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February 25, 2021
File: 116100150-277

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# 2021-004
City of Beaumont
Le Reve Area Structure Plan

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Beaumont regarding their proposed Le Reve Area Structure Plan.

It is our opinion that the proposed amendment to the Area Structure 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 with the Edmonton Metropolitan Region Board Regulation.

It is recommended that the Edmonton Metropolitan Region Board **support** the proposed amendment as submitted.

Regards

A handwritten signature in black ink that reads "J. STEIL".

John Steil RPP FCIP
Principal

john.steil@stantec.com

Attachment: REF# 2021-004 (Stantec Evaluation)

Regional Evaluation Framework: Third Party Evaluation

City of Beaumont:

Le Reve Area Structure Plan - City of Beaumont Bylaw 994-21

REF 2021-004

Introduction

Pursuant to Ministerial Order MSD 088/20, the Province revised 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 Regional Evaluation Framework states a municipality must refer, to the Board, any proposed statutory plan that is not otherwise exempted by 4.1 (a), (b), or (c). This plan is not exempted and has been referred because it meets the criterion.

Background

Status: On January 12, 2021, Beaumont City Council passed first reading of Bylaw 994-21, following closure of the Public Hearing.

Location: The Le Reve neighbourhood is a section of agricultural land northeast of the intersection of 50 Street and Township Road 510, south and west of the City of Edmonton boundary. The proposed plan area is outlined on **Appendix 1: Area of Proposed Le Reve ASP**.

Purpose: The purpose of Bylaw 994-21 is to adopt a new area structure plan for future development of approximately 255 ha in NE Beaumont, including a land use concept, policies, infrastructure schemes, and an implementation plan for a new primarily residential area, but with significant commercial and mixed-use lands along the western boundary of 50th Street. The neighbourhood is forecast to have a population of 10,766 in 4178 dwelling units at a unit density of 36.1 units/net residential ha. The proposed plan concept is shown on **Appendix 2: Proposed Le Reve ASP Land Use Concept**. The lands, before annexation to Beaumont, were covered by Leduc County's North Major Area Structure Plan.

Evaluation Criteria

Policy Tiers

EMR Structure	Applicable Policy Tier(s)
Metropolitan Area	The amendment area is located 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	The overall area is generally suburban residential—the ASP has approximately 25 ha of commercial land oriented to 50 th Street and two neighbourhood commercial sites. There is no significant impact on this objective at the regional scale. Beaumont is not included on Schedule 3B of the <i>Growth Plan</i> which shows Planned and Local Employment Areas.
1.2: Promote job growth and the competitiveness of the region’s employment base	The area is generally proposed for suburban residential—the ASP would provide employment on the arterial commercial strip, local commercial sites and a potential mixed-use area which might include a mix of residential, institutional, and retail uses. There is no significant impact on this objective at the regional scale.
1.3: Enhance competitiveness through the efficient movement of people, goods, and services to, from and within the Region	The ASP provides for an internal network of roads for suburban residential within the surrounding grid of existing arterial roadways. No regional impact exists.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	The overall area is proposed for a mix of suburban residential housing forms, and it is assumed that the ASP will respond flexibly to the needs of the housing market over time. The community will be serviced with commercial, institutional, and recreational amenities.
 Guiding Principle Protect natural living systems and environmental assets.	
2.1: Conserve and restore natural living systems through an ecological network approach	This objective has been met by the design and policies of the overall neighbourhood, which contains an open space network consisting of natural areas, school sites, local and district park spaces, and greenways.
2.2: Protect regional watershed health, water quality and quantity	The plan incorporates several features to manage and protect water quality: [1] a system of stormwater management ponds, [2] three natural areas of existing wetlands and buffers, [3] an environmental right-of-way for drainage, and [4] a drainage ditch connecting a natural area to the environmental right-of-way.
2.3: Plan development to promote clean air, land and water and address climate change impacts	The ASP does not directly address these topics, but it is assumed that the promotion of alternative means of traffic, etc., are a partial response.
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	This objective is being addressed by the design and policies of the overall neighbourhood for protection of natural areas, ecological connections and the management of stormwater quantity and quality.



Guiding Principle

Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.

3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages	This objective to support people at all stages of life will be met by the design and policies of the overall neighbourhood—including a mix of housing forms, the provision of commercial amenities, parks and recreation areas, several school sites, and the potential for institutional uses.
3.2: Plan for and promote a range of housing options	This ASP states that developments will incorporate a variety of housing choices to meet the needs of a diverse population at all stages of life, which include a mix of residential types and density types from low density (single and semi-detached), medium and higher density (attached dwellings and apartments).
3.3: Plan for and promote market affordable and non-market housing to address core housing need	The ASP has no specific policies in this regard, but states ‘options for affordable housing and aging-in-place should be encouraged to be incorporated.’



Guiding Principle

Achieve compact growth that optimizes infrastructure investment.

4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth	The development is a logical and contiguous expansion of the built-up area of Beaumont. The <i>Growth Plan’s</i> Schedule 6: Greenfield Density, Centres and Intensification Targets requires a minimum greenfield residential density of 35 du/nrha (dwelling units per net residential ha) for Beaumont. Statistics in the Le Reve ASP state the design will accommodate 36.1 du/nrha, which is slightly above the requirement.
4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	N/A: the area is greenfield development.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	The area is a logical contiguous extension of the built-up area of Beaumont. The ASP outlines servicing that utilizes extension of Beaumont’s infrastructure and connection to regional infrastructure depending on capacity at the time of construction.
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	Schedule 2 of the <i>Growth Plan</i> does not designate the area for either an urban centre or TOD centre.

4.6: Prioritize investment and funding of regional infrastructure to support planned growth	The proposed ASP does not address this objective.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	The proposed uses are generally distributed in a compatible manner and there are no unusual risks to public safety or health.
 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	The proposed ASP states that 50 th Street and Township Road 510 are both major components in the regional transportation network, providing connections to the City of Edmonton, major employment areas, and to regional freeways such as Highway 2 and Anthony Henday Drive.
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 proposed ASP provides pedestrian and cycling routes through a network of greenways, multiuse trails including along arterials, sidewalks, and public spaces. Arterial and collector roads can accommodate future transit service. The Beaumont MDP, Map 7, proposes a park and ride facility on the west side of 50 th Street which would be easily accessible from this neighbourhood.
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 proposed ASP states that 50 th Street and Township Road 510 are both major components in the regional transportation network, providing connections to the City of Edmonton, major employment areas, and to regional freeways such as Highway 2 and Anthony Henday Drive.
5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	While the Edmonton International Airport is readily accessible from the proposed ASP area, this proposed ASP has no impact on the Airport.
5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions	The proposed ASP acknowledges the need for future coordination with the City of Edmonton on the realignment of roads at the southeast and northwest corners of the plan area.
 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 ASP provides for the conversion of existing agricultural land to urban uses on lands that have already been identified and planned for urban development consistent with <i>Growth Plan</i> policy for the Metropolitan Area.

<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>	<p>The ASP provides for the conversion of existing agricultural land to urban uses on lands that have already been identified and planned for urban development consistent with <i>Growth Plan</i> policy for the Metropolitan Area. An agricultural impact assessment has been completed. ASP policies are to discourage the premature subdivision and development of lands in agricultural production, encourage the continuation of agriculture and promote its use until an approved neighbourhood structure plan has been adopted, and promote urban agriculture through rooftop gardens, community gardens and edible landscapes.</p>
<p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>	<p>The lands are identified for residential development, so this topic is not addressed in the ASP.</p>

Opinion

Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that if approved and fully implemented, REF 2021-004 would result in development that is consistent with the policy of the Growth Plan for the Metropolitan Area with respect to this location within the City of Beaumont. It is recommended that the Edmonton Metropolitan Region Board support the City of Beaumont’s Le Reve ASP (Bylaw 994-21) as submitted.

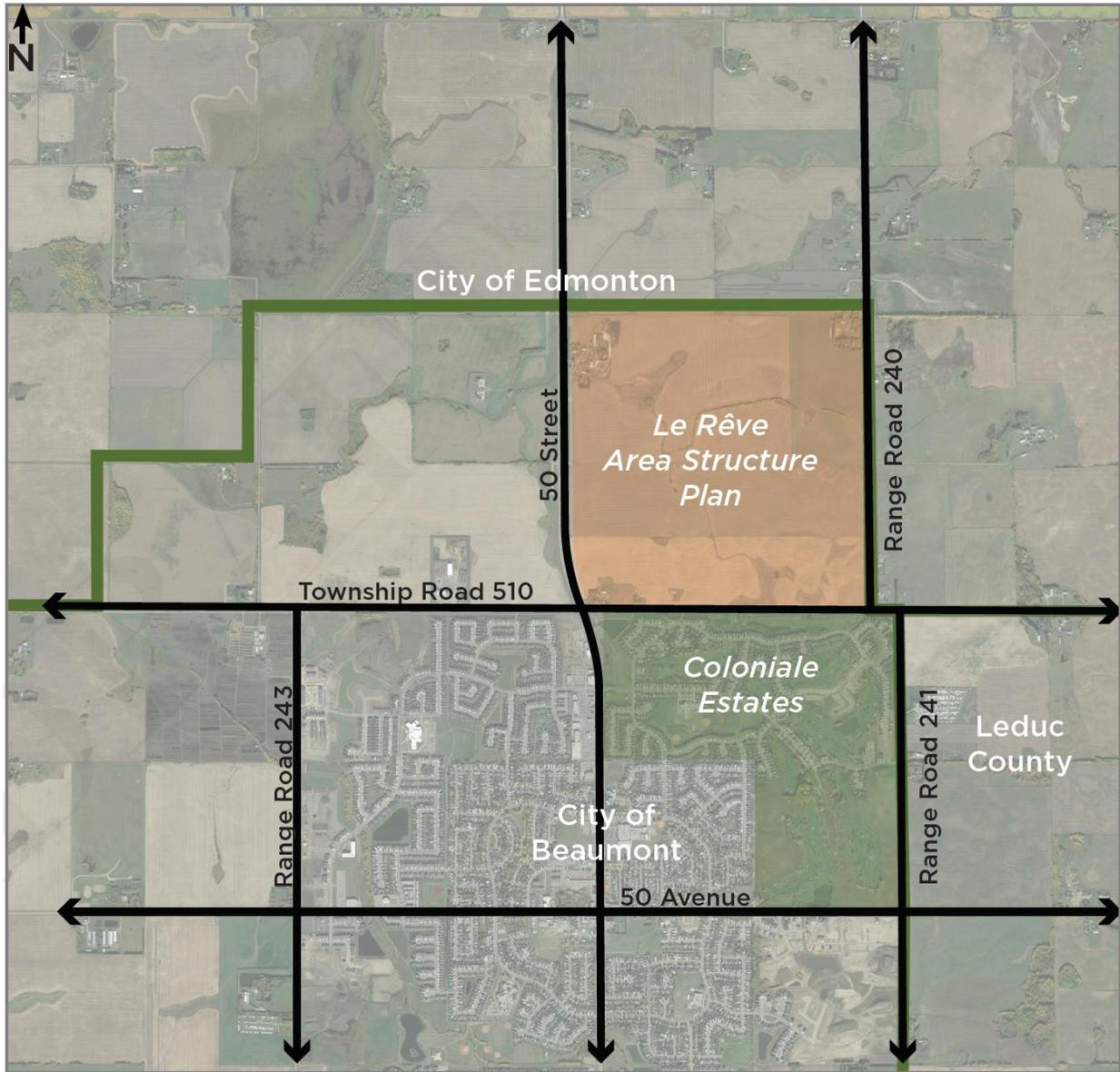
Prepared by:

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Appendix 1: Area of Proposed Le Reve ASP



Appendix 2: Proposed Le Reve ASP Land Use Concept

