future public transit.

- To recognize the pedestrian/multi-use trail system is of equal importance as the vehicular road structure.

- To comply with the City's stormwater management and sanitary sewer planning.

- To cooperate with the Capital Region Sewage Commission in providing trunk sewer connections into the Plan Area.

- To encourage efficiencies in the provision of municipal services.

Table 1 (on the following page) provides a summary of the land use breakdown of the Development Concept.

3.2 Highlights of the Development Concept

The primary land use proposed for Heritage Estates Area Structure Plan is residential. Although the area is designed to function as an integrated community, staging of development may result in smaller neighbourhood units as defined by Westgrove Drive and, to some extent, the key land ownership patterns. The highlights and major elements of the development concept are outlined in the following pages.
Table 1 - Land Use Statistics

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Ha</th>
<th>%</th>
<th>Units</th>
<th>%</th>
<th>Pop.</th>
<th>%</th>
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<td>Arterial Roadways and Widenings</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Utility / Pipeline Right-of-Ways</td>
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<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GROSS DEVELOPABLE AREA</td>
<td>95.13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| LAND USES                              |      |      |       |      |      |      |
| Stormwater Management Facility         | 8.07 | 8.5% |       |      |      |      |
| Municipal Reserve                      | 9.67 | 10.2%|       |      |      |      |
| Circulation                            | 15.60| 16.4%|       |      |      |      |
| Neighbourhood Commercial               | 0.40 | 0.4% |       |      |      |      |
| Commercial                             | 17.38| 18.3%|       |      |      |      |
| **SUBTOTAL - LAND USES**               | 51.12| 53.8%|       |      |      |      |

| RESIDENTIAL                            |      |      |       |      |      |      |
| Low to Medium Density Residential      | 41.60| 43.7%| 1,040 | 86.6%| 3,119| 88.5%|
| Medium to High Density Residential     | 2.41 | 2.5% | 161   | 13.4%| 404  | 11.5%|
| **SUBTOTAL - RESIDENTIAL**             | 44.01| 46.2%| 1,201 | 100.0%| 3,523| 100.0%|

Residential Density

- Low to Medium Density Residential: 25 units / hectares
- Medium to High Density Residential: 67 units / hectares

Population Density

- Low to Medium Density Residential: 3.0 persons / unit
- Medium to High Density Residential: 2.5 persons / unit
3.2.1 **Low/Medium Density Residential**

Low/medium density residential is proposed for the majority of the future residential development area. Much of this development will be single detached units with a range of urban lot sizes, as defined by the Land Use Bylaw, in order to meet a diverse set of housing needs. This may include a mix of lane and laneless product. Appropriate transition between densities must be considered as a part of the districting applications to ensure compatibility between uses. Medium density uses to be permitted as a part of the Low/Medium Density Residential area may include duplex, semi-detached, and row housing.

Semi-detached and row house/townhouse style development in Spruce Grove formerly required a medium density residential land use. With the new Land Use Bylaw these types of development can now be built within a combined low/medium density residential category. All medium density sites have been re-designated to low/medium density residential in this amendment. Future development on these sites will comply with the requirements of the Land Use Bylaw districts in place at the time of development.

3.2.2 **Medium/High Density Residential**

Two medium/high density sites are located within the plan area. Densities will be consistent with the Land Use Bylaw, and could permit a maximum of 120 units per hectare.

3.2.3 **Commercial**

Westgrove Common located in the south plan area is a vehicle oriented commercial development that provides a full range of goods and services required by the community on a regular basis. Its location at the intersection of two major roadways maximizes its economic attraction, and minimizes vehicular intrusion into the residential neighbourhood.

3.2.4 **Environmental Reserve (ER) Areas**

The Dog Creek Natural Area is identified on Figure 3 and 4. The boundary of the ER dedication has been confirmed by the City of Spruce Grove and established to comply with all applicable City and Provincial requirements.

3.2.5 **Municipal Reserve**

The extensive municipal reserve designated through the central Plan area creates opportunities for a trail system separate from the roads through much of the ASP area. The exact location and type of trail will be designed according to the Parks and Open Space Master Plan and Development Standards. The sewer line that runs north through the central Heritage Estates ASP area continues the pedestrian link. This right of way in the north plan area has been designated municipal reserve in the approved ASP but MR credit will not be given for the right of way area. A small park area has been designated adjacent to environmental reserve in the central plan area in order to provide a link to upland trees and existing trail development, bird watching and other interpretive opportunities to the east.

The Municipal Government Act (MGA) permits a local authority to claim ten percent (10%) of the total developable land area (less Environmental Reserve) for the community's open space and recreational requirements. Heritage Estates provides it full 10%.
3.2.6 Transportation

Westgrove Drive will extend across Dog Creek and connect into Jennifer Heil Way as per the draft Transportation Master Plan and the Municipal Development Plan. Originally Heatherglen was intended to extend south through the central plan area. This portion of the roadway link was eliminated because of extreme geotechnical conditions.

McLaughlin Drive is a minor collector roadway that ties into McLeod Drive at the south and Heatherglen Drive at the north.

3.2.7 Stormwater Management

The location of stormwater management facilities addresses extreme geotechnical conditions in the plan area and recognizes natural drainage patterns as identified by the City's Master Drainage Plan. Storm discharge from the plan area into the Dog Creek basin will be controlled by Alberta Environment’s requirements.

3.3 Population and School Generation

The projected population for the plan area is estimated at approximately 3,523 persons at maximum “build-out”. Table 1 summarizes the projected population (based on number of proposed housing units) and school generation figures, respectively. Student population was based on 22.6% of total population being students. Of them, 70% are anticipated to attend public school and 30% are anticipated to attend a private school. Eighty percent (80%) of those students will be elementary/junior high, with the remaining 20% in high school. These values are based on typical student generation statistics in the Capital Region.

These projections do not include a review of the students outside of the plan area, nor outside of the municipality’s boundary, that may be bussed into the plan area.

<table>
<thead>
<tr>
<th>Table 3 - Theoretical Student Generation in the Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Public</td>
</tr>
<tr>
<td>Separate</td>
</tr>
<tr>
<td>Total Anticipated Students</td>
</tr>
</tbody>
</table>
4.0 Municipal Services

4.1 Transportation Network

The proposed transportation network is illustrated in Figure 5. As noted in the previous section, the extension of Westgrove Drive will provide the major collector through the ASP area, linking ultimately through to Jennifer Heil Way.

Internal circulation will consist of a series of local roadways connected at controlled points to Westgrove Drive and McLaughlin Drive. Jennifer Heil Way is designated as both a Major Arterial Roadway and a Dangerous Goods Route in the City of Spruce Grove’s Transportation Study.

This ASP does not change arterial or collector roadways in the Plan area.

4.2 Water Distribution

The City of Spruce Grove Water Master Plan identifies two pressure zones within the plan area. These pressure zones will operate independently, and will not be connected. The north pressure zone will be served by the extension of a 400 mm trunk main along Grove Drive and connections from the Heritage Estates development to the east. The south zone is served by an extension of water mains throughout the south quadrant of Heritage Estates (see Figure 6). The water network will be designed to provide an efficient system with adequate fire flows.

4.3 Sanitary Sewer

The plan area is bisected by the existing West Sanitary Trunk Sewer. The Heritage Estates development will be serviced by this existing sanitary trunk sewer. The existing and preliminary sewer servicing concepts are shown on Figure 7.

4.4 Storm Water Drainage

The ultimate development storm basin areas of both McLaughlin and Hawthorne are 42.6 ha and 26.7 ha in size and consists of mainly residential development with some commercial development. An area of 3.9 ha to the east of Dog Creek will not be serviced by a SWMF and will discharge directly to Dog Creek. The discharge from the McLaughlin SWMF will be over-controlled to compensate for the discharge from the east.
The allowable discharge established in the Big Lake Master Drainage Plan is 2.5 L/s/ha which has been adopted for Dog Creek. The 100 year 24 hour rainfall is the critical duration event for Dog Creek yielding the highest downstream flows. Therefore the maximum discharge rates were based on this event. Based on a total service area for both McLaughlin and Hawthorne of 69.3 ha and the over-control of the area east of Dog Creek, the proposed ultimate development will have an allowable discharge rate of 0.173 m3/s.

The original concept for the two stormwater management facilities was that each would have an outlet into Dog Creek. A SWMF amendment in 2010 removed the McLaughlin outlet into Dog Creek and directed the discharge from the McLaughlin SWMF through the Hawthorne SWMF (See Figure 8).

4.5 Franchise Utilities

Power (underground, telephone, cable TV and natural gas will be provided through the Plan Area, by the extension/upgrading of existing facilities.
5.0 Staging and Implementation

Development of Stages 1 and 2 is largely complete and Stage 3 will be constructed in 2012. Future stages may follow the phasing shown on Figure 9.

This Area Structure Plan provides a broad framework for the future subdivision and development of the west end of the City of Spruce Grove. This Plan provides an outline to subsequent development and how the principles of this planning document will be accommodated in the future development of these lands. More detailed planning will be required in advance of redistricting and subdivision in the plan area.