



REQUEST FOR DECISION

File: 0595-001

REGULAR COUNCIL MEETING AGENDA

MEETING DATE: July 24, 2018

SUBJECT: Bylaw 927-18 – Lakeview Area Structure Plan – 1st Reading

RECOMMENDATION

THAT Council give first reading to Bylaw 927-18 to adopt the Lakeview Area Structure Plan.

BACKGROUND

Invistec Consulting on behalf of 1994853 Alberta Ltd. has submitted an application for the Lakeview Area Structure Plan (Bylaw 927-18). Lakeview, (formally known as Plaines Royer), is located in the most southeast quarter section, north of Highway 625, and west of Range Road 241.

An Area Structure Plan provides the planning and servicing framework for specific areas in the municipality and must be compliant with the Municipal Development Plan. The Lakeview Area Structure Plan is approximately 63.68 hectares and proposes a variety of land uses including: residential, mixed-use, commercial and open spaces. This plan also provides lands for two schools to meet the community's growing student population. Lakeview plans to accommodate a population of 3,315 with a density of approximately 35 dwelling units per net residential hectare.

Lakeview was originally presented to Council for first reading in February 13, 2018 as a Neighbourhood Structure Plan. This was under the assumption the plan would be subordinate to the higher level *Our Planned Areas: Consolidated Area Structure Plan*. The implementation approach within *Our Planned Areas* has been refined to ensure that existing development rights are respected and the Plan no longer provides guidance for Greenfield (unplanned) areas, such as Lakeview. Accordingly Lakeview has been re-classified as an Area Structure Plan and a new bylaw must be passed in order for the Area Structure Plan to comply with the requirements of Section 633 of the Municipal Government Act. The Lakeview Area Structure Plan covers a relatively small size area (only one quarter section) and provides appropriate policy to guide future planning and development approvals and therefore a Neighbourhood Structure Plan will not be required prior to redistricting and subdivision in this area.

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

February 13, 2018 – Council gave first reading to Bylaw 897-18 for the Lakeview Neighbourhood Structure Plan

ANALYSIS / RATIONALE

The Lakeview Area Structure Plan meets many of the community's needs by incorporating a mixed-use area (for residential and commercial uses) and a commercial area which reflects Beaumont's desire to promote additional commercial development and provide residents with easy access to day-to-day neighbourhood commercial needs. These lands better position Beaumont to become a more complete community for its residents, which allows residents to have access to goods and services to meet their day to day needs in close proximity to where they live.

In response to the Beaumont's large youth demographic, the Plan features a centrally located municipal reserve/park space to accommodate two school sites. Consultation with the school boards clearly indicated

that the development of new school sites in Beaumont continues to be a top priority for all of the boards. According to the *Municipal Government Act* the subdivision authority may require the owner of the parcel to provide Municipal Reserve for up to 10% of the land. The Lakeview Area Structure Plan proposes 13.35% of Municipal Reserve which will be purchased from the developer using funds that have been set aside for the assembly of a large school site in this area. These funds were collected as cash-in-lieu of Municipal Reserve dedication in other nearby neighbourhoods, such as Triomphe and Forest Heights. Situating this large parcel of Municipal Reserve centrally in the Lakeview neighbourhood allows for increased efficiencies so both schools can share the field space. It also enables more students to have better access to schools within walking distance.

The Lakeview Area Structure Plan is in alignment with all higher level plans and policies, including the Edmonton Metropolitan Region Growth Plan and Beaumont's Municipal Development Plan. As a member municipality of the Edmonton Metropolitan Region Board, new neighbourhoods in Beaumont must meet all of the requirements of the Edmonton Metropolitan Region Growth Plan (including a density of 35 dwelling units per net residential hectare) to ensure that growth within the region is responsibly managed through compact and contiguous development. Appendix I of the Area Structure Plan (Attachment 1) summarizes how Lakeview meets the policies of the Edmonton Metropolitan Region Growth Plan. All new Area Structure Plans for greenfield areas must be circulated to the Edmonton Metropolitan Growth Board for review and approval through the Regional Evaluation Framework to ensure compliance with the Edmonton Metropolitan Region Growth Plan. Lakeview will be circulated to the Edmonton Metropolitan Region Growth Board after first reading.

The Lakeview Area Structure Plan (as a Neighbourhood Structure Plan), was reviewed by internal departments and divisions, including Infrastructure, Fire Services, and Parks and Facilities. Administration is supportive of the Lakeview Area Structure Plan as it is in alignment with higher level plans and policies, will add a variety of land uses to Beaumont, and provide a diversity of housing options and additional commercial and school lands. The Plan will also improve Beaumont's transportation systems by enabling the continuation of the outer Ring Road.

Response Options / Alternatives

1. *THAT Council* give first reading to Bylaw 927-18 to adopt the Lakeview Area Structure Plan.
2. *THAT Council* not give first reading to Bylaw 927-18 to adopt the Lakeview Area Structure Plan.
3. *THAT Council* advise how to proceed.

Strategic Alignment

This application is in alignment with *Our Beaumont: Municipal Strategic Plan 2017-2021 Strategic Plan*

- Pillar 1 – Livability by supporting and promoting an accessible community that is safe, has diverse housing and transportation options, and provides a variety of public spaces.
- Pillar 4 – Regional Collaboration and Leadership by pursuing the principles and policies of the *Edmonton Metropolitan Region Growth Plan*.
- Pillar 5 – Economic prosperity by providing opportunities for community and commercial services to meet resident's needs and support new businesses.

Relevant Statutes / Master Plans / Documents

- Edmonton Metropolitan Region Growth Plan: density target of 35 dwelling units per net residential hectare for the Metropolitan Area
<http://emrb.ca/Website/media/PDF/Publications/EMRGP-Interactive.pdf>
- Inter-Municipal Development Plan 485/98: Referral of Development Matters
<http://www.beaumont.ab.ca/DocumentCenter/View/366/Inter-Municipal-Development-Plan?bidId=>

- Municipal Development Plan Bylaw 486-98
<http://www.beaumont.ab.ca/DocumentCenter/View/1593>
- Land Use Bylaw 796-12
<https://www.beaumont.ab.ca/DocumentCenter/Home/View/292>

Legislative Authority

Municipal Government Act, Section 187

STAKEHOLDER ENGAGEMENT / COMMUNICATION

The applicant sent letters to the landowners in the plan area and held an Open House on February 8, 2018 to solicit input from the public. Consultation with the three school boards in Beaumont also took place to discuss the school site in the Plan area. Once a Public Hearing date is set, letters will be sent to the landowners and an advertisement will be published on the website and in the newspaper for two consecutive weeks.

BUDGET / FINANCIAL IMPACT

N/A

ATTACHMENTS

1. Attachment 1 - Bylaw 927-18