



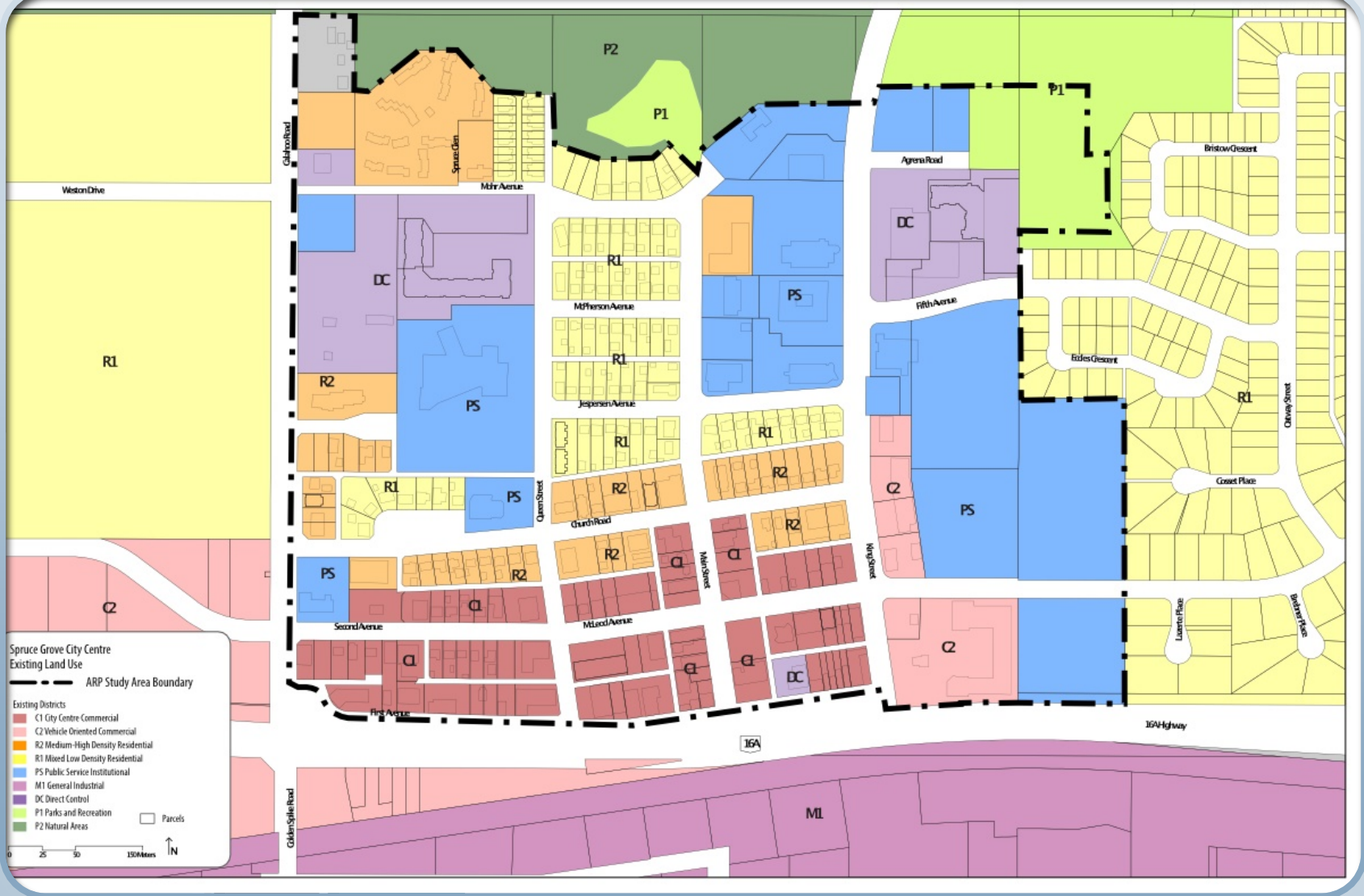
Spruce Grove City Centre Area Redevelopment Plan

November 28th, 2019

Open House #4 Handout

ARP Vision

- Modern and urban in **design and feel**, with a comfort level that exudes elements of **pedestrian-friendly** place-making with **active community spaces**.
- Consistent with **Cultural Master Plan**, City Centre will be a beacon for cultural activities and events.
- Design guidelines and streetscape directions indicative of a shift from a small town to a “**metropolitan area**”.



ARP Current Zoning

ARP Current Multi-Unit Densities



ARP Study Area Existing Multi-Unit Densities

1 - 610 Calahoo Road	170 du/nrha
2 - Spruce Glen	30 du/nrha
3 - 131 Mohr Avenue	36 du/nrha
4 - Windsor Estates	94 du/nrha
5 - 440 Main Street	108 du/nrha
6 - 420 Main Street	100 du/nrha
7 - King Street on the Park	174 du/nrha
8 - 400 Calahoo Road	82 du/nrha
9 - 300 Queen Street	44 du/nrha
10 - 211 Church Road	117 du/nrha
11 - 320 Church Road	108 du/nrha
12 - 224 Church Road	92 du/nrha
13 - 200 Church Road	124 du/nrha
14 - 112 Church Road	133 du/nrha
15 - 211 Queen Street	91 du/nrha
16 - 114 McLeod Avenue	114 du/nrha

What We Heard Summary

June 26 & 27
Open House
Visitors



Major Issues & Concerns

Density & Locations – Land Use & Zoning Impacts – Timing & Economics

- “I believe you **can achieve more density** without hurting those that live in the area.”
- “Multiple residence housing should be controlled. **No high rises** to obstruct viewing and limited row housing in the area; **semi-detached is ok.**”
- “We are **not against density**, but not at the expense of our single family freedom to **redevelop as we see fit.**”
- “We feel we are **losing control of our home.**”
- “Why don’t we **make it all work**, instead of ruining homeowners investments.”
- “There should be every effort taken to make every resident in the area fully aware of what is planned for the future and how it will restrict them, for example, from building additions on their home such as a garage”
- “We **embrace change**, but also be sure to **take higher amount of caution** and care when we proceed with such an immense growth and change like the City’s ARP.”
- “**What do homeowners do** in case of a bad fire or flood in their home when the insurance tells them they are only entitled if they rebuild on the same property?”

What We Heard Summary

1. Residents are very supportive of the overall City Centre revitalization vision and plans, as well as increases to density to support the endeavor.
2. Residents of the ARP wish to retain the choice and freedom to redevelop, maintain, expand or renovate their homes without becoming non-conforming.
3. Residents believe that if they become non-conforming their home will be devalued because only interest would come from investors whose predominant motive will be to assemble land and thereby undervalue their property to make redevelopment more feasible to them.
4. Residents do not have confidence or faith in “discretionary” decisions, which they most often associate with “no” more than “yes”.
5. Residents support medium to higher density along Calahoo Rd, Church Rd and King Street.

What We Heard Summary

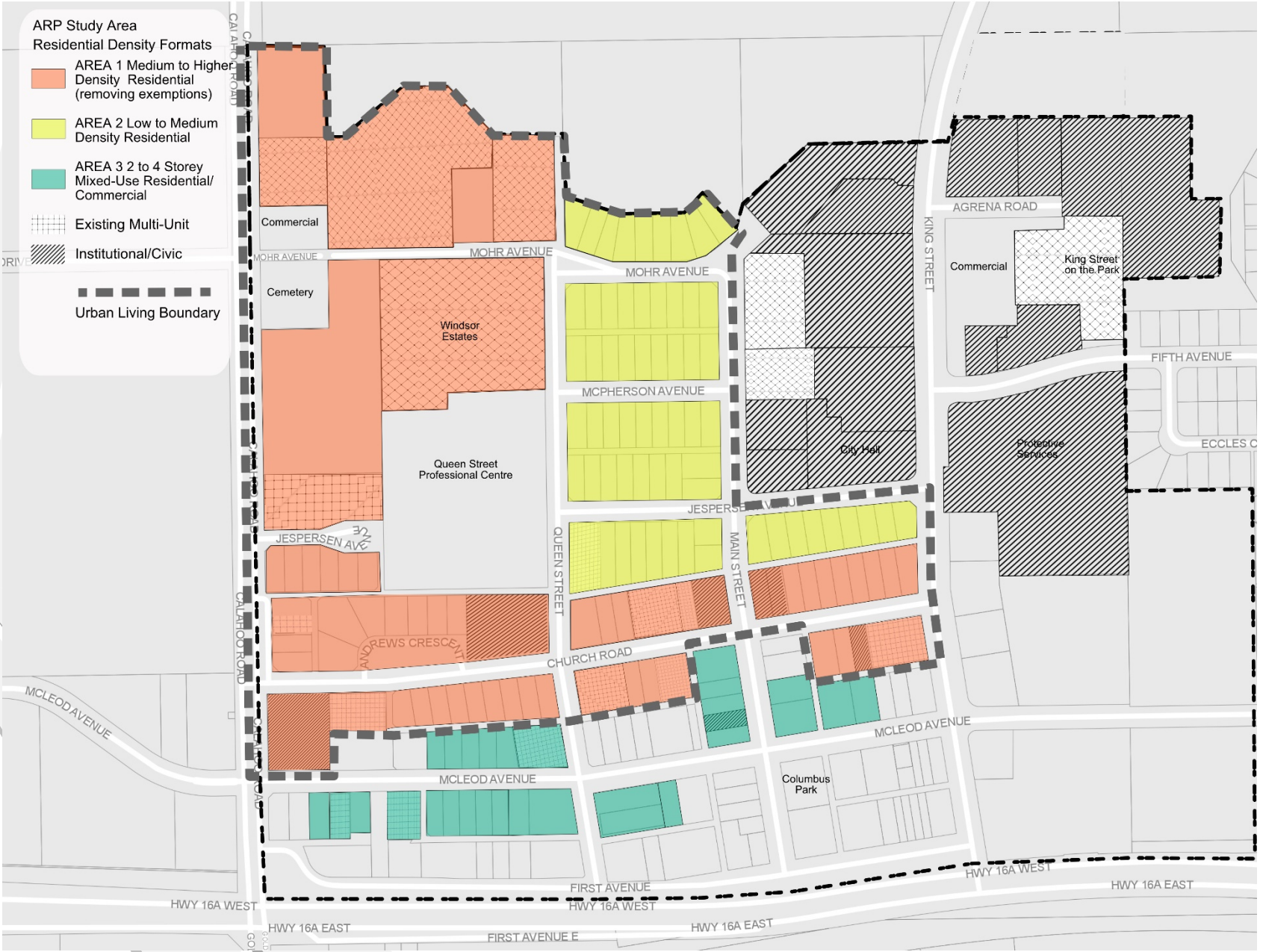
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6. Residents would be generally supportive of a mix of low (including single family) to medium density in area between Jespersen Ave and Mohr Ave/Queen St to Main St.
7. Present day single family residential dwellings along Jespersen, Mohr, Macpherson are considered the most desired to remain as single family and do not wish to become non-conforming, just to achieve an arbitrary density set out by the EMRB.
8. Residents believe that any redevelopment in the Urban Living area will take time and that they should not be rushed into making decisions they should not have to make.
9. Residents feel their home is their retirement and they want to make sure their investment is secure.
10. Residents (those that attended the workshops) have no intentions of moving in the next 10 years, but will consider improvements that go beyond basic maintenance.

Rationale for Urban Living Density

URBAN LIVING PRECINCT EVALUATION MATRIX	Preferred Option		
	yes	no	partial
Aspirational density is attainable			■
Land use becomes non-conforming			■
Single family development is a permitted use			■
Promotes a diverse mix of density	■		
Allows for redevelopment	■		
Enables redevelopment (economic viability)			■
Effectively addresses transition of land uses over time	■		
Benefits infrastructure investment in City Centre			■
Benefits business retention and attraction in City Centre	■		
Follows goals set out in MDP	■		
Deals with current exemptions along Church Rd	■		
Overall compatibility with EMRB	■		
Protects existing Urban Living homeowners			■

Updated Urban Living Density Directions



Policy Considerations

1. City shall encourage residential density within Urban Living Precinct of 100 upnha. Density should comprise a diverse, yet compatible and contextually sensitive mix of single family to higher density residential formats.
2. Urban Living Precinct shall have 2 residential areas to encourage densities that benefit the City's ARP, infrastructure investment and transitioning of land uses over time, while balancing the needs and sensitivities of ARP residents.
 - a) **AREA 1** should allow for higher density multi-unit housing in the periphery and along busier road corridors.
 - b) **AREA 2** should accommodate single dwelling residential as well as medium density multi-unit housing.