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Bylaw C-1074-19

City Centre Area Redevelopment Plan

City of Spruce Grove

Regular Council Meeting

C-1074-19 – Public Hearing

May 27, 2019

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Purpose and Introduction

- » This Bylaw's purpose is to consider an Area Redevelopment Plan for the "city centre".
- » The 'city centre' has always been an essential part of Spruce Grove's community identity, and there is a strong desire to see this area thrive.
- » Over the past twenty plus years the City has been experiencing substantial new growth, while the city centre has experienced a loss of businesses and vitality.



City Centre Boundary



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





Planning Overview

- » Spruce Grove's [Municipal Development Plan](#), in Section 5.3 City Centre, identifies city centre revitalization as an important initiative within Spruce Grove.
- » The MDP's objective is for the City Centre to be a mixed use hub of activity with a distinct identity.
- » The MDP specifically identified the need for an 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
 - » The use of streets as public spaces
 - » Civic and open space uses
 - » Mixed-use development, and
 - » Higher density residential development.
- » Area Redevelopment Plans are statutory planning documents authorized by the *Municipal Government Act*.





Area Redevelopment Plans

- » Per MGA Sections 634 and 635 a Council may designate an area of the City as a redevelopment area for the purpose of any or all of the following:
 - » reserving or improving land and buildings in the area;
 - » rehabilitating buildings in the area;
 - » removing buildings from the area;
 - » constructing or replacing buildings in the area;
 - » establishing, improving or relocating roads, public utilities or other services in the area; and/or
 - » facilitating any other development in the area.
- » The MGA further specifies that an ARP must describe:
 - » the objectives of the plan and how they are proposed to be achieved;
 - » the proposed land uses for the redevelopment area;
 - » if a redevelopment levy is to be imposed, the reasons for imposing it; and
 - » any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities, or any other purposes the Council considers necessary.



Edmonton Metropolitan Region



- » The City of Spruce Grove is within the Edmonton Metropolitan Region and its land use planning is required to conform with the **Edmonton Metropolitan Region Growth Plan**.
- » The Growth Plan has a regional vision emphasizing responsible growth, integrating land use and infrastructure decisions, and building resilient, adaptable and complete communities.
- » Growth Plan *Schedule 6: Greenfield Density, Centres and Intensification Targets* identifies an “Aspirational Urban and Sub-Regional Centres Density Target” of 100 dwelling units per net residential hectare (du/nrha) be achieved for **metropolitan area, urban centres**.
- » An *aspirational target* means that member municipalities will plan to work towards achieving the target and will demonstrate how they are working towards this target by 2044 in their MDP and other statutory plans (i.e. this ARP).





The City Centre ARP

- » This ARP Provides a guide for redevelopment that considers:
 - » land use,
 - » mobility,
 - » urban design,
 - » building design guidelines, and
 - » implementation.
- » The City of Spruce Grove engaged a land use consultant to review the city centre area and to work with the community to figure out what the area's future can be.
- » Kieron Hunt, Key Planning Strategies.



Public Hearing

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Spruce Grove City Centre Area Redevelopment Plan

May 27th, 2019

Public Hearing





Public Hearing

Bylaw C-1074-19

Public Hearing Outline

- » Vision
- » Community Engagement
- » Background Reports
- » Concept Plan
- » Precincts
- » Commercial Core
- » Residential Density
- » Community Concerns
- » Benefits



Vision

This plan represents the transition to a **mid-sized urban centre**;

A modern urban centre in **design and feel**, with a comfort level that exudes elements of **pedestrian-friendly** place-making with **active community spaces**.

City Centre revitalization is one of 5 **Strategic Goals** of approved Economic Development Strategy and Action Plan 2017-2022.

Consistent with **Cultural Master Plan**, City Centre will be a beacon for cultural activities and events.

Design guidelines and streetscape improvements will enhance the City Centre's **aesthetic quality** in support of the overall Vision.



Public Hearing

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McLeod Avenue Rendering Vision



City of Spruce Grove • Public Hearing • May 27, 2019





Public Hearing

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Community Engagement

- Oct 2017 **Steering Committee** Workshop
- Oct 2017 Stakeholder One-on-One **Café Chats** (2 days)
- Dec 2017 **EDAC & Council** Issues & Opportunities Workshop
- Dec 2017 Chamber of Commerce Workshop
- Dec 2017 Stakeholder One-on-One **Café Chats**
- Dec 2017 Land Use & Urban Form **Community** Design Charrette
- Dec 2017 **Steering Committee** Charrette Update
- Jan 2018 Infrastructure Assessment Workshop
- Feb 2018 Winterfest **Community** Design Charrette
- Apr 2018 **Steering Committee** & EDAC Workshop
- Apr 2018 City Council **Committee of Whole** Presentation
- Apr 2018 Land Use & Urban Form Community **Open Houses (x2)**

This engagement does not including extensive engagement undertaken in 2014 Discussion Paper and 2016 Community Visioning Workshops that created the momentum for the ARP process.



Public Hearing

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Community Engagement



May 2018
 Jun 2018
 Jun 2018
 Oct 2018
 Oct 2018
 Nov 2018
 Apr 2019
 Apr 2019

ARP Business & Investment Summit Luncheon
 Columbus Park Community **Open House**
Steering Committee Columbus Park Workshop
 City Council **Committee of the Whole** ARP Draft
 Preliminary Draft ARP Community **Open Houses (x2)**
 Planning & Engineering Workshop
 Notification of School Districts
 ARP Draft Final Community **Open Houses (x2)**

Winter 2019
 ARP article in
 City Pulse
 magazine





Public Hearing

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Background Reports

- #1 Infrastructure Assessment & Parking Study
- #2 Land Use & Urban Form
- #3 Columbus Park Revisioning
- #4 Economic Benefits & Costs



Concept Plan



-  Existing Building
-  Potential Commercial Mixed-Use Redevelopment
-  Ground Level Retail Frontage
- 1** Mixed-Use Development Pattern
- 2** Diverse & Dense Housing Options (100 u/nrha) including Mixed-Use Residential in Commercial Areas
- 3** Main Street & McLeod Avenue 'High Street' Revitalization
- 4** Streetscape, Parking & Pedestrian Design Improvements
- 5** Infrastructure Plan & Upgrades
- 6** West End Road & Connectivity Improvements
- 7** Revitalize Columbus Park
- 8** Design Guidelines to Improve Buildings
- 9** Definition of Land Use Precincts to Shape Character of Sub-Areas
- 10** First Avenue Prominence and Design Improvements

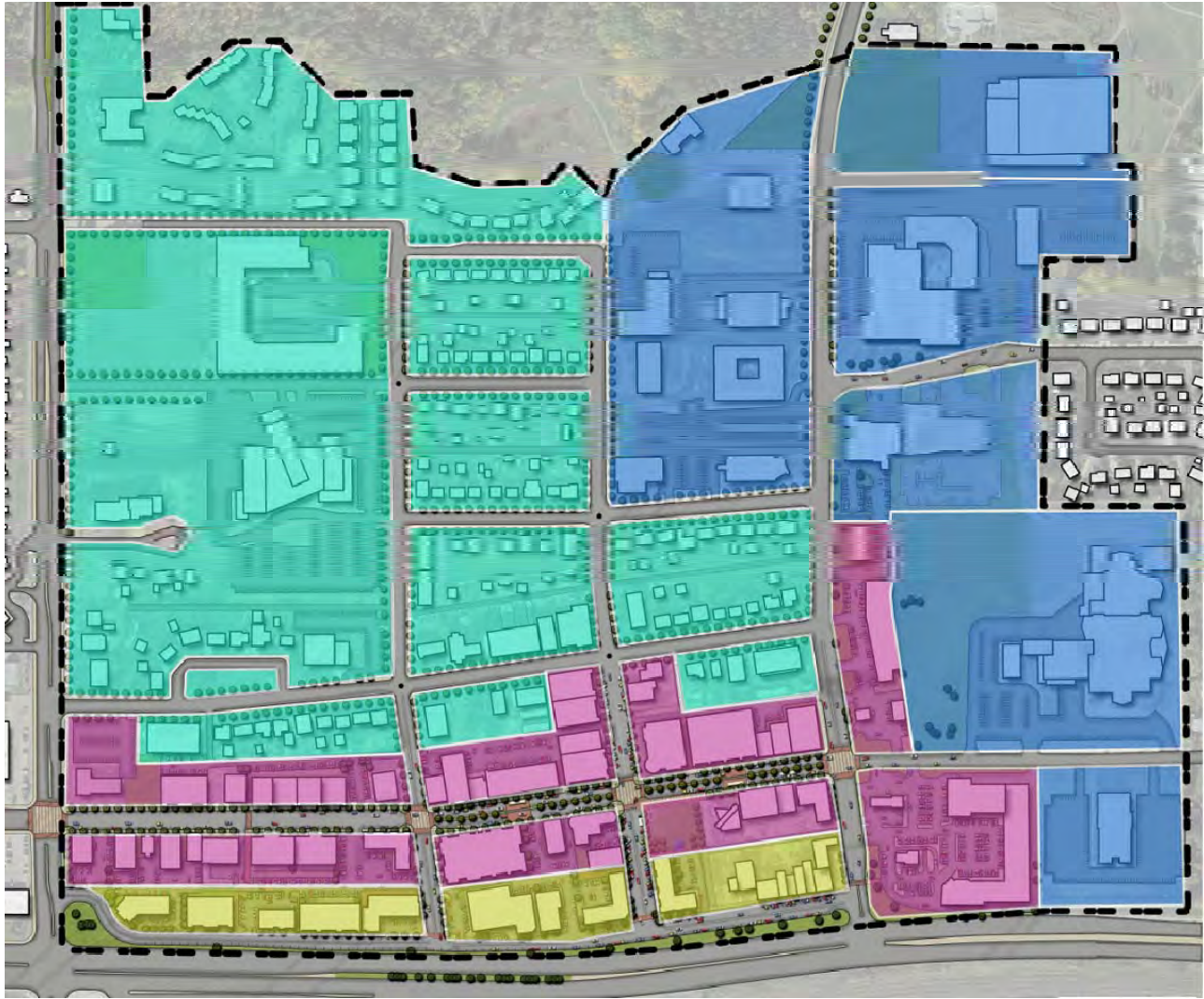








Public Hearing

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Precincts



ARP Precincts

-  McLeod Avenue
(Mixed-Use)
-  First Avenue
(Business Commercial)
-  Civic
(Public Service)
-  Urban Living
(Multi-Unit Residential)





Commercial Core



1. Enable mixed-use commercial and/or residential above retail.
2. Promote enhanced pedestrian mobility and circulation.
3. Encourage slower traffic and accommodate parking.
4. Emphasize place-making and social gathering spaces.
5. Integrate character storefront and street level experiences.

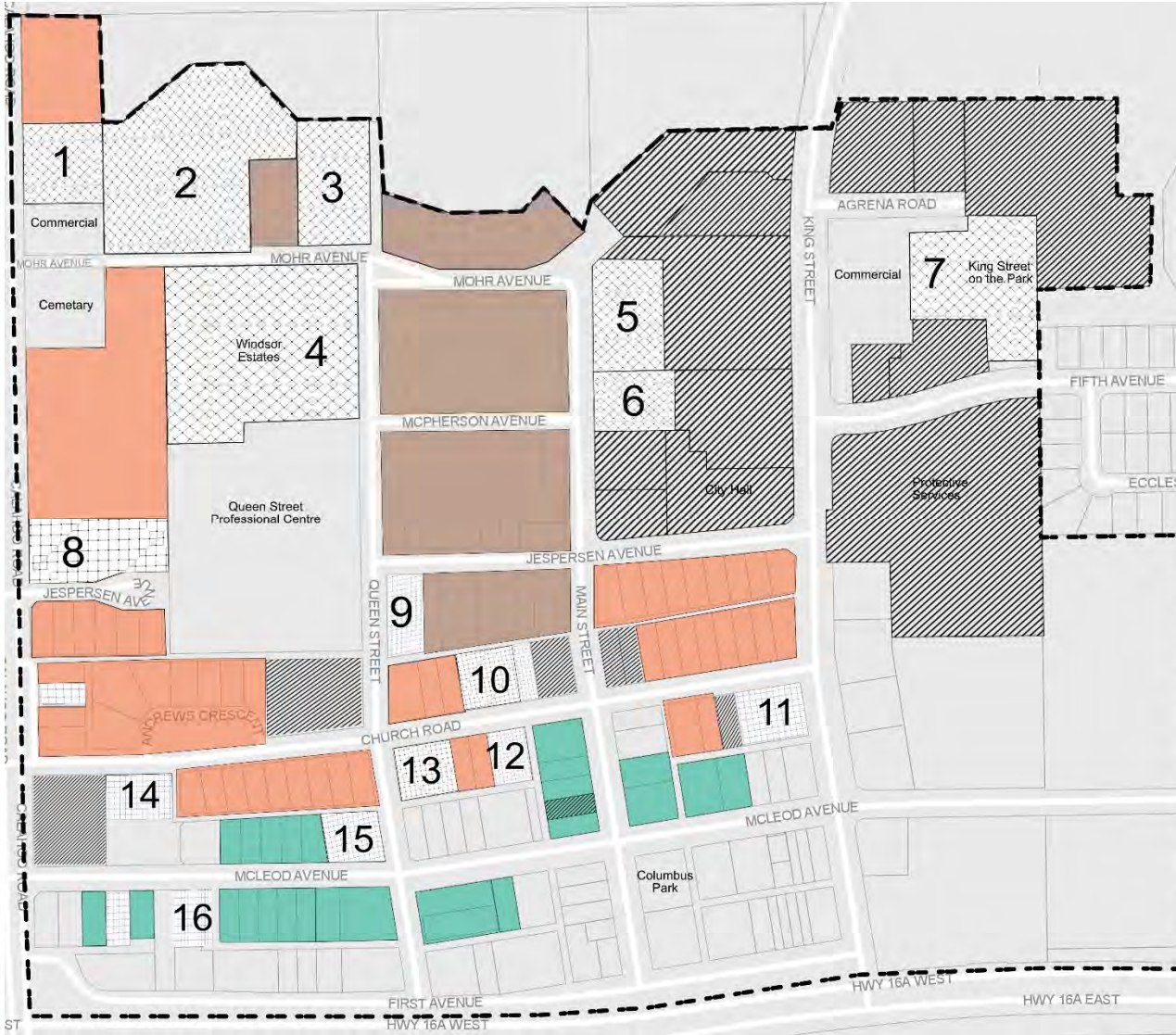




Public Hearing

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Residential Density



Future Residential Density Targets - upnrha (units per net residential hectare)

High Density - 149 upnrha

Medium Density - 77 upnrha

Mixed-Use Density - 102 upnrha

Total New Density - 114 upnrha

Existing Multi-Family Density - 90 upnrha

TOTAL Future Multi-Unit Density - 102 upnrha

ARP Study Area
Residential Density Formats

High Density Multi-Unit Residential

Medium Density Multi-Unit Residential

2 to 4 Storey Mixed-Use Residential/Commercial

Existing Multi-Family

Institutional or Civic Properties





Public Hearing

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Modest density takes many forms



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Density

- ✓ Supports EMRB's density policy (minimum 100 du/nrha).
- ✓ Supports MDP's desire for higher density developments near to commercial areas.
- ✓ Supports efficient use of planned infrastructure upgrades.
- ✓ Essential and critical to support business attraction and growth.
- ✓ Highest densities along Calahoo, Church and King (Church Road is already zoned R2).
- ✓ Well implemented ARPs typical lead to increases in property and land values.
- ✓ Expected density changes will take time to materialize.



Parking

- ✓ Separate Parking study was performed and revealed parking is underutilized.
- ✓ Future transit along McLeod won't work with angle parking.
- ✓ McLeod Avenue will lose 37 spaces between King St & Queen St.
- ✓ No other areas in City Centre will have parking removed.
- ✓ Current on- and off-street parking is not maximized (e.g. Calahoo to Queen, Triton building, churches, behind buildings, vacant lots).
- ✓ ARP recommends undertaking a Parking Management Plan.



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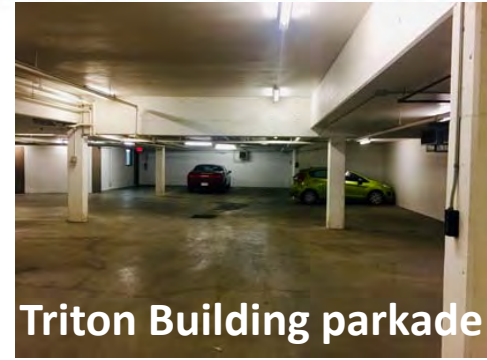
Parking



St. Augustine's Church



St. Matthew's Church



Triton Building parkade



Behind Sam's & Docherty's



McLeod Avenue



McLeod Ave aerial



Behind First Avenue



Example of temporary lot





Benefits of ARP

- ✓ Investment in necessary & desired infrastructure upgrades.
- ✓ Better quality buildings/spaces for businesses and residents.
- ✓ Improved policies for the redevelopment of vacant and underutilized parcels of land and buildings.
- ✓ Increased population and employment within local area to support business.
- ✓ Safer, walkable streets and mobility.
- ✓ New Columbus Park to create a flexible, functional space for civic and cultural activities to engage residents.
- ✓ Increased assessed values and property tax revenue over time to pay back infrastructure costs.



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This is a 25 year plan to guide the revitalization of the City Centre and re-establish its role as the “vibrant heart of the community”.

Thank You!



Recommendation

- » Planning and Development **supports** this proposed Bylaw.
- » Public Hearing Note: Should Council feel they need further information, or wish to leave the public hearing open for people to be heard, they may choose to adjourn the public hearing to a later date.

Public Hearing

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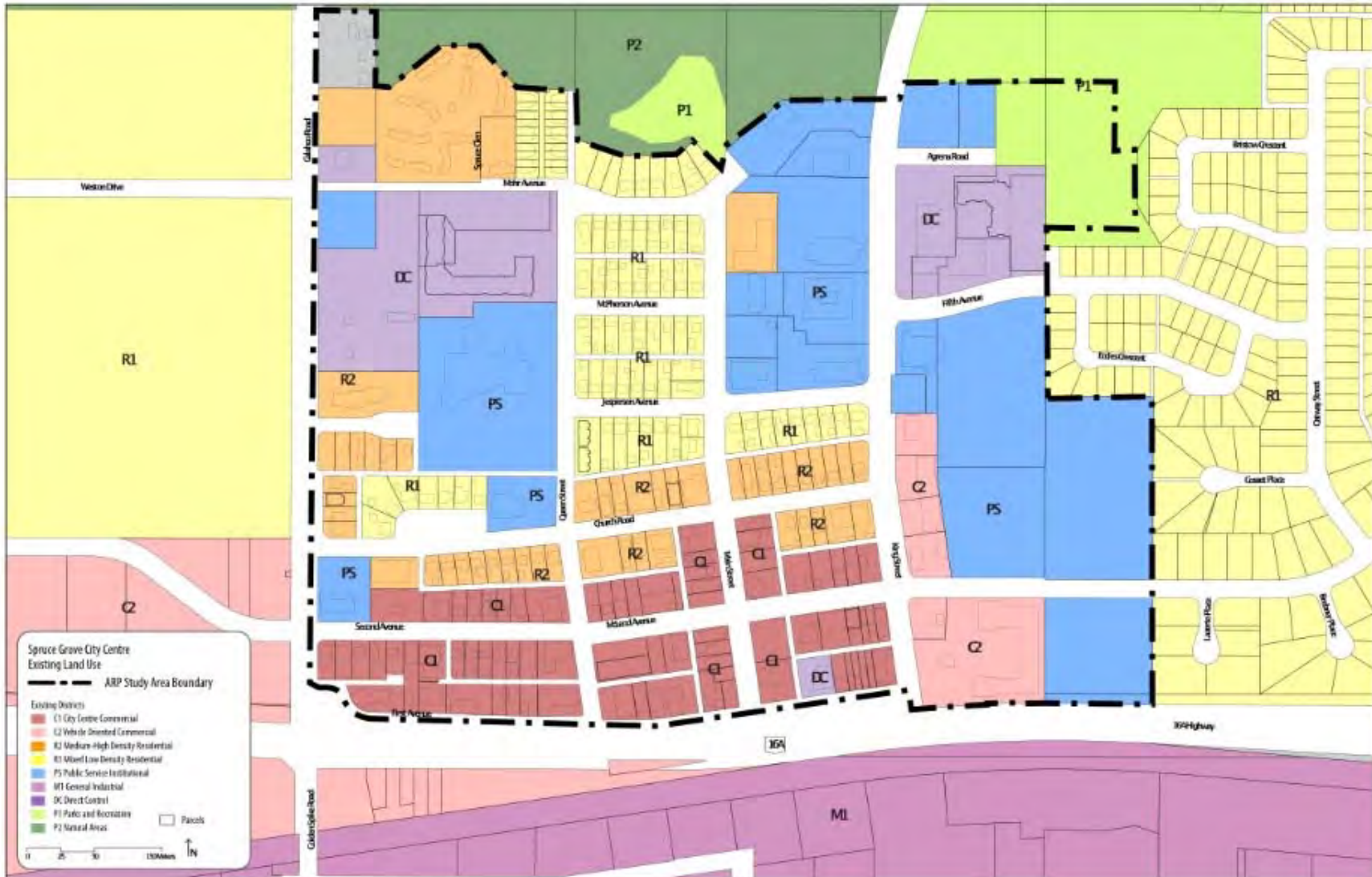


Non-Conforming Regulations (MGA Sec. 643)

- » When the LUB changes to support this ARP the following will happen:
 - » Non-conforming use of lands or building, if discontinued for 6 consecutive months, must conform with the land use bylaw in effect.
 - » Non-conforming use may be extended thorough out a building, but a building with a non-conforming use may not be enlarged, added to, or be structurally altered.
 - » Non-conforming use of part of a lot may not be extended or transferred to in whole or part to any other part of the lot, and no additional buildings may be constructed on the lot while the non-conforming use continues.
 - » A non-conforming buildings may continue to be used, but may not be enlarged, added to, or structurally altered except:
 - » To make it conforming;
 - » For routine maintenance;
 - » As may be allowed by minor variance powers for the purposes of this section.
 - » If a non-conforming buildings is damaged or destroyed to more than 75% of the value above it foundation it may not be repaired or rebuilt.
 - » Use of land or buildings is not affected by change of ownership or tenancy.



Existing Districting





R1 & R2 Districts



SECTION 115 R1 – MIXED LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a range of low to medium density Dwelling types along each block face in order to provide flexibility in the design and Development of the neighbourhood. The District is intended to emphasize complementary relationships of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Buildings • Duplexes • Semi-Detached Dwellings • Single Detached Dwellings 	<ul style="list-style-type: none"> • Bed and Breakfast Establishments • Boarding and Lodging Houses • Family Day Homes • Garage Suites • Garden Suites • Group Home, Limited • Home Occupations • Manufactured Homes • Public Utility Buildings • Row Housing, Street Oriented, up to four units • Sales Centres • Secondary Suites • Show Homes

SECTION 116 R2 – MIXED MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a mix of medium to high density Dwelling types within the block face, in order to provide flexibility in the design and Development of neighbourhoods. The District is intended to emphasize complementary interface of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Buildings • Multi-Unit Dwellings • Row Housing Developments • Row Housing, Stacked 	<ul style="list-style-type: none"> • Bed and Breakfast Establishments • Boarding and Lodging Houses • Child Care Facilities • Duplexes • Family Day Homes • Group Homes, Limited • Home Occupations • Public Utility Buildings • Religious Assembly • Row Housing, Street Oriented • Sales Centres • Semi-Detached Dwellings • Show Homes • Special Care Facilities

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)

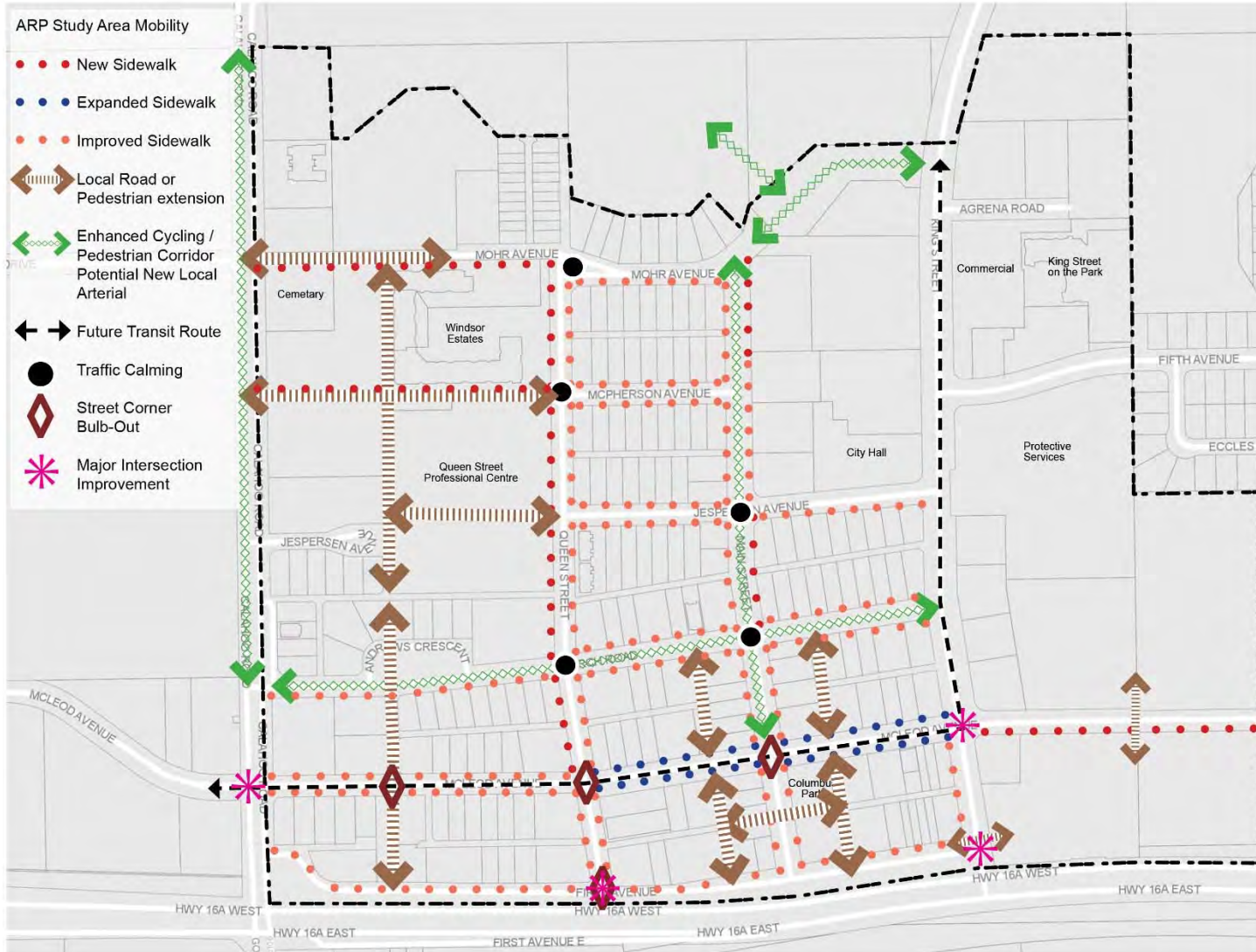




Public Hearing

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Mobility Plan

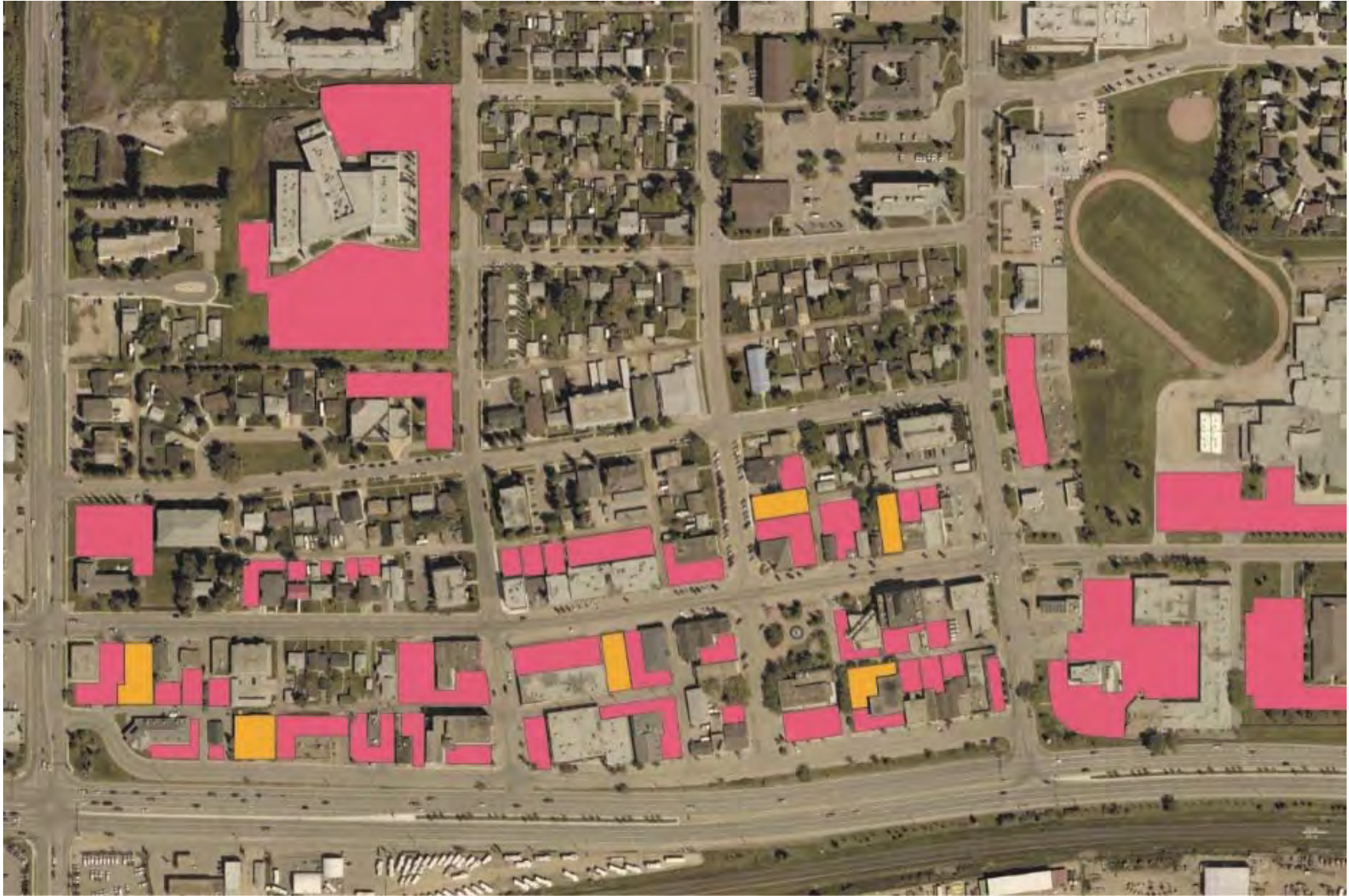




Public Hearing

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Off-Street Parking



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