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December 23, 2019
File: 116100150 273

Edmonton Metropolitan Region Board
Suite 1100, Bell Tower
10104 - 103 Ave
Edmonton, AB, T5J 0H8

Attention: Ms. Karen Wichuk, CEO

Dear Ms. Wichuk:

Reference: REF# 2019-025
City of Beaumont: Our Centre-Ville Area Redevelopment Plan

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Beaumont regarding their new Centre-Ville Area Redevelopment 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 amended area structure plan as submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL". The letters are bold and somewhat stylized, with the "S" and "E" having a cursive-like flow.

John Steil, RPP FCIP
Principal

john.steil@stantec.com

Attachment: REF# 2019-025 (Stantec Evaluation)

Regional Evaluation Framework: Third Party Evaluation

City of Beaumont: Our Centre-Ville Area Redevelopment Plan

REF 2019-025

Proposed City of Beaumont Bylaw 966-19

Introduction

Pursuant to Ministerial Order MSL 111/17, the Province 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.

Background

Status: Proposed City of Beaumont Bylaw 966-19 received First Reading by Beaumont Council on December 10, 2019.

Location: The area redevelopment plan (ARP) area, as illustrated in **Appendix 1: Area Redevelopment Plan Location**, is approximately centred on the intersection of 52 Avenue and 50 Street. It slightly expands the plan's coverage in the southeast beyond the previous plans.

Purpose: The purpose of the Bylaw is to replace the ARP originally approved in 1986 and which was subsequently amended in 2009 and 2014. As such, it provides an updated long-range strategy for redevelopment and revitalization of Beaumont's downtown. The plan is intended to promote the area as a sub-regional destination, establish it as a cultural hub, encourage intensification and mixed-use, support residential infill, expand services and amenities, enhance the public realm and precincts, reflect the French heritage, and improve open space connectivity. The plan provides for a variety of uses including commercial, civic and institutional, residential and open space. A long-term vision is illustrated in **Appendix 2: Potential Future Development**.

Evaluation Criteria

Policy Tiers

EMR Structure	Applicable Policy Tier(s)
Metropolitan Area	The City of Beaumont is located wholly within the Metropolitan Area as shown on <i>Growth Plan</i> Schedule 2: Edmonton Metropolitan Regional Structure to 2044.

Regional Policy Areas

 Guiding Principle Promote global economic competitiveness and regional prosperity.	
Principles and Objectives	Comments on Consistency
1.1: Promote global economic competitiveness and diversification of the regional economy	An important thrust of the plan is to support the overall intensification of the downtown by encouraging mixed-use commercial, retail, office, civic and cultural development. This should contribute to the diversity and competitiveness of the regional economy.
1.2: Promote job growth and the competitiveness of the region's employment base	A principle of the plan is to expand employment opportunities in Beaumont's downtown through incorporating commercial, retail, and office uses. The plan states that new commercial development such as professional offices, specialty dining, healthcare, family-oriented services or live/work business represent strong downtown opportunities and will be encouraged. A target is for a substantial increase in commercial floor area to 17,152 m ² by 2026.
1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region	Beaumont's major arterial roadways, accessible directly from downtown, connect directly to the regional road network. The plan intends on expanding the multi-modal transportation network, including the downtown transit centre.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	Using a concept of precincts, Beaumont's downtown will provide a livable mix of housing forms, employment, services, cultural facilities, and amenities supported by an emphasis on place making in the public realm.
 Guiding Principle Protect natural living systems and environmental assets.	
2.1: Conserve and restore natural living systems through an ecological network approach	There are no significant natural areas in the downtown, but the existing park and open space structure will be enhanced.

2.2: Protect regional watershed health, water quality and quantity	The plan promotes the reduction of impermeable surfaces and increasing permeable or natural areas at the parcel and subdivision scale. The use of low-impact development practices is intended to reduce surface water runoff rates and pollutants, minimizing downstream environmental impact.
2.3: Plan development to promote clean air, land and water and address climate change impacts	The plan does not have a significant climate change strategy, but does promote walking, cycling, and transit in a compact urban form which should help reduce greenhouse gases. Stormwater management techniques emphasis water quality.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	There are no major natural living systems in downtown Beaumont, but downstream impacts on watersheds is to be minimized by low impact development techniques.
 <p>Guiding Principle Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</p>	
3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	The plan promotes downtown for a variety of institutional, residential, commercial, mixed-use, and cultural and community amenities that will contribute to the variety of uses and services in the City—adding to qualities of a complete community. Full buildout by 2044 provides for a population of 3,574 in the downtown, in a variety of medium and higher density housing forms.
3.2: Plan for and promote a range of housing options	The plan provides for residential in mixed-use and in medium and low-density buildings from two to six storeys.
3.3: Plan for and promote market affordable and non-market housing to address core housing need	The ARP does not directly address non-market housing. Section 7.5 refers to exploring various types of development incentives and implementation of the plan should address this factor.
 <p>Guiding Principle Achieve compact growth that optimizes infrastructure investment.</p>	
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	New development, including intensification, of residential and commercial floor space, and other uses, will accommodate growth in both employment and population within the compact downtown footprint.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	The overall intent of the downtown plan is to accommodate growth, reducing the need for greenfield development. The plan aims to increase the number of dwelling units downtown with an aspirational density of 100 du/nrha. Development will be supported through the enhancement of existing physical infrastructure networks, including transit.

4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A
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	Plan policies support intensified downtown commercial, residential and mixed-use, including infill development, in the various precincts in the plan area.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	Overall, Beaumont relies on regional water and wastewater systems. The plan acknowledges future servicing requirements and improvements, such as required improvements to the water and wastewater systems.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	The spatial pattern and urban design factors are used to avoid conflicts between uses. There are no significant risks to public safety and health from the uses proposed.
 Guiding Principle 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	Downtown is centred on Beaumont’s arterial road system which ties into the regional network. Improvement to the transit system is proposed.
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 plan includes the development of a transit centre along with other policies to integrate transit with other modes (cycling and pedestrian connections). This, along with the intensification of transit supportive use, should assist in encouraging a mode shift to transit.
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 plan provides for a downtown with an intensified and compact mix of residential, commercial and institutional uses in a walkable setting near a transit centre. It is accessible from the surrounding neighbourhoods.

5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	Given the scale and location of new development in downtown Beaumont, there is no impact on the airport from the proposed development.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	Beaumont's commuter transit service operates at peak morning and afternoon times from Beaumont to Century Park, with additional stops. The plan includes an enhanced transit centre and active transportation not inconsistent with the regional transit network.
 Guiding Principle 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 plan supports the intensification of development within downtown Beaumont. This will delay Beaumont's expansion onto its greenfield agricultural areas.
6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses	The plan supports the intensification of development within downtown Beaumont. This will delay Beaumont's fragmentation and conversion of its agricultural lands.
6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system	N/A

Opinion

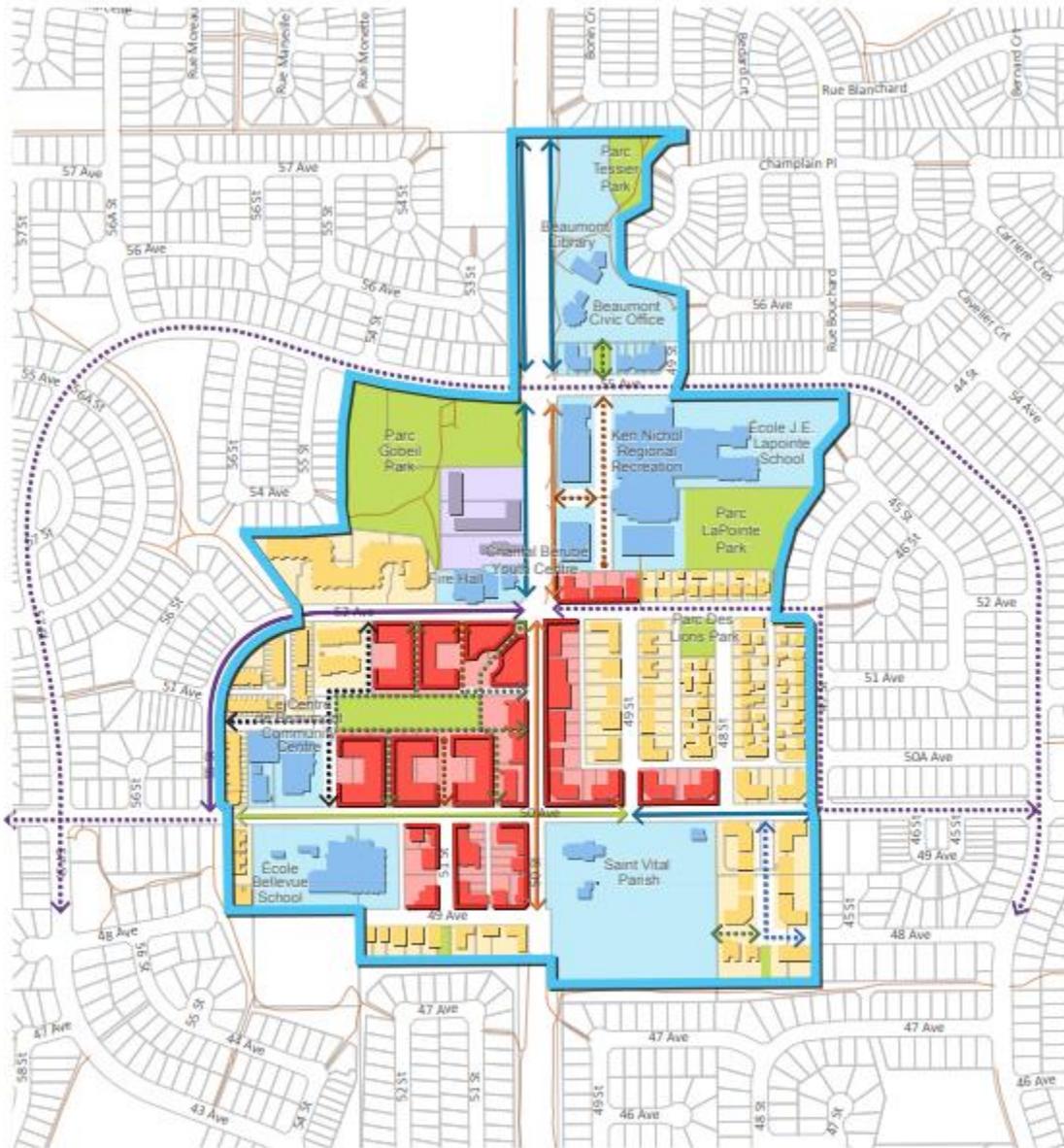
Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that if approved and fully implemented, REF 2019-025 would result in development that is generally consistent with the existing policy of the Edmonton Metropolitan Region Growth Plan with respect to this location in the City of Beaumont as part of the Metropolitan area. **It is recommended that the Edmonton Metropolitan Region Board support the City of Beaumont's proposed Our Centre-Ville Area Redevelopment Plan (Bylaw 966-19) as submitted.**

Prepared by:

Stantec Consulting Ltd.

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

Appendix 2: Potential Future Development (Source: Map 9, Beaumont ARP)



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|---------------------------|----------------|-----------------------------------|----------------------------------|---------------------------|
| Centre-Ville ARP Boundary | Commercial | Commercial Frontage at Grade | Future Public Realm Enhancements | New Public Roadway |
| Parcels | Residential | Existing Enhanced Public Realm | Potential Bike Route | New Pedestrian Connection |
| Mixed Use | Open Space | Existing Vehicular Connection | Future Protected Bike Facility | New Vehicular Connection |
| Civic/Institutional | Paths/Walkways | Planned Public Realm Improvements | | |

