Bylaw C-1074-19
City Centre Area Redevelopment Plan

City of Spruce Grove
Regular Council Meeting
C-1074-19 – Public Hearing
May 27, 2019
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.
The ‘city centre’ boundaries are defined in the MDP.
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.
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.
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.
Spruce Grove City Centre
Area Redevelopment Plan

May 27th, 2019

Public Hearing
Public Hearing Outline

» Vision

» Community Engagement

» Background Reports

» Concept Plan

» Precincts

» Commercial Core

» Residential Density

» Community Concerns

» Benefits

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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.
McLeod Avenue Rendering Vision

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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.
Community Engagement

May 2018
ARP Business & Investment Summit Luncheon

Jun 2018
Columbus Park Community **Open House**

Jun 2018
Steering Committee Columbus Park Workshop

Oct 2018
City Council **Committee of the Whole** ARP Draft

Oct 2018
Preliminary Draft ARP Community **Open Houses (x2)**

Nov 2018
Planning & Engineering Workshop

Apr 2019
Notification of School Districts

Apr 2019
ARP Draft Final Community **Open Houses (x2)**

**Winter 2019**
ARP article in City Pulse magazine

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# Background Reports

#1 Infrastructure Assessment & Parking Study

#2 Land Use & Urban Form

#3 Columbus Park Revisioning

#4 Economic Benefits & Costs
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Concept Plan

1. Mixed-Use Development Pattern
2. Diverse & Dense Housing Options (100 u/nmha) 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

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Precincts

ARP Precincts

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

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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.
Residential Density

Future Residential Density Targets:
- **High Density** - 149 upnдра
- **Medium Density** - 77 upnдра
- **Mixed-Use Density** - 102 upnдра

Total New Density - 114 upnдра

Existing Multi-Family Density - 90 upnдра

**TOTAL Future Multi-Unit Density** - 102 upnдра

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
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.
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.
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.
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.
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 confirm with the land use bylaw in effect.

- Non-conforming use may be extended throughout 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 building 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 building is damaged or destroyed to more than 75% of the value above its foundation it may not be repaired or rebuilt.

- Use of land or buildings is not affected by change of ownership or tenancy.
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 neighbouring. The District is intended to emphasize complementary relationships of Development with the Street and with each other.

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<tr>
<th>Permitted Uses</th>
<th>Discretionary Uses</th>
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<tr>
<td>Accessory Buildings</td>
<td>Bed and Breakfast Establishments</td>
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<td>Duplexes</td>
<td>Boarding and Lodging Houses</td>
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<tr>
<td>Semi-Detached Dwellings</td>
<td>Family Day Homes</td>
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<td>Single Detached Dwellings</td>
<td>Garage Suites</td>
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<td>Garden Suites</td>
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<td>Group Home, Limited</td>
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<td>Home Occupations</td>
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<td>Manufactured Homes</td>
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<td>Public Utility Buildings</td>
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<td>Row Housing, Street Oriented, up to four units</td>
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<td>Sales Centres</td>
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<td>Secondary Suites</td>
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<td>Show Homes</td>
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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.

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<td>Row Housing Developments</td>
<td>Child Care Facilities</td>
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Mobility Plan

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