



REF 2019-025 Beaumont Our Centre-Ville Area Redevelopment Plan

Recommendation

EMRB Administration recommends that REF application 2019-025 be approved.

Background

On December 11, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Beaumont (the City) for approval of the proposed Our Centre-Ville Area Redevelopment Plan (ARP). The City submitted the proposed ARP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.1 New Statutory Plans

A municipality must refer to the Board any proposed new statutory plan.

EMRB Administration deemed the application complete on December 18, 2019.

Application

The proposed ARP repeals and replaces the current 1986 (amended in 2009 and 2014) Central Area Redevelopment Plan. With a planning horizon of 25+ years, the Plan expands the current boundary east to 47 Street and includes design and infrastructure policies to redevelop the City's downtown to a cultural hub of high-density mixed-use development.

Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. (Stantec) to evaluate the application with respect to legislative requirements. The Stantec evaluation (attached) reviewed the proposed ARP in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Edmonton Metropolitan Region Growth Plan (EMRGP). The Stantec evaluation recommends that the City of Beaumont's proposed Our Centre-Ville ARP be **approved** by the EMRB.

EMRB Administration Comments

The proposed ARP affects approximately 48.29 hectares at the core of the City of Beaumont located within the Metropolitan Area Tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the EMRGP); therefore, the evaluation has been reviewed for consistency with the principles and policies pursuant to this Policy Area in the EMRGP. The proposed ARP is identified by the EMRGP as an Urban Centre and along the Regional Bus Transit Priority Corridor on Schedule 2 of the Growth Plan.



The current Central Area Redevelopment Plan was amended in 2014 under the previous Capital Region Growth Plan (CRGP) and is therefore grandfathered. However, the new ARP repeals and replaces the existing ARP and is therefore evaluated in its entirety for consistency with the Edmonton Metropolitan Region Growth Plan.

The proposed ARP uses a land use concept that includes the Civic and Institutional, Downtown Core, Residential Infill, and Cultural Heritage Precincts. These four distinctive areas describe the residential, commercial, mixed-use, and cultural and community amenities in Beaumont's proposed Centre-Ville. Reflecting the French character of Beaumont, the Centre-Ville ARP promotes diversity in the Region by utilizing the City's Urban Design Guidelines and highlighting Centre-Ville as a sub-regional destination.

The ARP is anchored by an interconnected and multi-modal transportation network that supports diverse employment in the Downtown Core Precinct. As the proposed Plan is centered around the City's arterial roads at 52 Street and 50 Avenue, the policies integrate transit with cycling and pedestrian connections and encourage compact and walkable development. The Plan includes a Civic Campus/Transit Centre and integrated transit policies to encourage transit oriented development and ensure effective regional mobility.

To enhance the livability and densification in the Region, the ARP's intensification will be achieved through the redevelopment of underutilized sites, infill, and expansion or conversion of existing buildings. The City will encourage an increase to over 17,000 m² in commercial area by 2026 and a residential increase by 10% to reach the aspirational density of 100.3 du/nrha at full build out by 2044. The proposed ARP policies are included to support residential infill that will encourage a shift from low to medium and high-density development. Furthermore, the City is committed to monitor the phased implementation and review Our Centre-Ville and Our Zoning Blueprint every 5 years.

Overall, the new ARP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

Recommendation

EMRB Administration recommends that REF 2019-025 be approved.

Attachments

Evaluation
REF Documents

Stantec Consulting Ltd.

1. Cover Letter
2. Report to Council
3. Bylaw 840-14 CARP Amendment
4. Bylaw 966-19 Our Centre-Ville ARP
5. Bylaw 966-19 Schedule A Centre-Ville Redevelopment Area Map
6. Bylaw 966-19 Schedule B Our Centre-Ville ARP
7. Current Approved Central Area Redevelopment Plan



8. EMRB Principles and Objectives Checklist for Our Centre-Ville
ARP