



**Stantec Consulting Ltd.**  
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August 13, 2018  
File: 116100150 269

**Attention: Mr. Neal Sarnecki, Interim CEO**  
Edmonton Metropolitan Region Board  
Suite 1100, Bell Tower  
10104 - 103 Ave  
Edmonton, AB, T5J 0H8

Dear Mr. Sarnecki:

**Reference:** REF# 2018-007  
Town of Beaumont, Lakeview ASP

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the Town of Beaumont regarding the Lakeview Area Structure Plan.

It is our opinion that the proposed plan is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan being schedule A to Ministerial Order MSL 112/17 and consistent the Edmonton Metropolitan Region Board Regulation.

It is recommended that the Edmonton Metropolitan Region Board **support** the Lakeview ASP Bylaw submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL".

**John Steil, RPP FCIP**  
Principal

john.steil@stantec.com

Attachment: REF# 2018-007, Evaluation

# Regional Evaluation Framework: Third Party Evaluation

**Town of Beaumont: Lakeview Area Structure Plan**  
**REF 2018-007**  
Proposed Beaumont Bylaw No. 927-18

## Introduction

Pursuant to Ministerial Order MSL 111/17, the Province has adopted the Regional Evaluation Framework (REF) for the Edmonton Metropolitan Region Board (Board) to ensure consistency with the *Edmonton Metropolitan Region Growth Plan (Growth Plan)* and the Edmonton Metropolitan Region Board Regulation.

Section 4.1 of the Regulation states a municipality must refer to the Board any proposed new statutory plan unless exempted by sub-clauses a), b), or c). The Town of Beaumont has referred the Lakeview Area Structure Plan (ASP) to the Board as it does not meet any of the stated exceptions.

## Background

**Status:** Proposed Bylaw No. 927-18 received 1<sup>st</sup> reading by Town Council on July 24, 2018.

**Area:** The plan area is northwest of the intersection of Range Road 241 and Highway 625, as shown outlined by the dashed red line on **Appendix 1**.

**Purpose:** The purpose of the Bylaw is to facilitate mixed suburban residential development, and other complementary uses, on a quarter-section of greenfield land in the southeast sector of the Town. Development would proceed contiguously from existing planned residential areas. The proposed Land Use Concept is shown on **Appendix 2**.

## Evaluation Criteria

### Policy Tiers

Edmonton Metropolitan Regional Structure	Applicable Policy Tier(s)
Metropolitan Core	
Metropolitan Area	The Town of Beaumont is an "Urban Centre" within the "Metropolitan Area."
Rural Area	

## Regional Policy Areas

Principles and Objectives	Comments on Consistency
 <p>Guiding Principle  <b>Promote global economic competitiveness and regional prosperity.</b></p>	
<p>1.1: Promote global economic competitiveness and diversification of the regional economy</p>	<p>Not a significant factor—it only includes only neighbourhood scale commercial and mixed-use sites.</p>
<p>1.2: Promote job growth and the competitiveness of the region’s employment base</p>	<p>Not a significant factor—it only includes only neighbourhood scale commercial and mixed-use sites.</p>
<p>1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region</p>	<p>The ASP interconnects with adjacent development and provides for roadway dedication for the adjacent highway and arterial that connects regionally.</p>
<p>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce</p>	<p>The ASP provides for a variety of housing forms supported by appropriate amenities (walkways, parks, school sites). The ASP proposes a population of 3315.</p>
 <p>Guiding Principle  <b>Protect natural living systems and environmental assets.</b></p>	
<p>2.1: Conserve and restore natural living systems through an ecological network approach</p>	<p>It retains a small natural treed area in the southwest corner on what is otherwise a cleared agricultural site. The proposed parks and stormwater pond are connected on site and to similar uses adjacent to the plan area.</p>
<p>2.2: Protect regional watershed health, water quality and quantity</p>	<p>The ASP provides for stormwater management. The ASP provides that ‘low impact’ development principles related to stormwater management facilities shall be implemented wherever feasible, such as naturalizing the Stormwater Management Facility and vegetated swales.’</p>

Principles and Objectives	Comments on Consistency
2.3: Plan development to promote clean air, land and water and address climate change impacts	The ASP refers to low-impact stormwater management, a general reference to promoting 'innovative, sustainable, and low impact developments,' and xeriscaping from greenways.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	Other than managing stormwater and a general reference to promoting 'innovative, sustainable, and low impact developments,' the ASP states 'Low impact development measures will be implemented where feasible.'
 <p>Guiding Principle  <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p>	
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	The ASP states that 'By providing a variety of housing types, Lakeview will promote a community that offers the opportunity to age in place.'
3.2: Plan for and promote a range of housing options	The ASP states the area 'will feature a mix of residential types: Low Density Residential, Blended Density Residential, Greenway Housing, Medium Density Residential, and High Density Residential.'
3.3: Plan for and promote market affordable and non-market housing to address core housing need	Other than stating a policy to 'Provide a range of housing types and densities to meet the needs of different ages and income groups,' the ASP does not speak to housing affordability. It is assumed that this will be addressed in other areas of Beaumont.
 <p>Guiding Principle  <b>Achieve compact growth that optimizes infrastructure investment.</b></p>	
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	The ASP provides for the contiguous expansion of the residential development of Beaumont as part of the servicing and transportation network.

Principles and Objectives	Comments on Consistency
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	The ASP provides for the contiguous expansion of the residential development of Beaumont as part of the servicing and transportation network. The plan is to be developed in accordance with the minimum density requirement for greenfield development from the Growth Plan's Schedule 6—which requires 35 dwellings/net residential ha. The major component of residential is for “Low Density Residential.” Rounded up, the statistics meets the requirement.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	Development in the plan area will be consistent in scale and character with neighbouring land uses, representing a logical and contiguous extension of existing development and the servicing and transportation capacity.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	n/a
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	The ASP provides primarily for suburban residential, with minor amounts of neighbourhood commercial and mixed-use development.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	The ASP does not specifically address this objective. .
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	The proposed uses are compatible with the existing and planned development to the west and north. Noise attenuation is to be provided along the adjacent highway.
 <p>Guiding Principle <b>Ensure effective regional mobility.</b></p>	
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	The ASP provides for an internal hierarchical road system, that connects to adjacent development and the adjacent north-south arterial. To protect its integrity, no access is provided to Highway 625.

Principles and Objectives	Comments on Consistency
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community	The ASP states 'the neighbourhood's local and perimeter trails will encourage alternative modes of transportation than the automobile through an efficient and continuous network of sidewalks and pathways. The trail network will connect to focal points internally, such as Stormwater Management Facilities, schools, and local commercial services, as well as externally through Beaumont's open spaces network.' The plan does not address topics such as high occupancy vehicles or transit. ASP policy provides for traffic calming and CPTED principles for pedestrian linkages.
5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods, and services in both urban and rural areas	The land use is supported by a typical suburban road and pedestrian network.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	n/a
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	This topic is not addressed at this scale.
 <p>Guiding Principle <b>Ensure the wise management of prime agricultural resources.</b></p>	
6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations	The plan provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan area.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	The plan provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan area.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	The plan provides for the conversion of existing agricultural land to urban development consistent with the policy for the metropolitan tier.

## Opinion

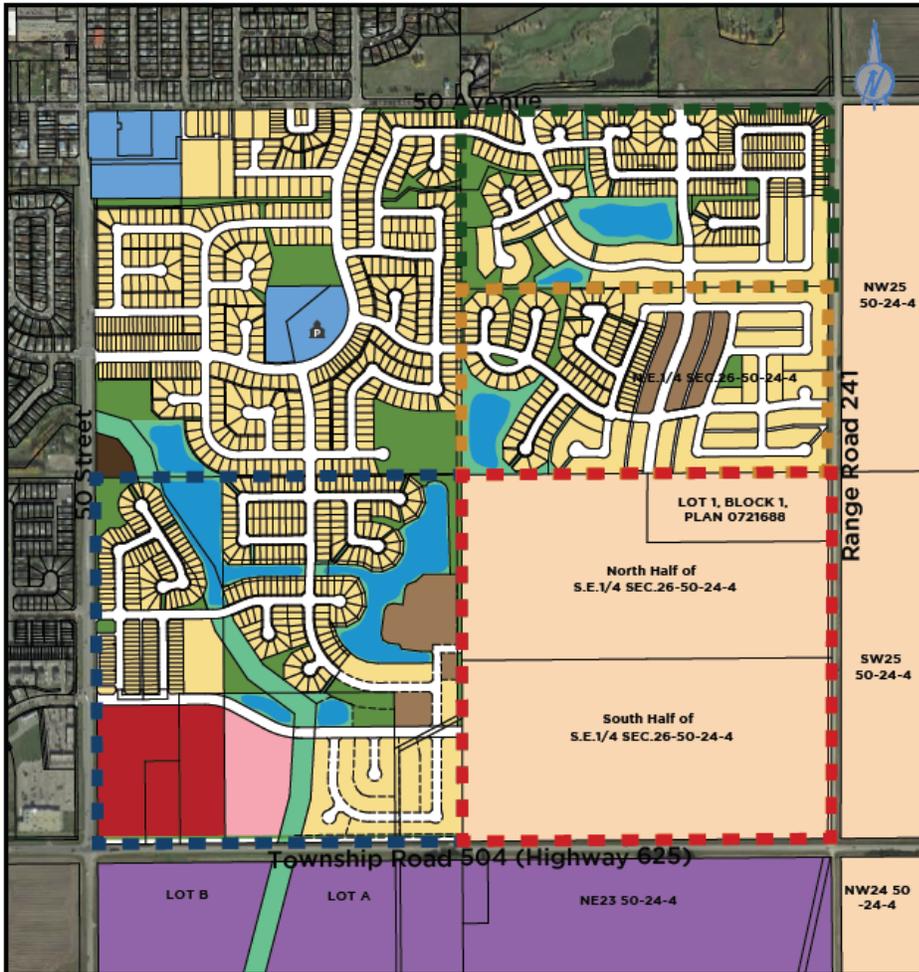
Pursuant to Section 8.1 of the Growth Plan, it is our opinion that if approved and fully implemented REF 2018-002 would result in development that is generally consistent with the Edmonton Metropolitan Region Growth Plan. **It is recommended that the Edmonton Metropolitan Region Board support the Town of Beaumont's proposed ASP (Bylaw 927-18) as submitted.**

Prepared by:

**Stantec Consulting Ltd.**

John Steil, RPP, FCIP and Bonnie McInnis, RPP, MCIP

**Appendix 1: Proposed Area Structure Plan Boundary**



**Appendix 2: Proposed Land Use Concept.**

- Plan Area
- Low Density Residential
- Blended Density Residential
- Greenway Housing
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Commercial
- Municipal Reserve
- Natural Area
- Public Utility Lot
- P School Site
- Stormwater Management Facility
- Roadway Dedication
- Major Collector Roadway
- Minor Collector Roadway
- Arterial Roadway
- Highway Roadway

