



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: a Municipal Development Plan (MDP) amendment to the Capital Region Board pursuant to REF Section 3.1; and, the Elan Area Structure Plan (ASP) pursuant to REF Sections 3.2(a)(iv) and 3.2(b)(ii) being an ASP within 0.8 Km of a regional roadway and being an ASP that will add to water and waste water infrastructure.

Purpose

The purpose of:

- **Proposed Bylaw 894-17** is to replace the current MDP with a more contemporary document encompassing newly annexed lands. The MDP is being updated to reflect changes in the corporate boundaries of Beaumont and to provide direction for urban reserve areas, while ensuring compliance with the 2010 Capital Region Growth Plan (CRGP). The amended Plan includes two overlays. The North Major ASP Overlay (that portion of the Town located north of Township Road 510) continues to apply the Future Residential Area designation of the Leduc County North Major ASP that was in place prior to annexation of this area by the Town. The Non-Residential Overlay (that portion of the Town located south of Highway 625) is intended to *provide future economic development and employment opportunities at the local level*. Highway 625 is a provincially designated high load corridor. Both overlays are classified as urban reserve with requirements for area structure plans prior to subdivision and development. The proposed MDP amendment also updates the Town's growth projections and development statistics and conveys the intent of Beaumont's Strategic Plan with links to other municipal objectives.
- **Proposed Bylaw 892-17** applies to the 515 hectare Elan ASP located on newly annexed lands on the west side of Beaumont, west of Range Road 244. The ASP proposes a wide variety of uses including residential, commercial, business park and mixed use areas. The Plan emphasizes complete streets connections to the Town and the region and the integration of the natural environment with urban development. The proposed MDP amendment recognizes the core elements of the Elan ASP.



Recommendation

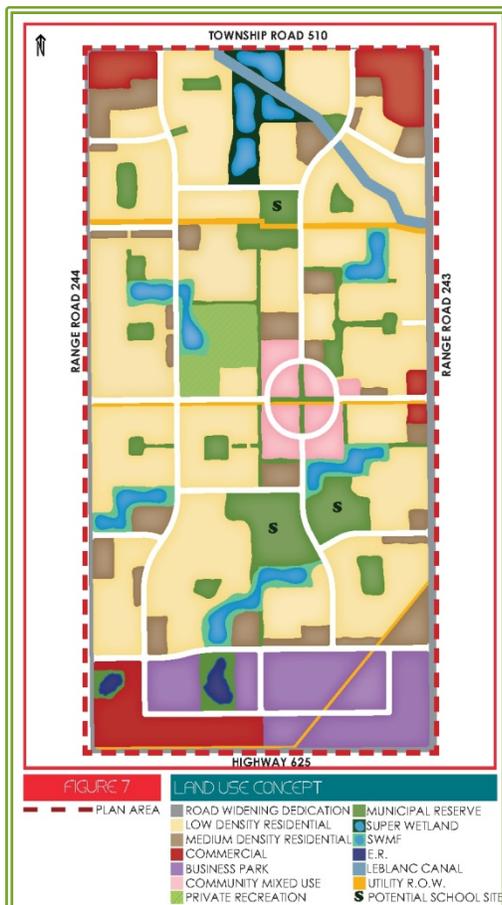
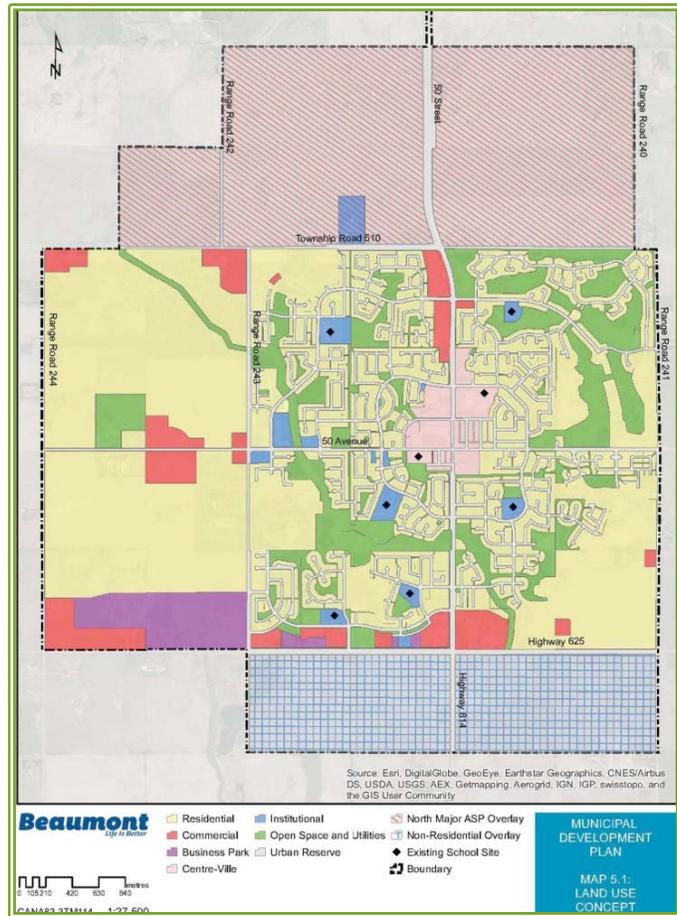
That Capital Region Board **APPROVE** the Town of Beaumont proposed Municipal Development Plan amendment and the Elan Area Structure Plan.

Summary

The existing MDP was adopted in 1998. Since then Beaumont has increased in population from about 6,500 to more than 17,000 and has doubled in size from 10.2 square kilometres to 23.5 square kilometres. The MDP assumes the Capital Region Population and Employment Projections of 58,200 and 8,100, respectively. Beaumont's existing land supply enables the Town to accommodate some 40 to 55 years of population growth.

The Town is located in the centre of PGA C_E that has a density target of 25 to 35 dwelling units per net residential hectare (du/nrha). Proposed MDP policies require that residential densities meet PGA C_E standards.

The proposed MDP amendment requires that Administration consolidate 16 existing ASPs into a single ASP. The consolidated ASP will require higher residential densities for redevelopment, infill and as yet undeveloped lands. Intensification of built up areas of ten



percent is also required. As well, the Central Area Redevelopment Plan is to be updated to support further intensification. The MDP amendment signals a shift to higher residential densities and more local employment opportunities.

The one mile wide Elan ASP is located on the west side of Beaumont on the two miles swath of land between Highway 625 and Township Road 510. Leduc County's East Vistas LASP is adjacent to the west side of the Elan ASP. The 515 hectare Plan area will accommodate almost 8,000 dwelling units and more than 21,400 residents over the next 20 to 25 years. The Elan ASP will provide for more than 65 percent of the Town's projected residential growth. The proposed residential density for the Plan area is 35 du/nrha which is the upper limit of the 25 to 35 du/nrha density target for PGA C_E. The Plan area was also designated as Future Residential Area as part of the North Major Area Structure Plan. However, Elan ASP offers a significantly more detailed description of the land and its proposed uses. Future water, wastewater and transportation systems are considered. Connectivity and walkability are key components of the ASP that integrates the natural wetlands and physical environment with sensitive urban design.

Evaluation Criteria

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

<p>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:</p>	
<p>✓ 11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;</p>	<ul style="list-style-type: none"> The amended MDP Land Use Concept, new policies directing greenfield development standards and a framework for the intensification of established areas are consistent with the strategic approach to future planning as per the CRGP. The Town's capacity for growth is enhanced by planned improvements to regional water and waste water facilities. The land uses proposed by the Elan ASP are compatible with developed lands to the east and Leduc County residential lands to the west. The large area and mix of residential and employment opportunities will enhance Beaumont's ability to improve lifestyle options for regional residents.
<p>✓ 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;</p>	<ul style="list-style-type: none"> New policies proposed by the MDP amendment will direct development and redevelopment to comply with the CRGP and specific statutory plan requirements. Projected growth will add to the regional population and employment base. The capacity for growth is predicated on the efficient utilization of regional infrastructure. The mix of land uses within the Elan ASP area will provide for a significant component of new residential growth in Beaumont and enhance local employment. The Plan promotes compact urban development <i>to maximize the use of public infrastructure.</i>
<p>✓ 11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;</p>	<ul style="list-style-type: none"> The MDP amendment designates the area south of Highway 625 as Urban Reserve - Non-Residential with the intention to leverage its location adjacent the provincially designated High Load Corridor <i>for development of a compatible mix of employment, commercial and light industrial uses in a campus like setting.</i> The related policies strive to support economic growth. The Elan ASP designates several areas for different types of commercial uses totaling almost 16% of the ASP's area thereby providing local employment opportunities. Schools/parks, natural open space, greenways and a <i>Super Wetland</i> will promote a healthy environment.
<p>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:</p>	
<p>(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:</p>	
<p>✓ i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> Not applicable.
<p>✓ ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> Beaumont is located within PGA C_E. The proposed MDP contains policies that will promote growth within this PGA. The Elan ASP will result in a density of 35 du/nrha. This density is at the high end of the 25-35 du/nrha as per the CRGP.

<p>✓ iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> • Not applicable.
<p>✓ iv. Density targets as outlined in the Capital Region Growth Plan; and</p>	<ul style="list-style-type: none"> • The MDP amendment requires new ASPs to meet the 25-35 du/nrha prescribed for PGA C_E. • The 35 du/nrha proposed by the Elan ASP is consistent with the upper end of the density target for PGA C_E.
<p>✓ v. Outside Priority Growth Areas and Cluster Country Residential Areas.</p>	<ul style="list-style-type: none"> • Not applicable.

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

- The Town’s 2044 low and high population forecasts (36,800 and 59,800 respectively) are consistent with the population forecast for Beaumont as per the CRGP. The proposed MDP aspires to accommodate 8,022 jobs by 2044 again as per the CRGP.
- The Elan ASP designates more than 75 hectares of employment generating commercial and business commercial lands.

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

- Highway 814 (50th Street) extends through the centre of Beaumont from north to south. The highway is the main arterial for the Town and serves both internal and regional traffic. Highway 625 extends from east to west across the south portion of the Town. Both roadways are recognized by the Regional Transportation Infrastructure map.
- The proposed MDP amendment includes measures to *Provide balanced investment in Beaumont’s transportation system by reducing car-oriented infrastructure.*
- The Elan ASP proposes that commercial and business commercial land uses located adjacent to Highway 625 to benefit from high visibility and access features.

✓ **(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 currently operates from a temporary park and ride facility along 50th Street/Highway 814 to the Century Park transit terminal in Edmonton. Additional service is proposed for the routes shown on the *Long Term Intermunicipal Transit Network Plan.*
- Figure 17 of the Elan ASP illustrates an extensive transit network that will contribute to existing and planned intermunicipal bus routes.



(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 as shown on Figure 2 Regional Water and Wastewater Infrastructure map. The proposed MDP amendment includes a policy stating that infrastructure will be extended when an ASP demonstrates contiguous development, and the logical and orderly extension of existing or planned infrastructure.
- The Elan ASP proposes that availability and logical extension of water and wastewater services be a criteria for development.



(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.

Attachment:

1. Evaluation of the Town of Beaumont Municipal Development Plan Amendment and the Elan Area Structure Plan 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"> A. Preserve and protect the environment. B. Preserve agricultural land. C. Protect natural resources. D. Minimize the impact of development on regional watersheds and air sheds. E. Minimize the impact of heavy industrial development. 	<ul style="list-style-type: none"> • The proposed MDP amendment requires that all statutory plans comply with its Environmental Master Plan. • Integration of the natural environment into urbanized areas is one of the overarching objectives of the Elan ASP.
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<p>✓ II. MINIMIZE REGIONAL FOOTPRINT</p> <ul style="list-style-type: none"> A. Identify, Protect and Prioritize Lands for Regional Infrastructure B. Concentrate New Growth Within Priority Growth Areas C. Allow Growth Outside of Priority Growth Areas D. Support Expansion of Medium and Higher Density Residential Housing Forms E. Support Cluster Country Residential Development 	<ul style="list-style-type: none"> • The proposed MDP amendment concentrates new growth in PGA C_E and promotes medium and high density residential housing forms. • The proposed Elan ASP requires a minimum overall residential density of 35 du/nrha. Mixed use and medium density residential housing forms are components of the Plan.
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<p>✓ III. STRENGTHEN COMMUNITIES</p> <ul style="list-style-type: none"> A. Create Inclusive Communities B. Support Healthy Communities C. Support Public Transit D. Support Innovative and Affordable Housing Options 	<ul style="list-style-type: none"> • MDP amendment policies support expansion of transit and reduction of car-oriented infrastructure. A range of housing types are supported <i>to accommodate the needs of existing and future citizens in various demographic and income groups in all neighbourhoods.</i> • Complete streets connections and the trail system proposed by the Elan ASP promote healthy living. • The ASP proposes to provide a range of housing types <i>to meet the needs of a diverse population.</i>
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<p>✓ IV. INCREASE TRANSPORTATION CHOICE</p> <ul style="list-style-type: none"> A. Integrate Transportation Systems with Land Use B. Support the Expansion of Transit Service in Various Forms 	<ul style="list-style-type: none"> • The proposed MDP amendment requires new neighbourhoods and local employment areas to plan for transit service. • An extensive intermunicipal and local bus system is planned for the Elan ASP area.
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V. ENSURE EFFICIENT PROVISION OF SERVICES

- A. Design Integrated Physical Infrastructure within the Region
- B. Maximize Utilization of Existing Infrastructure

- The proposed MDP amendment encourages the integrated extension of existing infrastructure to statutory plan areas that meet density and proximity criteria.
- The proposed Elan ASP will maximize the use of existing and planned municipal infrastructure.



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 MDP amendment proposes to work with regional partners *to accommodate future growth and economic development initiatives.*
- The proposed land use concept for the Elan ASP incorporates commercial and business park uses aimed at attracting diverse employment and services to the region.