

Principles and Objectives Checklist for *Our Centre-Ville Area Redevelopment Plan*

Principles and Objectives	Consistency	Comments
Promote global economic competitiveness and regional prosperity		
1.1: Promote global economic competitiveness and diversification of the regional economy	✓	The ARP promotes economic development and the intensification of mixed use development for commercial, retail, and office uses in the Downtown Core Precinct. The ARP identifies key commercial growth sectors and builds on the community's unique French character, contributing to the diversity and competitiveness of the regional economy.
1.2: Promote job growth and the competitiveness of the region's employment base	✓	The ARP will strive to achieve 17,152m ² (an increase of 6,432m ²) of commercial space by 2026, which will increase employment opportunity in the City and the region. It supports employment growth within a local employment area by directing higher density commercial, institutional and office uses to mixed use areas within an urban centre, and by encouraging intensification.
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	✓	ARP policies support an interconnected and multi-modal transportation network to facilitate the efficient movement of people, goods and services.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	The ARP acknowledges population growth and intensification in downtown Beaumont. It supports the development of a mix of jobs, services, amenities and a diversity of housing, all with multi-modal transportation access. Policies support infrastructure and amenities such as placemaking initiatives and open spaces for people who live, work and play in Centre-Ville.
Protect natural living systems and environmental assets		
2.1: Conserve and restore natural living systems through an ecological network approach	N/A	No components of natural living systems lie within the ARP area.

Principles and Objectives Checklist for *Our Centre-Ville Area Redevelopment Plan*

Principles and Objectives	Consistency	Comments
2.2: Protect regional watershed health, water quality and quantity	✓	The ARP encourages the use of Low Impact Development techniques and on-site natural features to help manage storm drainage and minimize the environmental impact to the downstream system.
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	The ARP encourages the use of Low Impact Development techniques in new development. By fostering compact and mixed use development, it also encourages the use of active transportation forms that require no fossil fuels and produce no emissions.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	N/A	The ARP area is not within or adjacent to any identified natural living systems.
Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region		
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	✓	The ARP promotes transformative intensification opportunities throughout Centre-Ville for a variety of institutional, residential, commercial, mixed-use, and cultural and community amenities. These will support people of all ages and abilities to live, work and play in downtown Beaumont. The ARP provides for public services and open spaces appropriate to the projected growth.
3.2: Plan for and promote a range of housing options	✓	The ARP includes policies for different types of housing for all ages and groups, provided in a context sensitive manner, which consider community values, adjacent development and balance social, economic and social objectives. These policies encourage compact housing forms and increased density where appropriate.

Principles and Objectives Checklist for *Our Centre-Ville Area Redevelopment Plan*

Principles and Objectives	Consistency	Comments
3.3: Plan for and promote market affordable and non-market housing to address core housing need	✓	The ARP promotes the development of affordable housing options through policies that encourage intensification and higher density residential development of different housing types to accommodate the diverse needs of the community.
Achieve compact growth that optimizes infrastructure investment		
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	✓	The ARP provides a framework for employment and population growth within Centre-Ville in a compact form, reducing auto dependency, enhancing connectivity and creating a vibrant mixed-use neighbourhood. Through new development and redevelopment. Centre-Ville strives to increase over 6,000m ² to over17,000m ² of commercial space by 2026.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	✓	The ARP provides direction for residential and job growth in an urban centre, along a future transit corridor. It includes policies to increase the number of dwelling units in the plan area by 10% and achieve an aspirational density of 100 du/nrha by 2044, along with policies to monitor progress towards these intensification targets. It also identifies the water, storm and wastewater networks to support the full build out of Centre-Ville and maximize the use of existing infrastructure.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A	The ARP area does not include any greenfield areas.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	The ARP area does not include any rural areas.

Principles and Objectives Checklist for *Our Centre-Ville Area Redevelopment Plan*

Principles and Objectives	Consistency	Comments
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	The ARP provides direction for the development of a mixed use area in the Downtown Core Precinct and higher density infill development in the Residential Infill precinct, as well as a balanced mix of residential, commercial, institutional, cultural and entertainment uses throughout all four precincts. These will accommodate employment and population growth through intensification and transit-oriented development, appropriate to an urban centre within the metropolitan area.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	✓	The ARP identifies investment projects to support implementation that are consistent with existing regional infrastructure corridors.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	N/A	The ARP area does not lie within any safety or risk management buffers, resource extraction areas, greenfield areas, prime agricultural lands or natural living systems, and does not contemplate any heavy industrial uses.
Ensure effective regional mobility		
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	✓	The ARP supports the development of viable multi-modal transportation choices, including active transportation and transit services, to connect to not only adjacent neighbourhoods but also regional networks.
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 ARP includes the development of a transit centre as a transformative opportunity, supported by policies to integrate transit with other modes (such as by establishing new bike routes and pedestrian connections) and improve the convenience, comfort and overall appeal of transit services through well-planned transit-oriented development in Centre-Ville.

Principles and Objectives Checklist for *Our Centre-Ville Area Redevelopment Plan*

Principles and Objectives	Consistency	Comments
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 ARP sets out policies locating a mix of residential, commercial and institutional uses in close proximity to each other and to a major transit centre, to optimize the use of transportation infrastructure, minimize the space allocated to vehicle parking, and encourage the use of transit and active modes.
5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world	N/A	The EIA is not located near the ARP area.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	✓	The ARP provides policy direction for a transit centre and active transportation improvements that align with regional transit network plans and general policy directions regarding transportation.
Ensure the wise management of prime agricultural resources		
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 ARP supports intensification and higher density development and redevelopment in downtown Beaumont, allowing for the prime agricultural lands that make up Beaumont’s greenfield areas to be conserved for agricultural purposes for as long as possible.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	✓	The ARP encourages population and employment growth to be accommodated through intensification and higher density development and redevelopment in downtown Beaumont, allowing for a delay in the fragmentation and conversion of the prime agricultural lands that make up Beaumont’s greenfield areas.

Principles and Objectives Checklist for *Our Centre-Ville Area Redevelopment Plan*

Principles and Objectives	Consistency	Comments
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A	The ARP area does not lie within an agricultural production area.