

December 12, 2019

Sharon Shuya  
Edmonton Metropolitan Region Board  
#1100 Bell Tower  
10104 - 103 Avenue  
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

DEC 11 2019

RECEIVED

Dear Ms. Shuya:

**RE: Referral of City of Beaumont's *Our Centre-Ville* Area Redevelopment Plan (Bylaw 966-19)**

Please accept this letter as a request to the Edmonton Metropolitan Region Board to review the *Our Centre-Ville* Area Redevelopment Plan (Bylaw 966-19). Beaumont Council gave First Reading to Bylaw 966-19 on December 10, 2019. This matter is being referred to the Edmonton Metropolitan Region Board in accordance with the Ministerial Order No. MLS:111/17 as it meets the following submission criteria under Section 4.1 of the Regional Evaluation Framework:

**4.1 New Statutory Plans**

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

The proposed *Our Centre-Ville* Area Redevelopment Plan is a statutory plan that will repeal and replace the current Central Area Redevelopment Plan which was originally approved in 1986 and amended in 2009 and 2014.

The *Our Centre-Ville* Area Redevelopment Plan encompasses 48.29 hectares of land in the central part of the City of Beaumont. The Plan will:

1. Provide a new vision for the redevelopment and revitalization of Centre-Ville (Beaumont's Downtown) over the next 25+ years;
2. Propose urban design strategies, land use concepts and policies through four precincts within Centre-Ville: Civic and Institutional Precinct, Downtown Core Precinct, Residential Infill Precinct, and Cultural Heritage Precinct. Each precinct offers a distinct character and a focused theme regarding land use and built form while allowing a diversity of development opportunities throughout the plan area;



3. Describe the required servicing infrastructure such as water, storm and wastewater networks, mobility/transportation networks, parking and access to support development and redevelopment within Centre-Ville; and
4. Provide for implementation and monitoring strategies to support continuous improvement of the Plan.

The *Our Centre-Ville* Area Redevelopment Plan allows for high density mixed use development (commercial and high density residential) in the Downtown Core Precinct as well as for residential infill development in the Residential Infill Precinct. The Plan provides a roadmap to achieve the aspirational density target of 100 dwelling units per net residential hectare and the 10% intensification target within Beaumont's Built-Up Area set by the Edmonton Metropolitan Region Growth Plan. The Plan also complies with Beaumont's Municipal Development Plan (*Our Complete Community*), which sets out policy direction for transforming Beaumont's downtown as the major business, social, cultural, and entertainment focus of the community with a distinct French flair in support of a prosperous, vibrant, healthy, and welcoming community.

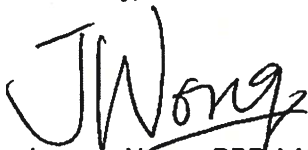
The following documents are included pursuant to Section 5.2 of the Regional Evaluation Framework:

1. The current approved Central Area Redevelopment Plan (Bylaw 722-09 / Bylaw 840-14)
2. Bylaw 966-19 - Proposed *Our Centre-Ville* Area Redevelopment Plan
3. Principles and Objectives Checklist for *Our Centre-Ville* Area Redevelopment Plan
4. Administration's Report to Council for first reading of Bylaw 966-19

The planning consultants on record for this application are ISL Engineering and Land Services (lead consultant), Green Space Alliance and Manasc Isaac Architects.

If you have any questions or require further assistance, please contact Joannes Wong at 780-929-4303 or via email at [joannes.wong@beaumont.ab.ca](mailto:joannes.wong@beaumont.ab.ca).

Sincerely,



Joannes Wong, RPP, MCIP  
Manager, Long Range Planning

