

REGULAR COUNCIL MEETING AGENDA

MEETING DATE: January 12, 2021

SUBJECT: Bylaw 994-21 - Le Rêve Area Structure Plan – 1st Reading

RECOMMENDATION

That Council give first reading to Bylaw 994-21 - Le Rêve Area Structure Plan.

BACKGROUND

Section 633 of the *Municipal Government Act* allows a municipality to adopt an Area Structure Plan for the purposes of providing a framework for the subdivision and development of an area of land. This section requires that an Area Structure Plan include, among other things, the sequence of development proposed for the area, the land uses proposed for the area, the density of population proposed for the area either generally or with respect to specific parts of the area, and the general location of major transportation routes and public utilities.

Invistec Consulting Ltd. has submitted an Area Structure Plan for approximately 260 hectares (four quarter sections of land) in the northeast portion of Beaumont’s annexed lands (Attachment 1 – Bylaw 994-21 - Le Rêve Area Structure Plan). The plan area is bounded by Township Road 510 to the south, the northern boundary of The City of Beaumont to the north, Range Road 240 to the east, and 50 Street to the west (Attachment 2 – Location Map). An Area Structure Plan is a statutory plan that provides a framework for development and growth for a specific area of land. The preparation of the Area Structure Plan began in 2020, with an official application being made by the Applicant in August, 2020. The application is supported by various studies as required to provide additional technical information required by Administration.

The Area Structure Plan proposes approximately 4,178 new dwelling units and is planned to accommodate 10,766 residents at full build-out. The Area Structure Plan is planned to achieve a density of 36.1 dwelling units per net residential hectare, which meets the requirements of the Edmonton Metropolitan Region Growth Plan. The proposed land uses in the Area Structure Plan as shown in the Land Use Concept (Attachment 3) are:

- Low, Medium, and High Density Residential
- Commercial
- Mixed Use
- Municipal Reserve, Natural Areas, Greenways, and Environmental Right-of-Way

There are several key features of the plan:

- Commercial development located adjacent to 50th Street will accommodate larger-scale commercial uses, while commercial development located along Range Road 240 will accommodate smaller, neighbourhood scale commercial uses. Mixed use, street oriented development is situated near the entrances of the neighbourhood.
- A mix of residential types provides the opportunity for aging in place, affordable housing, and housing diversity. Residential areas will also support and integrate small scale commercial uses

appropriately to provide services throughout the neighbourhood, including convenience stores, cafes, or home-based businesses, to support walkable and complete communities.

- Three school sites are distributed throughout the Plan Area, ranging in size but able to accommodate 2 kindergarten to grade 9 schools and 1 high school. The school sites are key destinations in the area's green network, connected by greenways and multi-use trails.
- Greenways are located throughout Le Rêve and not only connect the school sites together, but also connect the neighbourhood to adjacent areas. Greenways act as programmable park spaces that could include cross country ski trails, tot lots, mini sports, community gardens, and other outdoor recreation amenities.
- The transportation network for Le Rêve implements the principles set out in *Our Connectivity: Transportation Master Plan*: the "8-80" principle, the "pedestrian prioritized" principle, and the "complete streets" principle.

PREVIOUS COUNCIL/COMMITTEE DIRECTIONS

On March 26, 2019, Council adopted Bylaw 928-19 - Municipal Development Plan: *Our Complete Community*, which outlined that the subject area would be a Future Growth Area subject to further study and planning.

ANALYSIS/RATIONALE

Administration has worked closely with the Applicant to review the plan and supporting documentation. The review period included consultation with external agencies, internal departments, landowners and the public, which resulted in updates to the plan to reflect the comments and issues raised. The review undertaken by Administration and the Applicant included ensuring consistency with various strategic plans that guide the City of Beaumont's growth and development. These plans include:

- Edmonton Metropolitan Region Growth Plan
- *Our Complete Community: Municipal Development Plan*
- Beaumont's Municipal Strategic Plan
- *Our Connectivity: Transportation Master Plan*
- *Our Places and Play: Recreation, Parks and Facilities Master Plan*

A summary of how the Area Structure Plan complies with these plans can be found on pages 58-71 of the plan (Attachment 1 – Bylaw 994-21 - Area Structure Plan). Administration's view is that this Area Structure Plan is consistent with the City's overall policy framework. Therefore, Administration supports the adoption of this plan.

Response Options/Alternatives

1. That Council give first reading to Bylaw 994-21 - Le Rêve Area Structure Plan.
2. That Council not give first reading to Bylaw 994-21 Le Rêve Area Structure Plan and direct Administration how they wish to proceed.

Strategic Alignment

- Pillar 1 – Livability – by promoting an accessible and connected community where citizens of all ages benefit from a range of housing and transportation options as well as access to safe public spaces.
- Pillar 2 – Good Governance – by promoting orderly and beneficial use of land to maintain and improve the quality of life in Beaumont.
- Pillar 4 – Regional Collaboration and Leadership – by pursuing the principles and policies of the Edmonton Metropolitan Region Growth Plan.
- Pillar 5 – Economic Prosperity – by providing additional opportunities for community and commercial services to meet resident's needs and support new businesses.

Relevant Statutes/Master Plans/Documents

- Strategic Plan - <https://www.beaumont.ab.ca/396/Municipal-Strategic-Plan>
- Edmonton Metropolitan Region Board Growth Plan - [https://emrb.ca/Website/media/Shared/Banners/EMRB-Growth-Plan-\(2020\).pdf](https://emrb.ca/Website/media/Shared/Banners/EMRB-Growth-Plan-(2020).pdf)
- *Our Complete Community*: Municipal Development Plan - <https://www.beaumont.ab.ca/DocumentCenter/View/3142/Municipal-Development-Plan-Our-Complete-Community-2019>

Legislative Authority

- *Municipal Government Act*, Section 187 and 633
- City of Beaumont Land Use Bylaw 944-19

STAKEHOLDER ENGAGEMENT/COMMUNICATION

The proposed Le Rêve Area Structure Plan was circulated to relevant agencies, internal departments, landowners and adjacent landowners from September 6 – October 14, 2020 to solicit input. The Applicant hosted an open house on September 30, 2020 and a landowner meeting was held on October 14, 2020. The engagement process is outlined on pages 48 and 50 of the plan (Attachment 1 – Bylaw 994-21 - Le Rêve Area Structure Plan). The approach to engagement met the standard engagement practices set out for the development of an Area Structure Plan and also aligned with the intent of the City's Public Participation Policy.

If Council approves first reading of Bylaw 994-21, Administration will initiate the Regional Evaluation Framework process, as required by the Edmonton Metropolitan Region Growth Plan. The plan will be reviewed by the Edmonton Metropolitan Region Board. If the plan is approved by the Board and is not appealed, Bylaw 994-21 would be brought forward to Council for the public hearing process as well as second and third reading.

Once a Public Hearing date is set, letters will be sent to adjacent landowners and an advertisement will be published on the website and in the newspaper for two consecutive weeks.

BUDGET/FINANCIAL IMPACT

This Area Structure Plan will lead to public land dedication, collection of cash-in-lieu for municipal reserve, and the collection of off-site levies through the continued development of the plan area.

ATTACHMENTS

1. Bylaw 994-21 - Le Rêve Area Structure Plan
2. Location Map
3. Land Use Concept