



## Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board's review of statutory plans. The Town of Beaumont has referred proposed amendments to its Municipal Development Plan (MDP) to the Capital Region Board pursuant to REF Section 3.1 *A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment.*

## Purpose

The purpose of the proposed amendments is to allow mixed use development to locate outside the Downtown. Currently all such development must be located within the Downtown as per the MDP and the Central Area Redevelopment Plan (ARP).

The proposed amendments provides Council the discretion to allow mixed use development outside the Downtown in accordance with an approved Area Structure Plan (ASP). Specifically it will allow for the implementation of the Beau Val Park/Beaumont Lakes South (Beaumont South) ASP which includes a mixed use residential and commercial site. MDP Map 5.1 Future Land Use Concept is also proposed to be amended to reflect the uses proposed by the ASP.

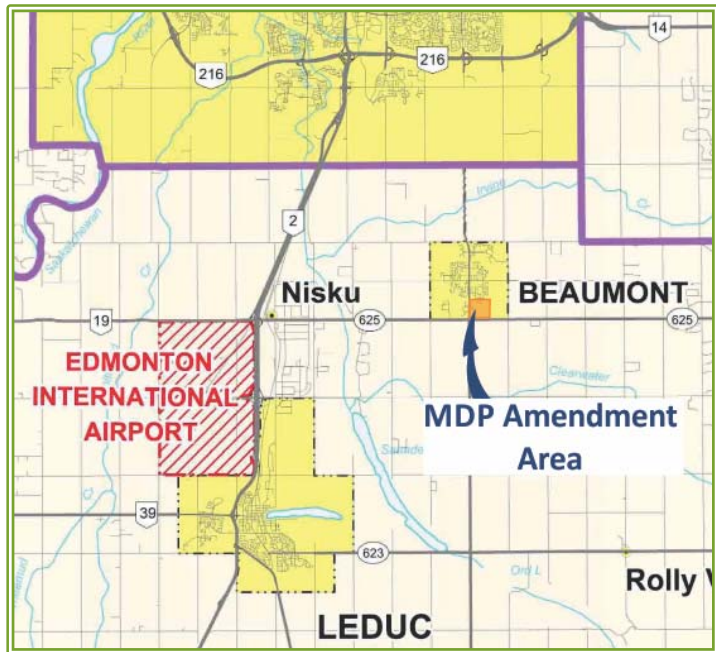
## Recommendation

That Capital Region Board **APPROVE** the amendment to the Town of Beaumont Municipal Development Plan.

## Summary

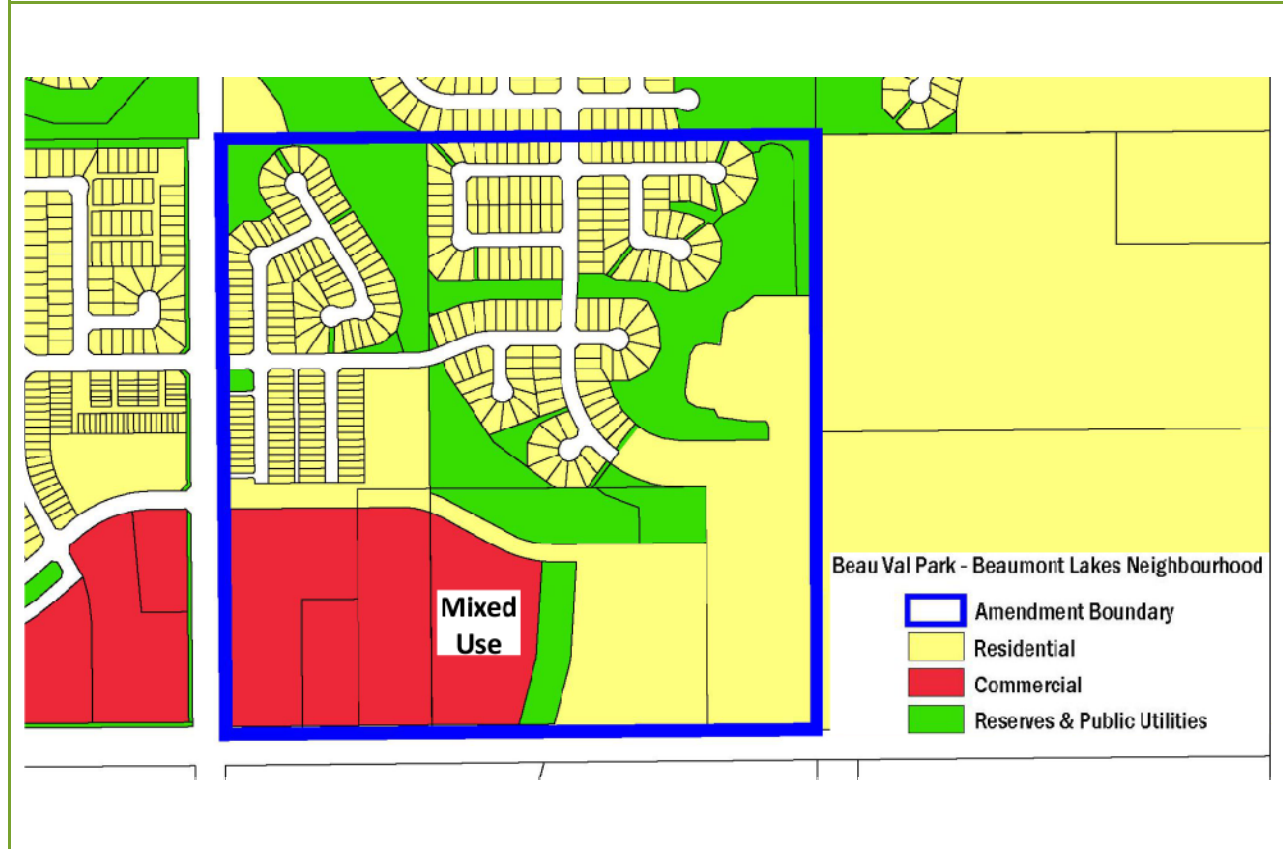
MDP policy 8.3.1 requires that mixed use development be located in the Downtown, in accordance with the Central Area ARP. Policy 8.3.1 is proposed to be amended such that mixed use developments shall be in conformance with the Central ARP **or at the discretion of Beaumont subject to an approved ASP.** The proposed amendment supports the Beau Val Park/Beaumont Lakes (Beaumont South) ASP Land Use Concept which includes a mixed use site. The ASP has received first reading by Council.

MDP Map 5.1 Future Land Use Concept is proposed to be amended to reflect the land use concept proposed by the Beau Val Park/Beaumont Lakes ASP. The ASP lands are located in the northeast quadrant of the intersection of Highway 814 (50<sup>th</sup> Street) and Highway 625.



The MDP Future Land Use Concept Map does not provide for a mixed use development. As such, the parcel proposed for mixed use development is shown as commercial (see below).

Figure 1 – Amendment to the Municipal Development Plan



## Evaluation Criteria

Section 5.4 of REF lists the criteria the Board must consider in evaluating statutory plans.

**5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:**

✓ **11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;**

- The proposed MDP amendments are strategic in that they will ensure the Town's statutory plans are consistent with each other. The proposed mixed use residential/commercial development integrates well with the Growth Plan policy that supports innovative housing and living options.

✓ **11(b) To identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;**

- The amendments will allow for discretion in locating mixed use developments outside Beaumont's Downtown resulting in greater opportunity for the development of innovative housing options at higher densities. Such developments maximize land use benefits to the Capital Region.

✓ **11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;**

- The proposed text and map amendments sustain economic growth and promote strong communities by creating the potential for a mix of residential and commercial uses that may potentially result in a healthy environment.

**5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:**

**(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:**

✓ i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;	• Not applicable.
✓ ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;	• The proposed amendment area is located within “PGA C <sub>E</sub> ”. The amendments will facilitate the development of the Beaumont South ASP.
✓ iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;	• Not applicable.
✓ iv. Density targets as outlined in the Capital Region Growth Plan; and	• Although the proposed amendment will not directly increase residential densities, mixed use developments typically result in higher densities.
✓ v. Outside Priority Growth Areas and Cluster Country Residential Areas.	• Not applicable.

✓ **(ii) The regional population and employment forecasts in the Capital Region Growth Plan.**

- The proposed amendments does not include population or employment estimates. However, concentration of people and jobs in mixed use developments within “PGA C<sub>E</sub>” is consistent with the intent of the Capital Region Growth Plan.

✓ **(iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.**

- The amendment area is adjacent Highways 625 and 814. The impact on transportation infrastructure was assessed as part of the Beaumont South ASP application.



**(iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Network Plan) and a Transportation Master Plan as approved by the City of Edmonton.**

- An intermunicipal bus route is to be established along 50<sup>th</sup> Street/Highway 814 located adjacent the west side of the Plan amendment area. The higher residential and employment density that results from mixed use developments provide greater support for transit service.



**(v) The regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure, and Regional Corridors maps of the Capital Region Growth Plan.**

- Expansion of regional water and regional waste water systems are planned for Beaumont.



**(vi) The boundaries and policies of the Alberta's Industrial Heartland Area Structure Plans (ASPs) and the Edmonton International Airport Area Structure Plan.**

- Not Applicable.

## **Attachments**

1. Evaluation of the Municipal Development Plan Amendment for the Town of Beaumont against the Principles and Policies of the Capital Region Land Use Plan.

<p>✓ I. PROTECT THE ENVIRONMENT AND RESOURCES</p> <ul style="list-style-type: none"><li>A. Preserve and protect the environment.</li><li>B. Preserve agricultural land.</li><li>C. Protect natural resources.</li><li>D. Minimize the impact of development on regional watersheds and air sheds.</li><li>E. Minimize the impact of heavy industrial development.</li></ul>	<ul style="list-style-type: none"><li>• Not applicable.</li></ul>
<p>✓ II. MINIMIZE REGIONAL FOOTPRINT</p> <ul style="list-style-type: none"><li>A. Identify, Protect and Prioritize Lands for Regional Infrastructure</li><li>B. Concentrate New Growth Within Priority Growth Areas</li><li>C. Allow Growth Outside of Priority Growth Areas</li><li>D. Support Expansion of Medium and Higher Density Residential Housing Forms</li><li>E. Support Cluster Country Residential Development</li></ul>	<ul style="list-style-type: none"><li>• The proposed amendments promote the concentration of growth in “PGA C<sub>E</sub>”.</li><li>• The proposed amendments also promote medium and high density residential housing forms.</li></ul>
<p>✓ III. STRENGTHEN COMMUNITIES</p> <ul style="list-style-type: none"><li>A. Create Inclusive Communities</li><li>B. Support Healthy Communities</li><li>C. Support Public Transit</li><li>D. Support Innovative and Affordable Housing Options</li></ul>	<ul style="list-style-type: none"><li>• The higher residential densities associated with mixed use developments facilitate healthy and inclusive live/work environments and support public transit.</li></ul>
<p>✓ IV. INCREASE TRANSPORTATION CHOICE</p> <ul style="list-style-type: none"><li>A. Integrate Transportation Systems with Land Use</li><li>B. Support the Expansion of Transit Service in Various Forms</li></ul>	<ul style="list-style-type: none"><li>• The higher residential densities associated with mixed use developments support public transit.</li></ul>
<p>✓ V. ENSURE EFFICIENT PROVISION OF SERVICES</p> <ul style="list-style-type: none"><li>A. Design Integrated Physical Infrastructure within the Region</li><li>B. Maximize Utilization of Existing Infrastructure</li></ul>	<ul style="list-style-type: none"><li>• The amendments will allow for the implementation of the Beaumont South ASP, the development of which will be integrated with the physical infrastructure of the Region. The Capital Region Growth Plan encourages the logical and efficient expansion of existing infrastructure.</li></ul>



VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT

- A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
- B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals
- C. Support Regional Prosperity
- D. Position the Capital Region Competitively on the World Stage

- The proposed amendments will enhance the area's potential as a complete community and will provide regional employment opportunities thereby supporting regional prosperity.