

REGULAR COUNCIL MEETING AGENDA

MEETING DATE: December 10, 2019

SUBJECT: Bylaw 966-19 – Our Centre-Ville Area Redevelopment Plan – 1st Reading

RECOMMENDATION

THAT Council give first reading to Bylaw 966-19 – *Our Centre-Ville* Area Redevelopment Plan, a bylaw to replace Bylaw 722-09 – Central Area Redevelopment Plan.

BACKGROUND

Section 634 of the *Municipal Government Act* allows a municipality to designate an area of the municipality as a redevelopment area and to adopt an Area Redevelopment Plan for the purposes of improving land or buildings, roads, public utilities or other services in the area. In addition, Section 635 of the *Municipal Government Act* requires that an Area Redevelopment Plan include, among other things, the objectives of the plan, proposed land uses, and the implementation of the plan to achieve the desired goals. The *Municipal Government Act* also requires an area redevelopment to be consistent with other higher level plans such as the Edmonton Metropolitan Region Growth Plan and *Our Complete Community* (Beaumont's Municipal Development Plan).

The current Central Area Redevelopment Plan was originally approved in 1986. In 2009, Beaumont updated and adopted the new Central Area Redevelopment Plan, which repealed the original 1986 Plan. The 2009 Plan was last amended in 2014.

Faced with growth pressures of both population and business development, in 2017 Beaumont's Council developed a strategic vision for Beaumont and identified a series of directional plans and project initiatives, including the review of the Central Area Redevelopment Plan, to achieve the goals and objectives of Beaumont's Strategic Plan (*Our Beaumont*).

In March 2018, Beaumont Administration started the *Our Centre-Ville* Project to update the current French Village Design Guidelines and the Central Area Redevelopment Plan. The renewed Area Redevelopment Plan will provide guidance to address the growth pressures of the City, and bring the plan into alignment with higher level plans. Following a comprehensive public engagement process, *Our Centre-Ville* Area Redevelopment Plan is ready for the approval process.

PREVIOUS COUNCIL/COMMITTEE DIRECTIONS

- November 19, 2019 – Committee of the Whole accepted the *Our Centre-Ville* report.
- July 17, 2018 – Committee of the Whole provided direction to proceed on project approach.
- May 15, 2018 – Committee of the Whole presented with project update.
- September 12, 2017 – Council approved *Our Centre-Ville* Project Charter.

ANALYSIS/RATIONALE

Our Centre-Ville Area Redevelopment Plan is a statutory plan that sets out a clear vision, supported by principles and policy directions to encourage and guide development and redevelopment in the Centre-Ville area over the next 25+ years, with a focus on implementation.

Our Centre-Ville proposes urban design strategies, land use concepts and policies through four different 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 such as civic, institutional, residential, commercial and cultural amenities and uses throughout the plan area.

Achieving the vision and the different land use concepts in Centre-Ville also requires supporting infrastructure such as water, storm and wastewater networks, mobility/transportation networks, parking and access, and more. The *Our Centre-Ville* Area Redevelopment Plan provides implementation and monitoring strategies to support continuous improvement of the Plan.

Our Centre-Ville Area Redevelopment Plan is organized into the following sections:

- **Introduction:** provides the purpose and general introduction to the plan area, the project process, and the community engagement process and outcomes.
- **Planning Context:** provides an overview of the enabling legislation, plans and policies, and describes the existing conditions of the plan area which set the stage for the development of guiding principles, objectives and land use concept in Centre-Ville.
- **Vision, Guiding Principles and Strategies:** presents the vision, principles, and place-making strategy for *Our Centre-Ville*.
- **Land Use Concept and Precincts:** presents the land use concept and land use statistics for *Our Centre-Ville*; introduces the four precincts (Civic and Institutional Precinct, Downtown Core Precinct, Residential Infill Precinct, and Cultural Heritage Precinct) with objectives and policy direction that include land use, built form, public realm, and open space, to guide future development and redevelopment within Centre-Ville.
- **Mobility:** provides objectives and policies to create a multi-modal transportation network, parking and wayfinding strategy to support development within Centre-Ville.
- **Servicing:** outlines the servicing objectives and policies and the infrastructure improvements needed to support development within Centre-Ville.
- **Implementation:** outlines the actions and strategies to implement *Our Centre-Ville* as well as monitoring and evaluation strategies for continuous improvement of the Plan.

A key aspect of the *Our Centre-Ville* project was the comprehensive engagement process that occurred over the past 2 years to collect feedback and comments from the public and stakeholders such as business owners, developers, architects, school boards, local community groups, and most importantly the residents of Beaumont. Opportunities for feedback and comment were offered at major milestones throughout the project and included techniques such as design charrettes or workshops, open houses, and stakeholder interviews.

Administration recommends approval of the first reading to Bylaw 966-19, as it complies with all higher level plans and policies, including the *Edmonton Metropolitan Region Growth Plan* and will achieve the vision and goals of *Our Complete Community*. Following the first reading of Bylaw 966-19, the *Our Centre-Ville* Area Redevelopment Plan will be circulated to the Edmonton Metropolitan Region Board for their review and approval through the Regional Evaluation Framework process. Once it is approved by the Edmonton Metropolitan Region Board, the *Our Centre-Ville* Area Redevelopment Plan will be brought back to Council for the Public Hearing and second and third readings.

Response Options/Alternatives

1. THAT Council give first reading to Bylaw 966-19 – *Our Centre-Ville* Area Redevelopment Plan, a bylaw to replace Bylaw 722-09 – Central Area Redevelopment Plan.
2. THAT Council not give first reading to Bylaw 966-19 – *Our Centre-Ville* Area Redevelopment Plan, a bylaw to replace Bylaw 722-09 – Central Area Redevelopment Plan, and direct Administration on how they wish to proceed.

Strategic Alignment

This application is in alignment with *Our Beaumont: Municipal Strategic Plan 2017-2021 Strategic Plan*:

- Pillar 1 – ‘Livability’ by supporting and promoting an accessible community that is safe, has diverse housing and transportation options, and provides a variety of public spaces.
- Pillar 2 – ‘Connecting with Citizens’ by ensuring communications with citizens in a meaningful way as well as providing opportunities for public participation.
- Pillar 3 – ‘Good Governance, Fiscal Responsibility, and Efficient Use of Tax Dollars’ by ensuring responsible development will utilize land and infrastructure wisely and efficiently and that Beaumont will continue its efforts to increase its non-residential assessment base.
- Pillar 4 – ‘Regional Collaboration and Leadership’ by pursuing the principles and policies of the *Edmonton Metropolitan Region Growth Plan* and work with neighbouring communities to achieve a shared vision of the area.
- Pillar 5 – ‘Economic Prosperity’ by providing opportunities for community and commercial services to meet resident’s needs and support new businesses.
- Pillar 6 – ‘Welcoming Diversity and Celebrating our Cultural Heritage’ by incorporating social and cultural elements in our municipal governance and planning, and by ensuring the daily living needs of all citizens (existing and new) are met while celebrating the community’s Indigenous, French, and Agricultural heritage.

Relevant Statutes/Master Plans/Documents

- *Edmonton Metropolitan Region Growth Plan*
<http://emrb.ca/Website/media/PDF/Publications/EMRGP-Interactive.pdf>
- *Our Complete Community* – Municipal Development Plan
<https://www.beaumont.ab.ca/DocumentCenter/View/3142/Municipal-Development-Plan-Our-Complete-Community-2019?bidId=>

Legislative Authority

Municipal Government Act, Sections 187, 634 and 635

STAKEHOLDER ENGAGEMENT/COMMUNICATION

A comprehensive public participation process was implemented during the plan development process, which was designed to provide diverse engagement opportunities to gain perspectives from administration, stakeholders, and the public. Numerous opportunities for engagement through workshops, design charrettes, open houses, community events, interviews and meetings, and the website have taken place in the last 18 months. The intent of these sessions was to ensure stakeholders could be involved in all aspects of the plan’s contents.

The *Our Centre-Ville* Area Redevelopment Plan was circulated to Leduc County and the City of Edmonton, relevant agencies including school boards, and internal departments for comments on October 28, 2019. Once a Public Hearing date is set, a Notice of Public Hearing will be sent and an advertisement will be published in the newspaper and on Beaumont’s website in accordance with the *Municipal Government Act*.

BUDGET/FINANCIAL IMPACT

Our Centre-Ville Area Redevelopment Plan identifies public investment as catalyst projects for growth and development in Centre-Ville; however, Section 637 of the *Municipal Government Act* stipulates that by adopting a statutory plan, a council is not required to undertake any of the projects referred to in the plan. City Council will be the ultimate decision maker on what, how and when best to implement the projects.

ATTACHMENTS

1. Attachment 1 – Bylaw 966-19 – Our Centre-Ville Area Redevelopment Plan