

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
GRANDIN HEIGHTS AREA STRUCTURE PLAN AMENDMENT
BYLAW 10/2018**

A BYLAW OF THE TOWN OF MORINVILLE, IN THE PROVINCE OF ALBERTA, TO AMEND THE GRANDIN HEIGHTS AREA STRUCTURE PLAN.

WHEREAS, Parts of the NE & SE of 34-55-25-W4, located in Morinville, Alberta is identified on the Grandin Heights Area Structure Plan Land Use Concept, as amended, as Single Detached Compact Residential, Neighbourhood Commercial (Flex Site) and Medium Density Residential (Flex Site);

AND WHEREAS, an application has been made to amend the Grandin Heights Area Structure Plan Bylaw to re-designate those parts of the above-noted property to Medium Density Residential, Senior/Semi/Row House and Low Density Residential, and Neighbourhood Commercial, respectively, for the site specific direct control of a mixture of compact residential development in the former;

AND WHEREAS, notice of a public hearing for this bylaw held on July 9, 2018, has been given in accordance with Section 692 of the Municipal Government Act, RSA 2000, ch. M-26, as amended;

NOW THEREFORE, the Municipal Council of the Town of Morinville, Alberta, duly assembled, hereby enacts as follows:

- 1.0 Grandin Heights Area Structure Plan Bylaw No. 19/2006, as amended, is hereby amended by the Grandin Heights Area Structure Plan Amendment attached hereto and forming part of this Bylaw by:
 - 1.1 amending Drawing Number SK38 – Land Use Plan by redesignating that Part of the NE 34-55-25-W4 from Single Detached Compact Residential to Medium Density Residential as shown in Appendix A of the Grandin Heights Area Structure Plan Amendment attached hereto;
 - 1.2 deleting subsection iv. from Section 3.3 Land Use of Grandin Heights Area Structure Plan Amendment Bylaw 8/2016 in its entirety and replacing it with:
 - iv. Neighbourhood Commercial – located near the intersection of the Minor Collector and East Boundary Road that can potentially be zoned C-5.
 - 1.3 amending Figure 4 – Development Concept for the area delineated as the “Amendment Area” in Schedule “A” of Grandin Heights Area Structure Plan Amendment Bylaw No. 8/2016 by redesignating:
 - 1.3.1 that Part of the NE 34-55-25-W4 from Neighbourhood Commercial (Flex Site) and Medium Density Residential (Flex Site) to Medium Density Residential, Senior/Semi/Row House and Low Density Residential, and
 - 1.3.2 that Part of the SE 34-55-25-W4 from Medium Density Residential to Neighbourhood Commercial,as shown in Appendix A of the Grandin Heights Area Structure Plan Amendment attached hereto;
 - 1.4 deleting subsection ii. from Section 3.4 Land Use Distribution of Grandin Heights Area Structure Plan Amendment Bylaw No. 8/2016 in its entirety; and


Mayor


CAO

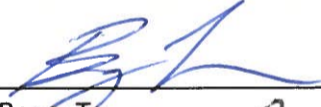
TOWN OF MORINVILLE
PROVINCE OF ALBERTA
GRANDIN HEIGHTS AREA STRUCTURE PLAN AMENDMENT
Bylaw 10/2018
Page 2

- 1.5 replacing the Land Use Distribution/Statistics and Density and Population tables in the Grandin Heights Area Structure Plan Bylaw No. 19/2006 and Grandin Heights Area Structure Plan Amendment Bylaw No. 8/2016 with Table 1: Land Use Statistics and Table 2: Density and Population as shown in Appendix B of the Grandin Heights Area Structure Plan Amendment attached hereto.
- 2.0 Where there are other inconsistencies between the Grandin Heights Area Structure Plan, as amended, and this Bylaw, this Bylaw shall prevail at the discretion of Council.
- 3.0 That this Bylaw shall come into full force and effect upon the final passing thereof.
- 4.0 **SEVERABILITY**
- 4.1 If any Section or parts of this bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and all other Sections or parts of this bylaw shall be deemed to be separate and independent there from and to be enacted as such.


READ a first time the 12th day of June, 2018

READ a second time the 9th day of July, 2018

READ a third time and finally passed the 9th day of July, 2018



Barry Turner
Mayor



Stephane Labonne
Chief Administrative Officer

GRANDIN HEIGHTS

AREA STRUCTURE PLAN AMENDMENT



Prepared for: Grandin Heights Properties Ltd.
Presented by: Select Engineering Consultants Ltd.
Date: May 16, 2018
RPT1-225-17007-8.5-GradinHeightsASP-180516

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 sections, 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.

Select Engineering Consultants Ltd. makes no guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof and Select Engineering Consultants Ltd. shall not, by the act of preparing or issuing the Report and the Information, be deemed to have represented that the Report or the Information is accurate, exhaustive, complete or applicable to any specific use.

Except as required by law, the Report and the Information are to be treated as confidential and, unless otherwise agreed to by Select Engineering Consultants Ltd. and Client, may be used and relied upon only by Client and its officers and employees, subject to the foregoing limitations. Select Engineering Consultants Ltd. accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information unless those parties, prior to using or relying on the Report or the Information, have obtained the express written consent of Select Engineering Consultants Ltd. and Client to use and rely on the Report and the Information, and signed an Authorized User Agreement in a form provided or agreed to by Select Engineering Consultants Ltd.

This Disclaimer is attached to and forms part of the Report.

© 2018 SELECT ENGINEERING CONSULTANTS LIMITED. ALL RIGHTS RESERVED

THIS DOCUMENT IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE REPRODUCED IN ANY MANNER, OR FOR ANY PURPOSE, EXCEPT BY WRITTEN PERMISSION OF SELECT ENGINEERING CONSULTANTS LIMITED.

Table of Contents

1.0	Introduction	1
1.1	Purpose	1
1.2	Proponent.....	1
2.0	Background	2
2.1	Amendment Area	2
2.2	Bylaw History	2
2.3	Existing Development Conditions	2
3.0	Amendment	3
3.1	Proposed Amendment.....	3
3.2	Rationale	3
3.3	Policy Context	4
	3.3.1 Edmonton Metropolitan Region Growth Plan	4
	3.3.2 Statutory Compliance	4
	3.3.3 Sanitary Servicing	4
	3.3.4 Amendment Submission Requirements	4
3.4	Public Involvement	4

List of Appendices

Appendix A: Amendment ASP Figure	5
Appendix B: Amendment Land Use Statistics	6

1.0 Introduction

1.1 Purpose

The purpose of this amendment to the Grandin Heights Area Structure Plan (ASP) is to relocate the Neighbourhood Commercial land use presently designated south of 96 Avenue to the future intersection further south along East Boundary Road. To accommodate relocation of the Neighbourhood Commercial land use, minor adjustments to the low and medium density residential areas are necessary. This Neighbourhood Commercial site will serve Grandin Heights residents and the surrounding area.

1.2 Proponent

The boundary of the Grandin Heights ASP amendment is currently held under two certificates of title registered to Grandin Heights Properties Ltd. Select Engineering Consultants submitted the ASP amendment with the supporting documentation requested by the Town of Morinville on behalf of Grandin Heights Properties Ltd.

2.0 Background

2.1 Amendment Area

The Grandin Heights neighbourhood is located in the east central portion of Morinville and development has occurred within the north and west areas of the Plan. The two amendment areas are specifically located within the east central and northeast Plan area within Grandin Heights.

2.2 Bylaw History

Bylaw 19/2006, Grandin Heights Area Structure Plan (ASP) was approved on July 11, 2006. Multiple amendments have been approved over the years to revise land uses within the undeveloped portions of the neighbourhood. These amendments are as follows:

- Bylaw 18/2007 was approved on June 12, 2007,
- Bylaw 24/2008 was approved on September 23, 2008,
- Bylaw 17/2014 was approved on September 23, 2014,
- Bylaw 21/2014 was approved on October 28, 2014,
- Bylaw 11/2015 was approved on June 23, 2015 and
- Bylaw 8/2016 was approved on June 28, 2016.

2.3 Existing Development Conditions

Several stages of Residential development and a stormwater management facility are developed in the east and central Plan areas and the School/Park site is registered and under construction.

3.0 Amendment

3.1 Proposed Amendment

The proposed amendment areas are located solely within Grandin Heights Properties Ltd. ownership. It respects current collector roadway access points approved along East Boundary Road at 96 Avenue and at the intersection south.

This amendment to the Grandin Heights ASP includes:

- Removal of the Neighbourhood Commercial land use designated south of 96 Avenue at Grandin Drive,
- Addition of a Neighbourhood Commercial land use south of the future south intersection off East Boundary Road,
- Addition of a Medium Density Residential land use south of 96 Avenue and east of Grandin Drive,
- Removal of the Medium Density Residential Flex Site land use designated south of 96 Avenue adjacent to East Boundary Road,
- Addition of a Row House land use north and south of 96 Avenue and
- Introduction of new housing forms under a Direct Control Zone (DC).

3.2 Rationale

This amendment increases the existing 1.06 hectare commercial land use along 96 Avenue to 1.13 hectares and has been relocated to the south Plan area along East Boundary Road. Access to the future Neighbourhood Commercial site will be provided off the east/west collector roadway identified on its south property line. No access will be provided to the Neighbourhood Commercial site off of East Boundary Road. The relocation also creates separation between the Neighbourhood Commercial land use and the activities associated with the Park/Greenway Area.

The reallocation of the Neighbourhood Commercial land use creates an opportunity for a Medium Density Residential (MDR) land use in close proximity to both Grandin Drive and the Park/Greenway area. MDR in this location may include townhouse and/or apartment development.

A variety of lower density residential multiple family housing forms is also proposed in the north amendment area. For purposes of this amendment, this area is included within the Senior/Semi/Row House category. A Direct Control Zone (DC), specific to the Grandin Heights/Notre Dame Stage 7 is submitted concurrently. This DC is required to accommodate narrower building pockets currently in demand in the greater Edmonton market and also to provide more affordable housing. The DC will permit single detached,

and ground oriented multiple dwelling units. The residential density within the Grandin Heights ASP is maintained with this overall amendment.

3.3 Policy Context

3.3.1 Edmonton Metropolitan Region Growth Plan

The Edmonton Metropolitan Region Growth Plan was approved on October 26, 2017 and replaces the Capital Region Growth Plan by building upon its success. Under the new growth plan a minimum density of 30 dwellings units per net residential hectare (du/nrha) is required for all new statutory plans in Morinville. *Section 5.1.1 – Existing Area Structure Plans* states that existing ASP's that were adopted prior to the EMRB approval in October 2017 will be grandfathered.

The Grandin Heights ASP was approved in 2006 and pre-dates both the Capital Region Board (2009) and the Edmonton Metropolitan Region Board (2017) making a referral to the EMRB not required because it does not meet any of the conditions of REF 2.0 (MSL:111/17). The overall ASP density remains unchanged with this amendment.

3.3.2 Statutory Compliance

The Morinville Municipal Development Plan (MDP), Bylaw 9/2017 was adopted in August 2017. This amendment to the Grandin Heights ASP adheres to the Municipal design standards and guidelines of the MDP and is the primary influencing statutory document for this ASP.

3.3.3 Sanitary Servicing

Prism Engineering conducted a review of the sanitary servicing capacity throughout the Grandin Heights ASP area and concluded that the existing and proposed area at their highest percentage of sanitary capacity is 47%. Using the current ASP Layout and development densities, all future areas in the sanitary basin are still within capacity.

3.3.4 Amendment Submission Requirements

In order to proceed with an amendment to the Grandin Heights ASP the following technical studies have been completed. These include:

- Updating appropriate text, figures and land use statistics in the Grandin Heights ASP report and
- A full sanitary basin capacity review completed by Prism Engineering Inc.

3.4 Public Involvement

Public consultation will follow the Town of Morinville's protocol.

APPENDIX A

Amendment ASP Figure











Note: The location and configuration of land use and road network is subject to change during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



DEVELOPMENT CONCEPT

N.T.S.

LEGEND

- | | | | |
|---|----------------------------|---|--------------------------------|
|  | LOW DENSITY RESIDENTIAL |  | PARK/GREENWAY |
|  | SENIOR/SEMI/ROW HOUSE |  | STORMWATER MANAGEMENT FACILITY |
|  | MEDIUM DENSITY RESIDENTIAL |  | AREA STRUCTURE PLAN BOUNDARY |
|  | NEIGHBOURHOOD COMMERCIAL |  | AMENDMENT BOUNDARY |

GRANDIN HEIGHTS
TOWN OF MORINVILLE

225-17007_07_PRFO02.DWG
Jcalder May 16, 2018

FIGURE 4



APPENDIX B

Amendment Land Use Statistics

Table 1: Land Use Statistics

	Area (ha)	% of GA
GROSS AREA	88.14	
Part of East Boundary Road (Sewer Line R/W)	1.12	
GROSS DEVELOPABLE AREA	87.02	
Stormwater Management Facility / PUL	3.41	3.9%
Parkland, Recreation, School (Municipal Reserve)	13.12	15.1%
School Site	5.30	6.1%
Notre Dame Park	4.27	4.9%
Pocket Park	0.76	0.9%
Park Above Freeboard	0.93	1.1%
Greenway	1.86	2.1%
Residential		
Low Density/Semi/Row House	49.25	56.6%
Medium Density Residential	2.71	3.1%
Commercial	1.13	1.3%
Circulation	17.40	20%

Table 2: Density and Population

Land Use	Area (ha)	Units/ ha	Units	% of Total Area	People / Unit	Pop.
Low Density Residential/ Semi/ Row Housing	49.25	20	985	95%	3.46	3,408
Medium Density Residential (MDR)	2.71	50	135	5%	2.60	351
TOTAL Residential	51.96		1,120	100%		3,759