



## REF 2018-007, Town of Beaumont Lakeview Area Structure Plan

### Recommendation

*EMRB Administration recommends that REF application 2018-007 be approved.*

### Background

On August 2, 2018, the EMRB received an application from the Town of Beaumont (the Town) for approval of a proposed Lakeview Area Structure Plan (ASP). The Town submitted the proposed ASP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 4.1 *A municipality must refer to the Board any proposed new statutory plan, except for*
- a) a new sub-area structure plan that is subordinate to and consistent with its higher order area structure plan or area redevelopment plan;*
  - b) a new area structure plan for country residential development within the zoned and/or designated country residential areas as depicted on Schedule 2: Edmonton Metropolitan Regional Structure to 2044 in the Edmonton Metropolitan Region Growth Plan; or*
  - c) a new area structure plan in a town or village with a population of less than 5000 that is consistent with the town or village municipal development plan.*

EMRB Administration deemed the application complete on August 7, 2018.

### Application

The subject area structure plan proposes to develop 63.68 hectares of greenfield area within the southeast portion of Beaumont. The proposed ASP includes a mix of residential housing, employment opportunities, school sites, and retention of a deciduous woodland.

### Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed ASP in relation to the objectives of the Edmonton Metropolitan Region Growth Plan in Section 8 of the EMRB Regulation 189/2017, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in Section 8 in Schedule A of the REF Ministerial Order MSL 111/17. The Stantec evaluation recommends that Town of Beaumont Lakeview ASP be approved by the EMRB.



## EMRB Administration Comments

The Lakeview ASP is situated in the Metropolitan Area tier of the Metropolitan Regional Structure to 2044 (Schedule 2 of the Growth Plan) whereby the application is evaluated for its consistency with the principles and policies of this tier pursuant to the Policy Areas in the Growth Plan.

The proposed Lakeview ASP is located within southeast Beaumont totalling approximately one quarter section. The nature of the proposed plan is to develop the site as an extension of Beaumont's existing development. This ASP will allow future development of mixed residential housing, commercial and mixed used sites, a school site, and retention of a deciduous woodland. The proposed ASP supports the principles and policies of the Growth Plan to establish compact and contiguous development patterns to accommodate employment and population growth and is adjacent to existing infrastructure.

In addition, the proposed plan integrates a diverse mix of housing types from low to medium density with standalone medium and high density residential sites. The proposed Lakeview ASP meets the Edmonton Metropolitan Region Growth Plan density target at 35 du/nrha for the Minimum Greenfield Residential Density identified in Schedule 6. The ASP also proposes an accessible and age-friendly residential development that connects the community through active greenways and multi-use trails with higher density sites located near major transportation corridors.

Overall, the proposed Lakeview ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the ASP by the Edmonton Metropolitan Region Board.

## Recommendation

EMRB Administration recommends that REF 2018-007 be approved.

## Attachments

Evaluation	Stantec Consulting Ltd.
REF Documents	1. REF Cover Letter to EMRB 2. Bylaw 927-18 3. RFD_1 <sup>st</sup> Reading