



REF 2021-004, City of Beaumont New Area Structure Plan – Le Reve

Recommendation

EMRB Administration recommends that REF application 2021-004 be approved.

Background

On February 10, 2021, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Beaumont (the City) for approval of a new Area Structure Plan (ASP), the *Le Reve ASP*. The City submitted the new statutory plan 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) when the adoption of a new sub-area structure plan requires an amendment to an existing area structure plan and the amendment to the existing area structure plan does not meet the submission criteria in Section 4.3;*
- c) 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 EMRGP; or,*
- d) a new intermunicipal development plan between non-member municipalities and member municipalities that conforms to the member municipalities' municipal development plan.*

EMRB Administration deemed the application complete on February 16, 2021.

Application

The proposed Le Reve ASP will provide policy direction for 260 hectares of land in northeast Beaumont, including repeal of the North Major Area Structure Plan adopted by Leduc County affecting lands annexed to the City of Beaumont. The ASP intends to guide future development of a complete community that facilitates attractive, efficient, and orderly development.

Evaluation

EMRB Administration obtained the assistance of Stantec Consulting Ltd. (Stantec) to evaluate the application with respect to the REF requirements. The Stantec evaluation (attached) reviewed the proposed ASP in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL MSD:088/20; and, the Principles and Policies of the Edmonton



Metropolitan Region Growth Plan (Growth Plan). The Stantec evaluation recommends that the proposed ASP be approved by the EMRB.

EMRB Administration Comments

Le Reve ASP is located wholly within the Metropolitan Area of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan). Therefore, the application is evaluated for its consistency with the principles and policies pursuant to this Policy Area in the Growth Plan.

The plan area was recently annexed by the City of Beaumont from Leduc County. The proposed plan includes 240 hectares in northeast Beaumont, previously planned under the North Major Area Structure Plan (Leduc County). Approval of Le Reve ASP will repeal and replace the North Major ASP for areas under the jurisdiction of the City Beaumont.

Le Reve ASP is characterized as greenfield lands bounded by the City of Edmonton to the north, Leduc County to the east, 50 Street to the west, and Coloniale Estates and Golf Club to the south. The ASP outlines the land use concept, transportation network, and open spaces through the vision for the area as seen in Figure 1. Four guiding principles, *Livability*, *Connectivity*, *Responsible Development*, and *Innovation* support the plan's vision.

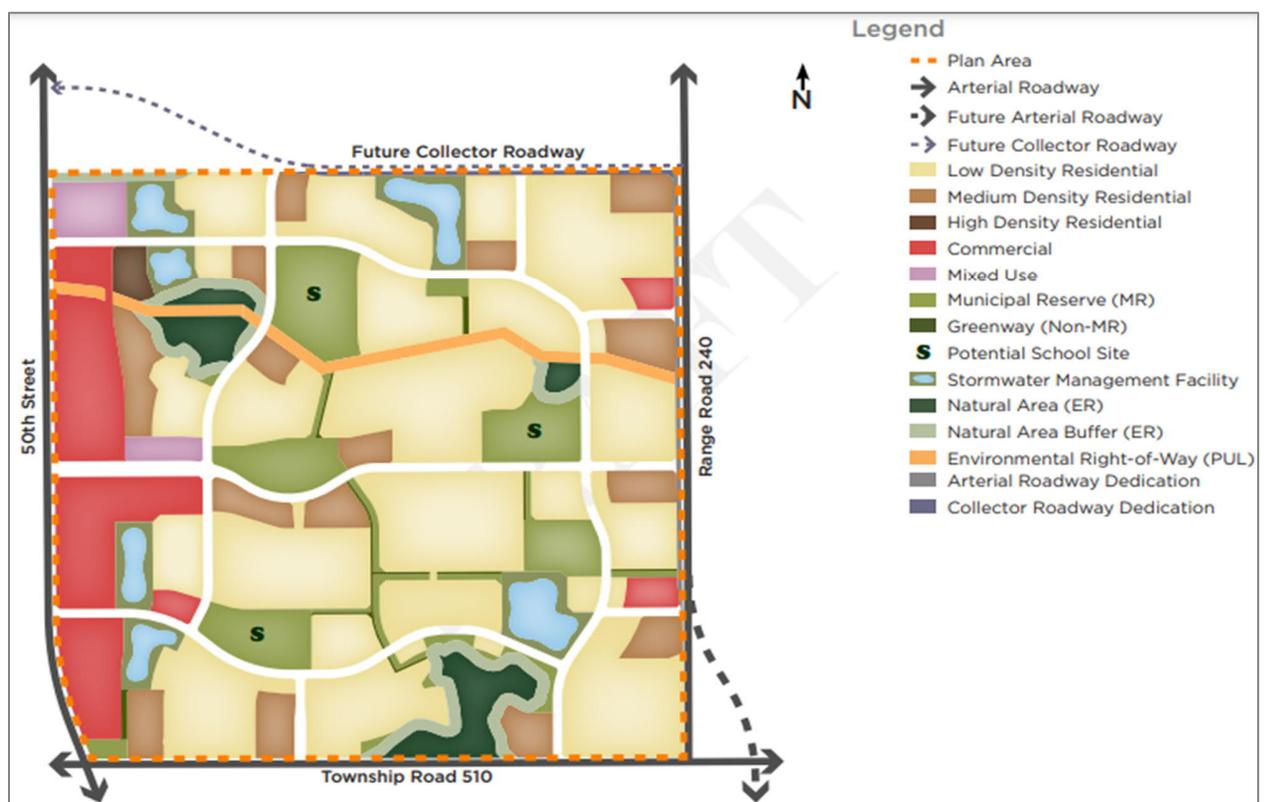


Figure 1: Le Reve ASP Land Use Concept



Economic Competitiveness and Employment

The ASP promotes job growth and economic competitiveness locally, through the allocation of commercial uses within the plan area. The majority of the commercial uses planned in the ASP are positioned along 50th Street, identified as a Regional Arterial in Transportation Systems – Regional Roads to 2044 (Schedule 10A in the Growth Plan), enhancing the movement of people, goods, and services locally and sub-regionally. Additionally, the provision of mixed-use sites and smaller neighbourhood scale commercial uses throughout the neighbourhood will further provide employment opportunities and access to goods and services.

Natural Living Systems

Policies embedded within the ASP aim to conserve and restore natural living systems through the retention of wooded and natural areas through designating as Environmental Reserve, policies to enhance natural areas through the use of native vegetation, and the use of low-impact natural buffers to minimize run-off. A green network integrated with school sites is proposed through the community to connect open spaces, promote active transportation, and recreation uses. Finally, the plan aims to protect regional watershed and minimize the impacts of growth by proposing a series of stormwater ponds integrated with natural living systems to enhance natural habitats and increase ecological connectivity.

Communities and Housing

Proposed policies within the ASP promote a range of housing to accommodate people's needs for living at all ages by encouraging options for affordable housing, forms that promote aging in place, a range of densities, and innovative housing typologies. Policies to consider small scale commercial uses integrated within residential areas and mixed-use nodes will provide residents access to necessary services and amenities.

Integration of Land Use and Infrastructure

The plan proposes compact and contiguous growth in an orderly and phased manner through the requirement of detailed Neighbourhood Structure Plans for the four quadrants of the plan. Further, the plan introduces specific measures to integrate land uses with the transportation network to increase walkability for residents throughout the community. The plan outlines how the City of Beaumont will meet and exceed the Minimum Greenfield Residential Density Target of 35 as directed in Greenfield Density, Centres and Intensification Targets (Schedule 6 of the Growth Plan) by incorporating a mix of low, medium, and high-density housing forms.

Transportation Systems

The ASP proposes a transportation network comprised of regional, arterial, collector, and local roadways. The 8-80 principle is a key component outlining that the transportation network be accessible and safe for all users (from 8 years old to 80 years old). Policies in the plan encourage a mode shift by connecting active transportation between residential, mixed use, and commercial uses, prioritizing pedestrian safety, and directing the development of complete streets. Mode shift is further supported through arterial and collector roadways planned to accommodate transit, connecting the neighborhood to the balance of the City and sub-regionally via 50th Street to Edmonton. Residential land uses are planned to be located within a five to ten minute walk of



future transit routes, connecting the first and last mile trips to transit. A future Park and Ride is identified on Regional Transit and Trails to 2044 (Schedule 10B of the Growth Plan), while this is located just outside of the plan area, there are provisions within the plan to provide connectivity via pedestrian, cyclist, and vehicular access.

Agriculture

Through the findings of the Agriculture Impact Assessment, the plan encourages the continuation of existing agricultural operations and the minimization of premature fragmentation of existing agricultural uses until such time the land is logically to be developed. Further, the conversion of agricultural uses to non-agricultural uses will only be contemplated once a detailed Neighbourhood Structure Plan is adopted. Finally, the plan promotes the integration of diverse forms of urban agriculture throughout the area.

Overall, the ASP 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 2021-004 be approved.

Attachments

Evaluation	Stantec Consulting Ltd.
REF Documents	1. Cover Letter
	2. North Major ASP
	3. Bylaw 994-21
	4. Le Reve ASP
	5. EMRB Checklist
	6. Request for Decision
	7. Location Map
	8. Land Use Concept