

**City of Beaumont
Regular Council Meeting Agenda**

**Tuesday, April 8, 2025, 6:00 p.m.
City Hall, Council Chambers**

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1. <u>CALL TO ORDER</u>	
1.1 Land Acknowledgment	
1.2 Proclamations	
2. <u>ADOPTION OF AGENDA</u>	
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4. <u>CLOSED SESSION</u>	
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10. CAO UPDATE

11. NOTICES OF MOTION

12. CLOSED SESSION

12.1 Healthcare Strategic Initiative Update

FOIP Section(s)

24 - advice from officials

25 - economic interests of the municipality

12.2 Chief Administrative Officer's Priorities Discussion

FOIP Section(s)

17 - harmful to personal privacy

24 - advice from officials

13. ADJOURNMENT

CITY OF BEAUMONT
MINUTES OF THE REGULAR COUNCIL MEETING

March 11, 2025, 6:00 p.m.
City Hall, Council Chambers

Members Present: Philip Penrod, Chair
Bill Daneluik, Mayor
Kathy Barnhart, Councillor
Catherine McCook, Councillor
Steven vanNieuwkerk, Councillor
Sam Munckhof-Swain, Councillor

Members Absent: Nathan Netelenbos, Councillor

Administration Present: Maureen O'Neil, Deputy Chief
Administrative Officer
Olly Morrison, Deputy Chief
Administrative Officer
Chelaine Winter, City Clerk

1. CALL TO ORDER

Chair Penrod called the meeting to order at 6:00 p.m.

1.1 Land Acknowledgment

Chair Penrod acknowledged the following:

The City of Beaumont respects the histories, languages, and cultures of all First Peoples of this land, whether they be of First Nation, Métis, or Inuit descent, and appreciates that their presence continues to enrich vibrant communities across the land.

As we gather here in Treaty Six territory and the homeland of the Métis Nation, we acknowledge that we are all Treaty people and have ongoing responsibilities to protect and honour the Treaty, the inherent rights of the People, and the land.

1.2 Proclamations

International Day for the Elimination of Racial Discrimination - March 21, 2025

World Down Syndrome Day - March 21, 2025

Earth Hour - March 22, 2025 8:30 p.m. - 9:30 p.m.

2. ADOPTION OF AGENDA

Resolution Number: 25/03/01

Moved by: Councillor VanNieuwkerk

THAT the March 11, 2025, Council agenda be adopted as presented.

In Favour (5): Councillor Penrod, Councillor Barnhart, Councillor McCook, Councillor VanNieuwkerk, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Carried Unanimously

3. OPEN FORUM

Sylvia Cheverie, resident of Beaumont, spoke to council about her concerns about the lack of funding given to the arts programs of Beaumont.

4. CONSENT AGENDA

Resolution Number: 25/03/02

Moved by: Councillor McCook

THAT Council consent to approve the following agenda items without debate:

5.1 Regular Council Meeting Minutes – February 25th, 2025

THAT Council accept the minutes of the February 25th, 2025 Regular Council Meeting as presented.

7.1 Finance Access Control Technology (FACT) Update – March 2025

That the March 11, 2025, report, Finance Access Control Technology Update March 2025, be received for information.

7.2 Arts Advisory Committee Meeting Approval

THAT in accordance with Bylaw 1027-23 Council Committee Bylaw, an addition of two (2) extra meetings be added for the Arts Advisory Committee to address grant funding deliberations, be approved.

7.4 Letter of Support – Ecole Horizon Heights School

THAT the Mayor, on behalf of Council, sign the letter of support for Ecole Horizon Heights School to apply for applicable grant applications help secure funding for a new playground, as presented in Attachment 1 of the March 11, 2025, agenda.

12.1 Public Member Appointment to Beaumont Arts Advisory Committee

THAT the appointment and term, as set out in the March 11, 2025, report, Public Member Appointment to Beaumont Arts Advisory Committee, be approved; and that the report remain confidential pursuant to Section 29 of the Freedom of Information and Protection of Privacy Act until applicant is informed.”

In Favour (5): Councillor Penrod, Councillor Barnhart, Councillor McCook, Councillor VanNieuwkerk, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Carried Unanimously

5. ADOPTION OF MINUTES

5.1 *Regular Council Meeting Minutes – February 25, 2025

Consent Agenda.

6. PUBLIC HEARINGS

The Clerk provided an overview of the Public Hearing procedures as required.

6.1 Bylaw 1071-25 Land Use Bylaw Amending Bylaw (Innovation Park) - Public Hearing, Second and Third Reading

Chair Penrod convened the Public Hearing for Bylaw 1071-25, Land Use Bylaw Amending Bylaw (Innovation Park), at 6:30 p.m.

Administration made a presentation on Bylaw 171-25. Administration then answered Council’s questions.

Chair Penrod closed the Public Hearing for Bylaw 1071-25, Land Use Bylaw Amending Bylaw (Innovation Park), at 6:40 p.m.

Resolution Number: 25/03/03

Moved by: Councillor Barnhart

THAT Bylaw 1071-25, Land Use Bylaw Amending Bylaw (Innovation Park), be given second reading.

In Favour (5): Councillor Penrod, Councillor Barnhart, Councillor McCook, Councillor VanNieuwkerk, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Carried Unanimously

Resolution Number: 25/03/04

Moved by: Councillor VanNieuwkerk

THAT Bylaw 1071-25, Land Use Bylaw Amending Bylaw (Innovation Park), be given third reading.

In Favour (5): Councillor Penrod, Councillor Barnhart, Councillor McCook, Councillor VanNieuwkerk, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Carried Unanimously

6.2 Bylaw 1064-25 Ruisseau Land Use Bylaw Amending Bylaw - Public Hearing, Second and Third Reading

Chair Penrod convened the Public Hearing for Bylaw 1064-25, Ruisseau Land Use Bylaw Amending Bylaw, at 6:44 p.m.

Administration made a presentation on Bylaw 1064-25, following which Shane Gerein and Nicholas Carels made a presentation on behalf of the Applicant, Qualico StreetSide Developments. The Applicant representatives and Administration then answered Council's questions.

Chair Penrod closed the Public Hearing for Bylaw 1064-25, Ruisseau Land Use Bylaw Amending Bylaw, at 7:44 p.m.

Chair Penrod called for a recess at 7:44 p.m. and reconvened at 7:56 p.m.

Resolution Number: 25/03/05

Moved by: Councillor Munckhof-Swain

THAT Bylaw 1064-25, Ruisseau Land Use Bylaw Amending Bylaw, be given second reading.

In Favour (4): Councillor Penrod, Councillor Barnhart, Councillor McCook, and Councillor Munckhof-Swain

Opposed (1): Councillor VanNieuwkerk

Absent: Mayor Daneluik

Carried (4 to 1)

Resolution Number: 25/03/06

Moved by: Councillor Barnhart

THAT Bylaw 1064-25, Ruisseau Land Use Bylaw Amending Bylaw, be given third reading.

In Favour (4): Councillor Penrod, Councillor Barnhart, Councillor McCook, and Councillor Munckhof-Swain

Opposed (1): Councillor VanNieuwkerk

Absent: Mayor Daneluik

Carried (4 to 1)

7. BUSINESS ITEMS

7.1 *Finance Access Control Technology (FACT) Update - March 2025

Consent Agenda.

7.2 *Arts Advisory Committee Meeting Approval

Consent Agenda.

7.3 Automated Traffic Enforcement Program

Resolution Number: 25/03/07

Moved by: Councillor VanNieuwkerk

THAT the City of Beaumont terminates the Automated Traffic Enforcement Agreement, effective April 1, 2025.

In Favour (5): Councillor Penrod, Councillor Barnhart, Councillor McCook, Councillor VanNieuwkerk, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Carried Unanimously

Resolution Number: 25/03/08

Moved by: Councillor Munckhof-Swain

Subsequent Motion

THAT by the end of June 2025 Administration complete the procurement process on the 9 sites identified for Automated Traffic Enforcement and bring Council back a report on the results.

In Favour (5): Councillor Penrod, Councillor Barnhart, Councillor McCook, Councillor VanNieuwkerk, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Carried Unanimously

7.4 *Letter of Support - École Horizon Heights School

Consent Agenda.

Mayor Daneluik joined the meeting at 9:25 p.m.

8. BYLAWS

8.1 Bylaw 1080-25 Development Notifications Land Use Bylaw Amendment - First Reading

Resolution Number: 25/03/09

Moved by: Councillor VanNieuwkerk

THAT Bylaw 1080-25, a bylaw to amend Bylaw 944-19 Land Use Bylaw, be given first reading.

Carried Unanimously

9. COUNCILLOR INQUIRIES, RESPONSES, AND REPORTS

Chair Penrod called for a recess at 9:26 p.m. and reconvened at 9:35 p.m.

9.1 Councillor Penrod – Snow and Ice Service Levels - Information Only

9.2 Councillor Netelenbos - Service Level Review - Snow Clearing - Information Only

9.3 Councillor Barnhart - Arts, Operating and Major Grant Programs - Information Only

10. CAO UPDATE

The CAO provided updates on the following:

- Chantal Berube Youth Centre (CBYC)
- 50th Street construction
- Traffic calming measures on 56A Avenue

11. NOTICES OF MOTION

Councillor Barnhart

At the March 25, 2025, Regular Council Meeting I will move:

THAT by the end of May 2025 Administration survey the 2024 applicants on their experience with the Major Events and Operating Grants process, provide an opportunity for them to attend a Council meeting, and provide a report back to Council with the feedback and results.

12. CLOSED SESSION

Resolution Number: 25/03/10

Moved by: Councillor Penrod

THAT Council move into closed session at 9:39pm pursuant to the Freedom of Information and Protection of Privacy Act, Section 24.

Carried Unanimously

Resolution Number: 25/03/11

Moved by: Councillor Barnhart

THAT Council revert to open session at 9:54 p.m.

Carried Unanimously

12.1 *Public Member Appointment to Beaumont Arts Advisory Committee

Consent Agenda.

FOIP Section(s)

29 - information available or to be available to the public

13. MOTION ARISING FROM CLOSED SESSION

Resolution Number: 25/03/12

Moved by: Councillor McCook

THAT Bylaw 1014-22 Meeting Procedures Bylaw Section 16 be temporarily suspended to allow the Regular Council Meeting to go past 10:00 p.m.

Carried Unanimously

Resolution Number: 25/03/13

Moved by: Councillor Munckhof-Swain

THAT Council move to reconsider the previously adopted motion “THAT the City of Beaumont terminates the Automated Traffic Enforcement Agreement, effective April 1, 2025.”

In Favour (4): Councillor Penrod, Councillor Barnhart, Councillor McCook, and Councillor Munckhof-Swain

Opposed (1): Councillor VanNieuwkerk

Absent: Mayor Daneluik

Carried (4 to 1)

Resolution Number: 25/03/14

Moved by: Councillor Munckhof-Swain

Reconsidered Motion

THAT the City of Beaumont terminates the Automated Traffic Enforcement Agreement, effective April 1, 2025.

In Favour (1): Councillor VanNieuwkerk

Opposed (4): Councillor Penrod, Councillor Barnhart, Councillor McCook, and Councillor Munckhof-Swain

Absent: Mayor Daneluik

Defeated (1 to 4)

14. ADJOURNMENT

Chair Penrod adjourned the meeting at 9:59 p.m.

Mayor

City Clerk

CITY OF BEAUMONT
MINUTES OF THE REGULAR COUNCIL MEETING

March 25, 2025, 6:00 p.m.
City Hall, Council Chambers

Members Present: **Bill Daneluik, Mayor**
 Kathy Barnhart, Councillor
 Catherine McCook, Councillor
 Steven vanNieuwkerk, Councillor
 Sam Munckhof-Swain, Councillor
 Nathan Netelenbos, Councillor
 Philip Penrod, Councillor

Administration Present: **Mike Schwirtz, Chief Administrative Officer**
 Olly Morrison, Deputy Chief Administrative Officer
 Chelaine Winter, City Clerk

1. CALL TO ORDER

Mayor Bill Daneluik called the meeting to order at 6:00 p.m.

1.1 Land Acknowledgment

Mayor Daneluik acknowledged the following:

The City of Beaumont respects the histories, languages, and cultures of all First Peoples of this land, whether they be of First Nation, Métis, or Inuit descent, and appreciates that their presence continues to enrich vibrant communities across the land.

As we gather here in Treaty Six territory and the homeland of the Métis Nation, we acknowledge that we are all Treaty people and have ongoing responsibilities to protect and honour the Treaty, the inherent rights of the People, and the land.

2. ADOPTION OF AGENDA

Resolution Number: 25/03/15

Moved by: Councillor Barnhart

THAT the March 25, 2025, Council agenda be adopted as presented.

Carried Unanimously

3. OPEN FORUM

There were no open forum speakers.

4. CONSENT AGENDA

Resolution Number: 25/03/16

Moved by: Councillor McCook

THAT Council consent to approve the following agenda items without debate:

6.2 Primary Care Support Grant Policy Approval

THAT Council Policy #C57, Primary Care Support Grant Policy, as set out in attachment 1 of the March 25, 2025, report, be approved.

7.1 Bylaw 1079-25 2025 Fees and Charges Amending Bylaw – First, Second, and Third Reading

THAT Bylaw 1079-25 2025 Fees and Charges Amending Bylaw, a bylaw to amend certain fees, rates and charges for municipal services, be given first reading.

THAT Bylaw 1079-25 be given second reading.

THAT Bylaw 1079-25 be considered for third reading.

THAT Bylaw 1079-25 be given third reading.

Carried Unanimously

5. PUBLIC HEARINGS

The Clerk provided an overview of the Public Hearing procedures as required.

The Mayor convened the Public Hearing for Bylaw 1067-25 at 6:06 pm.

Grace Queva, Legal Resource Coordinator, provided a presentation to Council on Bylaw 1067-25 and answered Council's questions.

The Mayor closed the Public Hearing for Bylaw 1067-25 at 6:16 pm.

5.1 Bylaw 1067-25 Public Notification Bylaw - Public Hearing, Second and Third Reading

Resolution Number: 25/03/17

Moved by: Mayor Daneluik

THAT Bylaw 1067-25, a bylaw to replace Bylaw 918-18, Public Notification Bylaw, be given second reading.

Carried Unanimously

Resolution Number: 25/03/18

Moved by: Councillor Penrod

THAT Bylaw 1067-25, Public Notification Bylaw, be given third reading

Carried Unanimously

6. BUSINESS ITEMS

6.1 E-Scooter Pilot Program Implementation Council Report

Resolution Number: 25/03/19

Moved by: Councillor Netelenbos

THAT Administration proceed with the pilot program next steps, as set out in the March 25, 2025 implementation report, to implement a 2-year e-scooter pilot program with an anticipated start date of summer 2025.

Carried Unanimously

6.2 *Primary Care Support Grant Policy Approval

Consent Agenda.

6.3 Motion Following Notice - Councillor Barnhart - Major Events and Operating Grants Process Survey

Resolution Number: 25/03/20

Moved by: Councillor Barnhart

THAT by the end of May 2025 Administration survey the 2024 applicants on their experience with the Major Events and Operating Grants process, provide an opportunity for them to attend a Council meeting, and provide a report back to Council with the feedback and results.

Carried Unanimously

7. BYLAWS

7.1 *Bylaw 1079-25 2025 Fees and Charges Amending Bylaw - First, Second, and Third Reading

Consent Agenda.

8. COUNCILLOR INQUIRIES, RESPONSES, AND REPORTS

There were no Councillor inquiries.

9. CAO UPDATE

The CAO provided updates on the following:

- Electric Zamboni at the BSRC
- Spring session community registration day
- Summer camps
- Swimming lesson availability
- Good neighbour award recipients
- Grant approval for Fire Services upgrades
- Edmonton International Airport noise monitoring device at Centre-Ville

10. NOTICES OF MOTION

Councillor vanNieuwkerk – Access Control System at BSRC

At the April 8th, 2025, Regular Council Meeting I will move:

THAT by the 2026 budget deliberations, a report outlining feasible options and the associated costs for implementing an access control system at the BSRC (i.e., access card verification system) with the intent to control participant and spectator access.

Councillor Netelenbos – Land Use Bylaw Amendment – Restricted Substance Retail

At the April 8th, 2025, Regular Council Meeting I will move:

THAT by end of November 2025, Administration prepare a proposed amending bylaw to Bylaw 944-19 - Land Use Bylaw, that will expand the 100m buffer from existing schools and municipal reserve parcels to Cannabis Retail to include all early childhood service programs (daycare and afterschool care) and home education program.

Councillor Sam Munckhof-Swain – Land Use Bylaw Review and Update

At the April 8th, 2025, Regular Council Meeting I will move:

THAT by 2026 budget deliberations, Administration prepare a report on the timeline and associated costs to conduct a comprehensive review and update of Bylaw 944-19 - Land Use Bylaw to be initiated in 2026.

11. CLOSED SESSION

Resolution Number: 25/03/21

Moved by: Mayor Daneluik

THAT Council move into closed session at 7:21 pm pursuant to the Freedom of Information and Protection of Privacy Act, Sections 21 and 25.

Carried Unanimously

11.1 Regional Initiatives Update

FOIP Section(s)

21 - harmful to intergovernmental relations

25 - economic interests of the municipality

Resolution Number: 25/03/22

Moved by: Mayor Daneluik

THAT Council revert back to open session at 7:50 pm.

Carried Unanimously

12. MOTION ARISING OUT OF CLOSED SESSION

Resolution Number: 25/03/23

Moved by: Councillor VanNieuwkerk

THAT the City of Beaumont decline to enter into the Collaborative Economic Development Memorandum of Understanding, as presented in the March 25, 2025, Closed Session Report; that Administration notify the Collaborative Economic Development group accordingly; and that the March 25, 2025, Closed Session Report remain confidential pursuant to Sections 21 and 25 of the *Freedom of Information and Protection of Privacy Act*.

Carried Unanimously

13. ADJOURNMENT

Mayor Daneluik adjourned the meeting at 7:51 pm.

Mayor

City Clerk

**REGULAR COUNCIL MEETING
April 8, 2025**

Pickleball Court Design Project Report

RECOMMENDATION	
THAT the April 8, 2025 report, Pickleball Court Design Project Report, be received for information.	
REQUESTED COUNCIL ACTION	Information only
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	An economically prosperous and financially sustainable community to last generations. Future-proof growth for a safe, inclusive, and vibrant community.
COUNCIL BYLAW, POLICY, MASTER PLAN	Recreation, Parks, and Facilities Master Plan: Our Places and Play
COUNCIL AND COMMITTEE HISTORY	<p>December 10, 2024 Council received the Pickleball Courts Siting Options report as information.</p> <p>December 10, 2024 Council approved the 2025 Capital Budget.</p> <p>November 27, 2024 THAT by the end of Q1, 2025, Administration provide a report on the siting, scoping, engagement, and design for the Pickleball Courts as described on page 38 of the budget document.</p>

Report

Council approved siting, scoping, engagement and design of pickleball courts as part of the 2025 Capital Budget. The scope of work for this project included the siting, design and costing for eight pickleball courts to serve as an unprogrammed site for local pickleball enthusiasts.

Engagement efforts identified the most desirable location for this facility as Ruisseau Park directly east of the Ecole Quatre-Saisons school and west of Four Seasons Park and Don Sparrow Lake. The conceptual design and layout of the pickleball courts is provided in Attachment 1.

A summary of the design features is provided below:

- This site is not available for development until 2026.
- The courts will be designed to have an expected service life of 20+ years to ensure many years of recreational enjoyment for residents enjoying the sport of pickleball.
- The design satisfies commercial design standards and criteria for public use including asphalt, acrylic paint surface, and base foundation design. The netting materials and infrastructure are designed for use in publicly accessible courts and are permanent in nature.
- The proposed site currently has ample on-street parking adjacent to the park for the courts.
- Noise mitigation elements have been included in the design scope for the pickleball courts due to the proximity of the courts to housing. The court location within the park provides the furthest

distance from neighboring homes but will still require engineered noise attenuation techniques to maintain community harmony.

- The design does not include lighting, electricity infrastructure, washrooms or storage facilities.

The estimated cost to construct eight Pickleball Courts is \$920,000 based on site specifics, calculated quantities and previous projects completed of a similar size and scope. The estimate is considered a Class "D" estimate based on the now completed conceptual design. Detailed design work will continue, and project costs will be refined throughout 2025, allowing the project's construction to be considered during the 2026 budget deliberations.

The estimated timeframe to construct this facility would be five months with the most suitable duration to complete this work occurring between the months of June and September 2026.

Site selection:

Initially the Recreation and Cultural Advisory Committee was presented with two options; West Recreation Site and Coloniale Park. The Committee initially chose the West Recreation Site; however, once a third option of Ruisseau Park became available, the Committee much preferred the Ruisseau site due to central location and access.

Prior to identifying the Ruisseau site as their preferred option, the other two sites were not ideal. Where the Colonial Site lacked accessible parking and was located too close to residences, the West Recreation Site was not ideal due to challenges related to accessibility given that there are no immediate plans to develop the road network around the site and the uncertainty around the long-term suitability of pickleball courts at this location. The West Recreation Site would also require that a pathway be constructed from the current parking area to the back of the site for access, further increasing costs.

Other considerations:

The Le Reve developer plans to build two pickleball courts in Le Reve Park this year, and the final drawings are currently undergoing the City's approval process. Construction is expected to begin later this summer and be completed by 2026.

Additionally, the City is in discussions with another developer regarding the future installation of two more courts in the northeast.

Currently, Beaumont has two of the four tennis courts east of Gobeil Parc marked with pickleball lines, offering four pickleball courts and are used as a shared space. The three outdoor rinks have been used for courts during summer months in the past. There are no exclusively dedicated outdoor pickleball courts. There are also indoor facilities available for pickleball.

Recommendation:

Considering the City's competing financial pressures and the upcoming developer-led pickleball court construction, Administration does not recommend proceeding with the construction of additional pickleball courts at this time.

Financial Analysis

Construction of the eight Pickleball Courts is estimated at \$920,000 (Class "D" estimate) based on the conceptual design parameters. In addition to the capital cost to construct the courts, an ongoing operating cost of \$12,500/year is required to ensure line marking, maintenance and repairs are completed on the courts moving forward. Operating costs must be considered in addition to the overall capital cost to construct to ensure proper upkeep of the facility.

If Council wishes to proceed with pickleball courts, Administration recommends evaluating this capital project alongside the broader 10-year capital plan during Council's 2026 budget deliberations, considering overall funding availability and project prioritization.

Risk Analysis

Proceeding with this project would limit funding available for other capital projects.

The estimated costs for this project are based on a Class "D" estimate and actual tender pricing could substantially differ from the estimated pricing provided herein. Additionally, construction of this facility increases pressures on the annual operating budget and could impact operating funding for other operating projects.

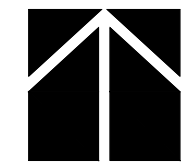
Community Insight

Engagement with the Recreation and Cultural Advisory Committee was completed prior to development of the scope and concept designs and feedback from engagement efforts was used to aid in the development of the siting and concept design. Due to time constraints, and other limitations, engagement was not completed with residents in the surrounding neighbourhood or with the public.

If Council wishes to proceed with this project, additional engagement would be recommended along with development of a comprehensive communication strategy.

Attachments

- 1 Pickleball Court Design Concept



Attachment 1_Pickleball Court Design Concept Report_Pickleball Court Design Project Update



7909 - 51 Ave. Edmonton, AB T6E 5L9
P: 780.438.9000 F: 780.438.3700

Notes



Stamp/Seal

Revisions/Submissions
25/03/25 FOR CITY REVIEW

Submission Phase/Status

Project

RUISSEAU PARK PICKLEBALL

Owner/Client

CITY OF BEAUMONT

Drawing

CONCEPT PLAN

Scale



Designer/Drawn Date

JA / JK MARCH 25, 2025

16908

Project No.

L1.00

Sheet

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**REGULAR COUNCIL MEETING
April 8, 2025**

Civic Centre Concept Design Estimate

RECOMMENDATION	
THAT the April 8, 2025, report, Civic Centre Concept Design Estimate Report, be received for information.	
REQUESTED COUNCIL ACTION	Information only
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	An economically prosperous and financially sustainable community to last generations. Future-proof growth for a safe, inclusive, and vibrant community.
COUNCIL BYLAW, POLICY, MASTER PLAN	Recreation, Parks, and Facilities Master Plan: Our Places and Play
COUNCIL AND COMMITTEE HISTORY	<p>November 27, 2024 Council moved that a report outlining the costs for a concept design, a needs assessment, and associated costs for the development of a civic centre - including City Hall, arts, and library facilities - on a suitable parcel of land in Centre-Ville be presented to Council by the end of Q1, 2025.</p> <p>September 24, 2024 Council received the public engagement results of the Community Financial Sustainability project (A Place to Grow).</p> <p>November 21, 2023 An overview of the Community Financial Sustainability project was presented to Committee of the Whole.</p> <p>July 18, 2023 Council received a closed session verbal update regarding the July 2022 confidential report and additional considerations for financial sustainability.</p> <p>November 22, 2022 Council received the Arts Centre Steering Committee Final Report as information.</p> <p>July 12, 2022 Council received a confidential report on real estate and future City facilities.</p> <p>December 1, 2021 THAT by the end of the second quarter of 2022, Administration provide a report on options for funding an expansion of the current municipal library building.</p>

Report

This report outlines the costs for a concept design, a needs assessment and associated costs for the development of a civic centre that includes City Hall, arts, and library facilities on a suitable parcel of land in Centre-Ville. This overview of the scope of work and the high-level cost estimate for developing

a conceptual design was provided by an external architectural firm with extensive experience in similar projects for municipalities and government agencies across Alberta.

Significant efforts are required for effective engagement with stakeholders, refinement of the needs assessment, and development of conceptual designs to ensure the civic centre meets the needs of the community as intended. In addition, an update to the Our Centre-Ville Area Redevelopment Plan will be required to accommodate a reimagined civic precinct from a planning and servicing perspective. With the recent dissolution of the Edmonton Metropolitan Region Board, there is further opportunity to reconsider the aspirational density target of 100 dwelling units per net residential hectare that is assigned to Centre-Ville in accordance with the old regional growth plan. This scope of work is not provided here; however, it is estimated to take 12 to 18 months and can be completed in parallel with the conceptual design development of the proposed civic centre.

The scope of work below for the development of a civic centre allows for thoughtful and intentional collection of feedback while considering alignment with City strategies and objectives to ensure the civic centre will meet the intended needs of the community. The scope of work also considers current City space and facilities and how these could align or be repurposed to service the community.

The scope of work includes:

1. Document Review and Our Centre-Ville Area Redevelopment Plan Update

- Review and update of Our Centre-Ville Area Redevelopment Plan, including servicing reports and transportation impact analysis
- Review of existing masterplans and other relevant guiding documents to ensure the design aligns with strategic goals and meets the needs of the City and the public.

2. Stakeholder Engagement and Needs Assessment

- Identify key stakeholders including but is not limited to residents, Administration, Council, community stakeholders such as the Bibliothèque de Beaumont Library, and the arts and culture groups/committees.
- Develop touchpoints for engagement opportunities which may include dedicated information events, surveys, engagement sessions, etc. throughout the duration of the project. Engagement efforts would include regular updates to stakeholders on project process and refinement of the conceptual design.
- Document feedback and clarify and confirm stakeholder needs through various engagement methods.
- Evaluate condition and performance of existing City of Beaumont buildings serving the same functions as the intended civic centre and compare utilization and functionality to other municipalities. This can aid in understanding if there are benefits to keeping facilities separate or incorporating them into the civic centre design.

3. Conceptual Design Development

- Merge all elements of stakeholder feedback, needs assessment and document reviews to inform a conceptual design package.
- Develop the conceptual design in stages and refine through planned engagement sessions with key stakeholder groups.

The total time required for the completion of the needs assessments, engagement and development of the concept designs and related tasks, including the update of the Our Centre-Ville Area Redevelopment Plan, is estimated at between 12 to 18 months from the date of project approval, at an approximate cost of \$450,000 for the design of the civic centre and an additional \$250,000 to update the Our Centre-Ville Area Redevelopment Plan.

Previous reports:

Over the past several years, Council has received reports regarding the expansion of the City's arts and library facilities.

- In 2017/2018, the Library conducted a comprehensive feasibility study and developed a concept design recommending the expansion of the library and City Hall at the current site, with an estimated cost of \$19 million at that time.
- More recently, in 2022, Avison Young was asked to develop options to create more space for three specific areas (Arts, City Hall, and Library) utilizing land already owned by the City, resulting in a report that introduced the concept of incorporating these amenities, as well as child care, into an integrated civic campus. However, this report did not contemplate any of the other upcoming facility or amenity needs of the City nor the projected growth of the City. Additionally, Administration has not evaluated the suitability of the proposed site or other spaces in the Centre-Ville Plan area for that type of development. At the time of the report, the estimated construction cost for the integrated campus was \$60 million.
- Council established the Performing Arts Centre Steering Committee to identify potential locations and operating models for a future arts centre. The Committee's recommendation supported the notion of an integrated facility put forward by Avison Young, however, the arts space requirements were approximately 40,000 sq ft with an expected cost of \$30M for a standalone facility to be City-owned and operated.

Concurrent work:

Based on the information above, and in light of the City's financial pressures and the high cost of new facilities, Administration is advancing five key projects to support a comprehensive analysis and provide the best recommendation for both the development of new facilities and their ongoing maintenance:

- "A Place to Grow" – public engagement and financial sustainability: The intent is for Council and Administration to have an affirmation of citizen's priorities for City services and amenities. The public engagement survey results were presented in September 2024 with a summary included in the Community Insight section.
- Comprehensive Growth Plan: To equip decision makers with a model that identifies the needs of Beaumont over the next 20 years, as well as the maintenance of existing infrastructure and programs, to lay out the financial requirements and timing of projects to determine how we most effectively pay for the community's renewal and growth. Through strategic land management, responsible growth policies and clear financial levers and outcomes, Council and Administration will have a clear picture of facility and land needs for the future and ensure equitable distribution of the cost of growth and services.
 - The first output was the long-term planning needs for Protective Services, totaling roughly \$50 million over the next 10 years, as it was identified to be a high risk to not expand services.
- Off-Site Levy Review: Administration is completing this work to update the growth needs of the community, update costs and benefit areas, and have a more equitable share of the costs of growth paid by the development community. An update is forthcoming to Council at the April Committee of the Whole meeting and the draft bylaw will be ready for consideration and approval by Council in June.
- Asset Management: Administration is developing framework to supplement existing asset management practices, to more efficiently plan for the lifecycle and accommodate needed maintenance, repairs, and replacements in financial planning.
- Service Level Review: To support day-to-day administrative decisions and long-term strategic and financial planning. The review will consider the services provided by the City to various user groups, and in some cases, the users' quantifiable experiences with those services, in addition to the costs to provide those services and the proportion of the population they serve.

These projects are designed to ensure thorough due diligence in assessing the community’s long-term needs and priorities while maintaining financial sustainability through a well-managed, strategic approach. Administration aims to present a prioritized and phased list of capital projects, aligned with the City's growth and financial modeling, for consideration in future budget deliberations – beginning in 2026 with continuous refinement in future years, building on the five key projects identified above.

Recommendation:

Considering the City's competing financial pressures and the long-term growth planning work underway, Administration does not recommend proceeding with the design or construction of a civic centre at this time.

Financial Analysis

The high-level estimated cost to undertake a needs assessment, engagement efforts and development of a conceptual design for the civic centre project is approximately \$700,000.

If Council wishes to proceed with this work, Administration recommends evaluating this project alongside the broader 10-year capital plan during the 2026 budget deliberations, considering funding availability and project prioritization.

Risk Analysis

Proceeding with this project would limit funding available for other potential projects in future years.

Community Insight

The results from the A Place to Grow engagement rank the integrated campus and expanded library as last on the list of “Nice to Have” and more spaces for arts as second on the “Nice to Have” list. “Must Have” initiatives included: expanded safety services, affordable housing/age friendly, outdoor recreation, and improved trails and transit. It is important to note that the results of the A Place to Grow engagement are just one of many inputs Council should consider.

(A Place to Grow – What we Heard Report September 24, 2024, Page 10)

GROWTH PRIORITIES - SURVEY RESULTS

Survey results lean to more traditional core municipal services like protective services, transportation, housing, recreation.

MUST HAVE INITIATIVES	
1. Expanded safety services. Such as expanded RCMP facility and fire services.	66%
2. Enhanced support for all ages and stages. Implementing approved plans like the Affordable Housing Strategy and Age-Friendly Strategy.	32%
3. New and improved places to play outside. New places to play outside e.g. more park space and sport fields.	27%
4. More ways to safely walk, bike and travel. Such as new biking, walking and transit options.	24%
NICE TO HAVE INITIATIVES	
1. New sustainability initiatives. Like electric vehicle charging stations and sustainable reporting measures.	74%
2. New space to perform and create. With a new facility.	62%
3. Enhanced urban spaces. Like streetscape improvements and Centre-Ville initiatives.	62%
4. New space to gather and play inside. Like an integrated civic campus.	54%
5. Expanded space to read, learn and gather. Through expanded library services.	54%

If the project proceeds, a comprehensive communication strategy would be required, developed and implemented. Extensive engagement with identified stakeholders will be required to develop and refine the conceptual design as part of the scope of work.

Attachments

N/A

**REGULAR COUNCIL MEETING
April 8, 2025**

2025 Budget Amendment

<p>THAT an amendment to the 2025 Municipal Capital Budget as set out in Attachment 1 of the April 8, 2025, report, be approved.</p>	
REQUESTED COUNCIL ACTION	Decision required
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	An economically prosperous and financially sustainable community to last generations.
COUNCIL BYLAW, POLICY, MASTER PLAN	C40 Financial Reserves Policy, C45 Investments Policy, C47 Utility Fiscal Policy, and C48 Taxation Policy
COUNCIL AND COMMITTEE HISTORY	<p>December 10, 2024 THAT the 2025 Municipal Operating, Utility Operating and Capital Budget, including a general municipal tax levy of \$31,242,500 (5.01 percent tax in-crease), revenue requirements for requisitions at \$9,567,100, and non-tax revenue at \$19,729,000, with total revenues matching expenses at \$69,404,400, to be adopted, and</p> <p>THAT the 2025 Municipal Capital Budget with revenues matching expenses at \$9,081,569 be adopted, and</p> <p>THAT the 2025 Utility Operating Budget with revenues matching expenses at \$12,851,800, be adopted, and</p> <p>THAT the 2025 Utility Capital Budget with revenues matching expenses at \$10,976,500, be adopted.</p>

Report

Administration is bringing forward this report to seek Council approval for four capital projects that require adjustment.

Adjustment #1 – Combine 2025 Football Spotter / Coaching Tower (\$55,000) with 2024 Bleacher Carryforward (\$77,500).

Administration proposes combining these projects would streamline the procurement process, maximize grant funding and reduce reserve funding. A single grant application to the province will

maximize grant usage and reduce reserve commitments. The net impact to the organization is zero but will have a positive impact on the City's reserve position.

Adjustment #2 – 2025 Drainage Improvement Program (\$150,000).

Adjustment #3 – Cenotaph Item 4 (\$180,000).

Adjustment #4 – 2025 Open Space Outdoor Furnishings Growth (\$100,000).

Each of these projects were originally intended to be grant funded, however, after working the Province, it has been determined that these projects are not eligible for grant funding. Administration is requesting to swap the funding from grants to reserves in 2025 and will replace normally reserve funded projects in 2026 with these grant funds. The net impact over the two-year period will be zero.

Financial Analysis

These amendments have an impact on the short-term reserve position for 2025 but will be replenished in 2026 through the application of the returned grant dollars to future projects.

Risk Analysis

There is nominal risk to these adjustments.

Community Insight

Not applicable.

Attachments

1 2025 Capital Budget Amendments – April 8, 2025

2025 Capital Budget Amendments - April 8, 2025

Project Name	Approved Budget	Approved Funding	Budget Adjustment	Amended Budget	Funding Adjustment	Explanation
2025 Football spotter/ coaching tower	\$ 55,000	Grants	Add Bleacher Carryforward \$77,500	\$ 132,500	Change from PAYG to grants (\$77,500)	Consolidate to maximize grant usage
2025 - Drainage Improvements Program	\$ 150,000	Grants	N/A	\$ 150,000	Change from grants to reserves	Not eligible for grant funding
Cenotaph Item 4	\$ 180,000	Grants	N/A	\$ 180,000	Change from grants to reserves	Not eligible for grant funding
2025 - Open Space Outdoor Furnishings Growth	\$ 100,000	Grants	N/A	\$ 100,000	Change from grants to reserves	Not eligible for grant funding

**REGULAR COUNCIL MEETING
April 8, 2025**

Financial Reporting Extension Request

RECOMMENDATION

THAT by April 15, 2025, Administration submits a request to Municipal Affairs requesting a time extension to submit financial reporting, including the Financial Statements, and Financial Information Return.

REQUESTED COUNCIL ACTION

Decision required

STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY

An economically prosperous and financially sustainable community to last generations.

COUNCIL BYLAW, POLICY, MASTER PLAN

N/A

COUNCIL AND COMMITTEE HISTORY

N/A

Report

Municipalities are required to submit their annual financial statements and the auditor’s report available to Municipal Affairs by May 1 of the following year. This report is seeking a council resolution to apply for a Financial Reporting Extension Request.

Throughout the 2024 calendar year, the city was required to hire new personnel, including the Chief Financial Officer, the Director of Finance, and the Manager of Financial Reporting and Accounting, with the latter two assuming their roles in November 2024. Given these circumstances, there has been an adjustment period to familiarize themselves with new processes, systems, and software. Consequently, the preparation of our financial statements is taking longer than initially expected. Administration anticipates that the financial statements and audit can be completed with a request for an extra 30 days. Therefore, Administration is seeking Council’s approval to request an extension from the province.

Financial Analysis

There is no financial impact for an extension.

Risk Analysis

The request falls within the evaluation criteria for the city to request a time extension. No other risks noted.

Community Insight

Not applicable.

Attachments

N/A

**REGULAR COUNCIL MEETING
April 8, 2025**

2024 Report to the Community

RECOMMENDATION	
THAT the April 8, 2025, 2024 Annual Report to the Community report, be received for information.	
REQUESTED COUNCIL ACTION	Information only
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	Empowered citizens who connect and collaborate with civic government.
COUNCIL BYLAW, POLICY, MASTER PLAN	N/A
COUNCIL AND COMMITTEE HISTORY	May 14, 2024 Council received the 2023 Report to the Community report for information.

Report

The 2024 Report to the Community is appended to this Report as Attachment 1. The report is prepared annually to highlight successes and accomplishments of Council and Administration and progress of the Council Strategic Plan.

Financial Analysis

This work is funded through the approved 2025 operating budget.

Risk Analysis

N/A

Community Insight

The report will be translated into French and posted to the City of Beaumont website. A news alert on the website and social media content will direct media and citizens to the report.

Attachments

- 1 2024 Annual Report to the Community



BUILDING OUR TOMORROW, TODAY





TREATY AND LAND ACKNOWLEDGEMENT

The City of Beaumont respects the histories, languages, and cultures of all First Peoples of this land, whether they be of First Nation, Métis, or Inuit descent, and appreciates that their presence continues to enrich vibrant communities across the land.

Here in Treaty Six territory and the homeland of the Métis Nation, we acknowledge that we are all Treaty people and have ongoing responsibilities to protect and honour the Treaty, the inherent rights of the People, and the land.

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MESSAGE FROM THE MAYOR AND COUNCIL

ON BEHALF OF THE MEMBERS OF COUNCIL, I AM PLEASED TO PRESENT YOU WITH OUR 2024 ANNUAL REPORT.

This report provides an update on *Building Our Tomorrow, Today 2022-2026* Council Strategic Plan that sets out five aspirations for Beaumont:

- An economically prosperous and financially sustainable community to last generations
- Health care services that meet the needs of our growing population
- Future-proof growth for a safe, inclusive, and vibrant community
- Strong volunteer spirit and a warm, neighbourly feeling
- Empowered citizens who connect and collaborate with civic government

These aspirations that Council approved in 2022 articulate a vision for our community over the next few years and beyond as Beaumont's population continues to grow at one of the fastest rates in Alberta.

This report is an opportunity to measure progress on these aspirations in 2024 and celebrate the City's accomplishments in the past year.

Among the many achievements, Council and City Administration worked to make sure Beaumont continues to be a safe, healthy, and welcoming place for people to call home. We completed a health needs assessment and action plan to identify and fill the health care service gaps in our community. A review of our protective services set out the resources and investments needed for policing, fire services, and municipal enforcement as the community grows in the next several years.

For our young residents, the Chantal Bérubé Youth Centre turned 20 and continues to provide a safe, welcoming place. Council secured a shovel-ready site for much-needed high school space and saved taxpayers an estimated \$6 million compared to a previous option.

We continued to support business and economic growth, working with developers to reduce the commercial vacancy rate from 21.3 per cent to 15.4 per cent, developing new marketing material, and promoting the community at every opportunity. In 2024, we welcomed \$37.5 million in commercial construction, up \$5.4 million from 2023.

Enhancing the service experience for our citizens also topped our priorities in 2024, with the launch of the Service Experience Office to resolve public queries more effectively. A new website makes it easier for people to find the information they need and new, user-friendly online tools let citizens keep tabs on capital projects and submit requests for service. Enhancements to the online registration process made it easier for families to sign up for recreation programming.

Council also celebrated the official opening of the new Centre-Ville park that creates an inviting place for people to gather year round.

I invite you to look through this document and take note of everything that we achieved together in 2024. The effort detailed here is a record of our ongoing work to make sure Beaumont's quality of life is second to none.

MAYOR BILL DANELUIK

OUR MAYOR AND COUNCIL



MAYOR
Bill Daneluik



COUNCILLOR
Kathy Barnhart



COUNCILLOR
Catherine McCook



COUNCILLOR
Sam Munckhof-Swain



COUNCILLOR
Nathan Netelenbos



COUNCILLOR
Philip Penrod



COUNCILLOR
Steven van Nieuwkerk

BEAUMONT'S VISION AND VALUES



**TOGETHER, WE MAKE LIFE BETTER
IN BEAUMONT. WE ARE THE
COMMUNITY OF CHOICE FOR
LIVABILITY AND ECONOMIC
INNOVATION. WE HAVE A VIBRANT
ARTS COMMUNITY, AMPLE
RECREATIONAL OPPORTUNITIES,
AND A HEALTHY ENVIRONMENT.
WE ARE CULTURALLY DIVERSE AND
CELEBRATE OUR INDIGENOUS,
AGRICULTURAL, AND FRENCH
HERITAGE.**

OUR VISION FOR THE FUTURE STATE OF BEAUMONT
IN 2044

OUR VALUES

To get a better understanding of what drives strategy and operations in Beaumont, one doesn't need to look further than Council's identified values. Our values are fundamental to everything that we do:

ACCOUNTABILITY

We accept responsibility for all of our decisions and actions

COLLABORATIVE

We create shared value and develop a healthy, strong community with local and regional stakeholders and partners

EXCELLENCE

We continuously strive to exceed expectations

INCLUSIVE

We respect everyone, while promoting social equity and opportunity

INNOVATIVE

Encourage new ideas, processes, and policies to improve our quality of life

INTEGRITY

We are honest, open, and deliver on our promises

RESPECT




We hold citizens and all those serving the community in high regard



OUR ASPIRATION:



AN ECONOMICALLY PROSPEROUS AND FINANCIALLY SUSTAINABLE COMMUNITY TO LAST GENERATIONS


OBJECTIVE:
BEAUMONT IS WHERE INNOVATORS AND TECHNOLOGY ENTREPRENEURS CAN MAKE THEIR IDEAS COME ALIVE.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Begin development of the Beaumont Innovation Park in southeast Beaumont.		<ul style="list-style-type: none"> The Innovation Park Area Structure Plan was approved by Council on February 27, 2025.
Bring high-speed internet infrastructure to Beaumont and help citizens and businesses make the most of it.		
Refine Beaumont's identity as a "sandbox city" and pursue opportunities to pilot innovative service delivery approaches that provide value for the community.		<ul style="list-style-type: none"> The marketing plan was presented to Council in June 2024. Regular social media content is scheduled. Beaumont promotional material was developed and is being incorporated into the new website, as well as distributed to potential developers and community partners.





OBJECTIVE:
THE LONG-TERM FINANCIAL SUSTAINABILITY OF THE CITY IS SUPPORTED BY DIVERSE REVENUE STREAMS, INCLUDING CREATIVE AND INVENTIVE OPPORTUNITIES.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
<p>Explore different approaches for financial returns and revenue, such as a municipal corporation, off-site levies to fund growth projects, and grant funding that aligns with the City's goals.</p>		<ul style="list-style-type: none"> • Remaining work for this item includes updating the City's off-site levy models and bylaw and will be completed by mid-2025. • The City implemented an updated Planning and Development fee structure in 2025 with the expectation that the costs of land development are paid for by applicants, resulting in reduced reliance on tax revenues for these types of applications. • The development agreement process is slated for review to help with the right-sizing of community infrastructure. • Administration developed a grant management process to more efficiently scan for opportunities and make applications strategically. • A concept for an incentive program to encourage needed development was presented to Council in June 2024. The first draft policy for health care incentives will be brought forward to Council in Q1 2025. • Administration will be bringing on a new resource to address increased opportunity for advertising and sponsorship in 2025. The intention is to strengthen existing relationships with partners and seek new opportunities for partnerships and new revenues to enhance existing services, leveraging our in-demand assets.
<p>Advocate to senior levels of government through Alberta Municipalities and the Federation of Canadian Municipalities for appropriate levels of funding.</p>		<ul style="list-style-type: none"> • Several organizations are advocating to the provincial and federal governments for equitable funding: <ul style="list-style-type: none"> – Canadian Strategy Group presented the City's government relations strategy to Council May 14, 2024 - the strategy includes leveraging infrastructure funding opportunities. – The Alberta Mid-sized Cities Mayors' Caucus (MCMC) continues advocacy efforts regarding the Local Government Fiscal Framework (LGFF) and other programs and grants to ensure equitable funding models that consider growth rates, demographics and ability to tax. – At the 2024 conference, the FCM continued to advocate for a new Municipal Growth Framework to the federal government. – City Council formally requested another meeting with Minister of Municipal Affairs Ric McIver during the Spring Alberta Municipalities conference to discuss growth. – The City of Beaumont applied for the Local Growth and Sustainability Grant and is awaiting results. – Administration expanded proactive advocacy efforts to the province. Materials, letters, and website content was developed.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Develop cost and revenue-sharing partnerships with neighbouring municipalities.	 IN PROGRESS	<ul style="list-style-type: none"> Administration is in conversation with two neighboring municipalities on future recreational and protective services opportunities. This work started in 2024 and is expected to continue throughout 2025 and beyond.



OBJECTIVE:
BEAUMONT FOSTERS GROWTH WITH A WELCOMING, SUPPORTIVE ENVIRONMENT FOR SMALL BUSINESS OWNERS AND ENTREPRENEURS.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Leverage findings from the review of the planning, development and engineering areas to enhance customer service.	 <small>IN PROGRESS</small>	<ul style="list-style-type: none"> • An update on the progress of the service review implementation project will be provided to Committee of the Whole in Spring 2025. • Administration is currently evaluating an updated e-permitting solution to support the whole end-to-end development process. • The 2025 budget included an updated fee structure and additional staffing resources to enhance customer service as identified in the Service Review, including a Development Compliance and Education Officer.
Explore solutions that support the organic growth of small businesses.	 <small>COMPLETE</small>	<ul style="list-style-type: none"> • Administration developed a proactive business retention and support plan that includes: <ul style="list-style-type: none"> – Participating in opportunities to promote local businesses. – Creating a channel for sharing upcoming relevant information with local businesses. – Supporting the Beaumont Chamber of Commerce with resources that in turn help local businesses. – Enrolling Beaumont in the Digital Economy Program through the University of Alberta. Reminders for this program and its value were sent to businesses.







OUR ASPIRATION:

HEALTH CARE SERVICES THAT MEET THE NEEDS OF OUR GROWING POPULATION


OBJECTIVE:

BEAUMONT'S CURRENT HEALTH CARE NEEDS ARE BEING ADDRESSED BY SENIOR LEVELS OF GOVERNMENT, AND THEY ARE AWARE OF THE FUTURE NEEDS AS THE COMMUNITY GROWS.


ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Conduct an advocacy campaign to the Government of Alberta and Alberta Health Services to enhance primary care and ambulance services in Beaumont.	 IN PROGRESS	<ul style="list-style-type: none"> Administration is working with an external consultant to advocate for Primary Care Network funding as part of the provincial budget commitment. Administration has quarterly meetings with the PCN to share advocacy and other updates. The consultant presented the advocacy strategy to Council on May 14, 2024, which included health care as a priority item. Administration created tailored materials to support the City's advocacy efforts to health authorities.
Collect data and metrics to establish baselines of service and measure benchmarks with comparable communities.	 COMPLETE	<ul style="list-style-type: none"> Administration completed a Community Health Needs Assessment, which was presented to Council on February 27, 2024. The Health Services Action Plan, developed by Administration as a result of the assessment, was presented to Council on April 9, 2024.

OBJECTIVE:

CITIZENS ARE CONNECTED WITH EXISTING PATHWAYS FOR HEALTH CARE.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Help citizens understand and navigate the options currently available in and around the community, including family clinics, telehealth services, long-term care, and homecare.	 COMPLETE	<ul style="list-style-type: none"> Administration developed an online map of services available to residents and launched an awareness campaign in 2025. The map can be found at Beaumont.ab.ca/health. FCSS is reaching out via interagency meetings to clinics to share resources and offerings to ensure greater awareness amongst providers.

OBJECTIVE:
**CITIZENS CAN
 ACCESS AN ARRAY
 OF SERVICES FROM
 A NETWORK OF
 PRACTITIONERS IN
 THE REGION.**

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Establish a working group with family physicians and other stakeholders in the Beaumont area to re-establish full operation of the Leduc Beaumont Devon Primary Care Network (PCN).		<ul style="list-style-type: none"> • The Leduc Beaumont Devon Primary Care Network is fully operational. • Additionally, the new funding model for family physicians includes increases for providing after-hours care and enhancing team-based care, which were challenges identified in the Community Health Needs Assessment. Administration will evaluate the impact of this change before exploring a working group.








OUR ASPIRATION:

FUTURE-PROOF GROWTH FOR A SAFE, INCLUSIVE, AND VIBRANT COMMUNITY





OBJECTIVE:

BEAUMONT'S LONG-TERM FACILITY, LAND, SERVICE, FINANCIAL, AND OTHER NEEDS ARE MAPPED OUT AND PLANNED FOR.


ACTION	STATUS	2024 UPDATE AND NEXT STEPS
<p>Complete an initial asset management plan in 2022 and plans for arts, child care, youth, library, and civic centre facilities.</p>	 COMPLETE	
<p>Incorporate demographic forecasts, growth patterns, and relevant strategies and directional plans into a comprehensive, 20-plus year master strategy to anticipate and plan for future community needs.</p>	 IN PROGRESS	<ul style="list-style-type: none"> • A presentation was provided to Committee of the Whole introducing the framework for the Comprehensive Growth Plan on September 17, 2024. • Work is expected to be complete by mid-2026.
<p>Develop a forward-looking policy for public facility and land planning that includes guidelines for joint-use facilities, the long-term reuse and repurposing of older facilities, and a land management and land bank strategy.</p>	 IN PROGRESS	<ul style="list-style-type: none"> • This work is scheduled to commence mid-2025 and be completed as part of the larger Comprehensive Growth Plan.



**OBJECTIVE:
CITY OPERATIONS
AND THE
COMMUNITY'S
GROWTH ARE
GUIDED BY
ENVIRONMENTAL,
SOCIAL AND
GOVERNANCE (ESG)
PRINCIPLES.**

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Set ESG reporting baselines and gradually improve upon measures and practices, such as implementing carbon emissions accounting and assessing the gap to achieve carbon neutrality of City operations and facilities.		<ul style="list-style-type: none"> The City's environmental monitoring and measurement framework includes the collection and reporting of environmental data, including metrics on waste production and diversion, City-facility energy usage, and surface water quality. Strategies are in place and additional strategies are being developed to improve upon measures and practices for better environmental performance including: <ul style="list-style-type: none"> Waste audits are scheduled for March and July 2025. Energy-efficient retrofits at City facilities. An application for the Municipal Energy Manager program through the Municipal Climate Change Action Centre is approved and program implementation is in progress. The program will allow for energy audits and the development of an Energy Management Plan that includes an action plan for implementing energy efficient retrofits at City facilities. Surface water quality measurements. Further ESG metrics, including social and governance metrics, are being evaluated by the organization for future assessment and reporting.
Explore climate-friendly building guidelines for City facilities and new construction in Beaumont.		<ul style="list-style-type: none"> The Environmental Master Plan (EMP) contains the below related actions. These actions were slated to begin in Q2 2024; however, through an evaluation of current resources and status of existing documents, they have been re-forecasted with the required support from a consultant. <ul style="list-style-type: none"> Update Beaumont Urban Design Guidelines to include additional sustainable building design guidelines - forecasted for 2027 Create low-impact engineering standards - forecasted for 2026 as part of General Design Standards update (budget dependent)
Explore programs that assist residential and commercial property owners to make energy efficiency upgrades.		<ul style="list-style-type: none"> The City submitted the full final funding application for the Clean Energy Improvement Program to the Federation of Canadian Municipalities and received approval in Q4 of 2024. Program design is being finalized with Alberta Municipalities. CEIP for residential properties is expected to launch publicly in Q1 of 2026, depending on alignment with the City's new financial system. The expansion of the program to include eligibility for commercial properties will be evaluated following the launch of the program to eligible residential properties.
Continue implementation of recommendations from the Social Master Plan, the Affordable Housing Strategy, and the Age-Friendly Strategy.		<ul style="list-style-type: none"> This work is ongoing. Administration will provide updates to Council on the progress of implementation of these plans and strategies in 2025. Accessibility Audit complete. There are short- and long- term recommendations to enhance the BSRC. Several changes were implemented in 2024 with no budget impact. Additional programs will be introduced should additional resources be secured in the future.

OBJECTIVE:
BEAUMONT FOSTERS AN ENVIRONMENT OF INNOVATION AND LEADERSHIP AND SEEKS PARTNERSHIPS TO ENVISION AND ENABLE NEIGHBOURHOODS OF THE FUTURE.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Establish a planning framework and seek development partners for a regenerative and technology-enabled smart city subdivision in Beaumont.	 <small>FUTURE ACTION</small>	<ul style="list-style-type: none"> This project is best to begin after the Comprehensive Growth Plan is complete. Additional resourcing is required to advance this project, as the City does not have expertise in this area and a resourcing request can be brought forward for consideration as part of the 2026 budget.







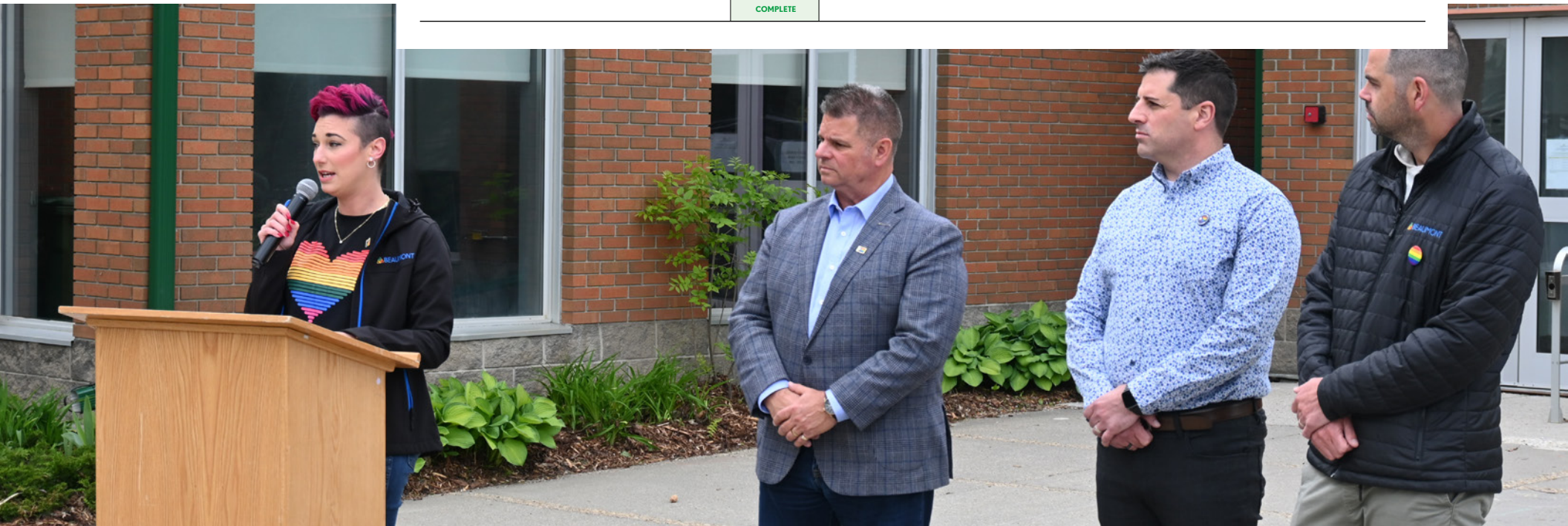
OUR ASPIRATION:

STRONG VOLUNTEER SPIRIT AND A WARM, NEIGHBOURLY FEELING





OBJECTIVE:

CENTRE-VILLE IS A VIBRANT AND WELCOMING PLACE WHERE CITIZENS GATHER AND CONNECT.



ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Re-examine plans for Centre-Ville in the context of a study for arts, child care, youth, library, and civic centre facilities.		<ul style="list-style-type: none"> This project is dependent on input from higher-level plans and strategies, such as a land management strategy and a comprehensive growth plan; as such this work will begin when most of the work is complete on those projects. Administration is currently conducting a public engagement to understand community priorities on amenities and services. The results from this engagement will shed light on not only the high-level plans and strategies, but also the Centre-Ville area as the heart of Beaumont.
Assess the feasibility of a proposed town square for Centreville.		<ul style="list-style-type: none"> The development of the park in Centre-Ville is complete.



OBJECTIVE:
CITIZENS HAVE OPPORTUNITIES TO CONNECT WITH ONE ANOTHER THROUGH ORGANIZED AND SELF-DIRECTED ACTIVITIES.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Enhance annual community events with connections and involvement of cultural and ethnic groups in Beaumont.	 IN PROGRESS	<ul style="list-style-type: none"> Administration will be conducting engagement as part of the Festival and Event Strategy project being undertaken in 2025.
Design a toolkit for neighbourhoods to plan and hold block parties.	 IN PROGRESS	<ul style="list-style-type: none"> This item is being considered with action to update the Event Planning Guide overall (which includes block parties) and is set to be explored in Q2/Q3 2025.
Approve a Winter City Strategy and implement actions from the strategy.	 COMPLETE	<ul style="list-style-type: none"> Administration continues to implement the Winter City Strategy on an opportunity basis.
Increase the variety and availability of mobile rentable crafts, arts, and recreation equipment for families.	 IN PROGRESS	<ul style="list-style-type: none"> Items have been added and will continue to be added, contingent upon additional resources (e.g., snowshoes).

OBJECTIVE:
FACILITATE VOLUNTEERISM AND SOLUTIONS THAT ASSIST COMMUNITY GROUPS TO ENHANCE THEIR ORGANIZATIONAL CAPACITY AND SELF-SUFFICIENCY.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Define the scope of the City's involvement and responsibility in facilitating volunteerism and solutions that assist community groups to enhance their organizational capacity and self-sufficiency.	 IN PROGRESS	<ul style="list-style-type: none"> This topic was discussed by two advisory committees of council in 2024. Following the 2025 budget, Administration will be bringing online a new resource in 2025 to address this gap.
Identify gaps in the social sector that could be prioritized for additional levels of support.	 COMPLETE	<ul style="list-style-type: none"> The 2023 adoption of a new grant funding program was revamped to access more funding streams for community organizations to support a broader range of activities. The Health Care Action plan addresses other social sector gaps.






OUR ASPIRATION:




EMPOWERED CITIZENS WHO CONNECT AND COLLABORATE WITH CIVIC GOVERNMENT

OBJECTIVE:

CITIZENS CAN PROVIDE INSIGHT AND COLLABORATE IN BEAUMONT'S DIRECTION THROUGH A RANGE OF NOVEL AND MEANINGFUL WAYS.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Establish demonstration sites that create opportunities for experimentation during citizen engagement and rollout of the Alberta Broadband Network project.	 COMPLETE	<ul style="list-style-type: none"> • Primus and Alberta Broadband Networks had a significant presence at Beaumont Days in 2024, where they taught residents about the technology and its capabilities.
Explore creative opportunities for citizen engagement tailored to various user and citizen groups, including schools, community organizations, older citizens, and others.	 COMPLETE	<ul style="list-style-type: none"> • Unique opportunities and approaches to citizen engagement continue to be identified and pursued on an ongoing basis. Recent examples include: <ul style="list-style-type: none"> – In-person sessions with families and health care providers for the Health Needs Assessment. – Engagement activities during the Brighten Up Beaumont and Family Day events. – In-person engagement sessions on the topic of City notifications and communications targeting a broad representation of citizens and groups across the community. • Administration provided a report to Council on December 10, 2024 with options for future budget consideration that would further enhance public engagement.
Develop internal measures of success for citizen engagement.	 FUTURE ACTION	<ul style="list-style-type: none"> • The timeline for this project has been moved for exploration in 2025 to accommodate other priorities.

OBJECTIVE:
THE CITY'S TECHNOLOGY INFRASTRUCTURE AND SYSTEMS SUPPORT ENHANCED TRANSPARENCY AND ENABLE MORE EFFECTIVE INTERACTIONS WITH CITIZENS.

ACTION	STATUS	2024 UPDATE AND NEXT STEPS
Implement clear and responsive feedback mechanisms for citizen concerns.	 COMPLETE	<ul style="list-style-type: none"> An upgraded service request mechanism was launched with the website in July 2024. The online tool lets citizens report non-emergency concerns with fewer pages to click through and functions on mobile devices.
Upgrade the City of Beaumont website to make it easier for citizens to find relevant and accurate information.	 COMPLETE	<ul style="list-style-type: none"> The new website was launched in July 2024 with an improved information architecture based on citizen feedback.
Explore new platforms and applications that enable citizen feedback and interaction.	 IN PROGRESS	<ul style="list-style-type: none"> Public engagement for pedestrian safety in 2024 employed an interactive GIS map that enables citizens to suggest potential sites for crosswalk improvements. Further work on this item will follow the development and implementation of a new website.



2024 ACCOMPLISHMENTS AND HIGHLIGHTS

Worked with local developers to fill commercial space currently under development, resulting in more than 50 per cent of the spaces being allocated before construction is completed and bringing more business options to Beaumont residents.

Began developing a database to support Family & Community Social Support and Chantal Bérubé Youth Centre programs. Improved tracking and more accurate data will strengthen reporting, support decision-making, and streamline processes.

Enhanced the policies and processes for Council committees, including governance best practices, committee membership, mandates, workplans, and reporting structure, to support effective decision-making and effectively use volunteers' time.

Celebrated the 20th anniversary of the Chantal Bérubé Youth Centre with current and past youth and staff. Thousands of Beaumont youth have been supported over the centre's two decades and in 2024 alone, the centre recorded more than 3,200 intakes to various programs.

Initiated a complete review of the emergency management and emergency social services programs to maintain and enhance the City's emergency preparedness.

Launched the Service Experience Office to consolidate public queries and service requests and enhance the experience for citizens. In 2024, the office assumed responsibility for handling calls and requests for the roads and parks area with the result of improving resolution timelines, greatly reducing outstanding service requests, and increasing operational efficiency.

Successfully applied for a \$50,000 Creating Spaces Grant to add 10 additional spaces to the Early Learning Child Centre. The new spaces are set to open in Spring 2025 and will ease waitlists for child care and help fulfill a need for quality care.

Painted 1,370 zebra bars, 161 crosswalks, 218 stop bars, 11 stop boxes, and 752 parking stalls, for a total of 77,200 metres of line painting.

Replaced cardio equipment in the Beaumont Sport and Recreation Centre as part of ongoing renewal efforts of the fitness facility. The BSRC's fitness centre saw 150,000 visits during 2024.

Worked to reduce vacant commercial space in Beaumont. In 2024, the commercial vacancy rate dropped to 15.4 per cent, down from 21.3 per cent in 2023.

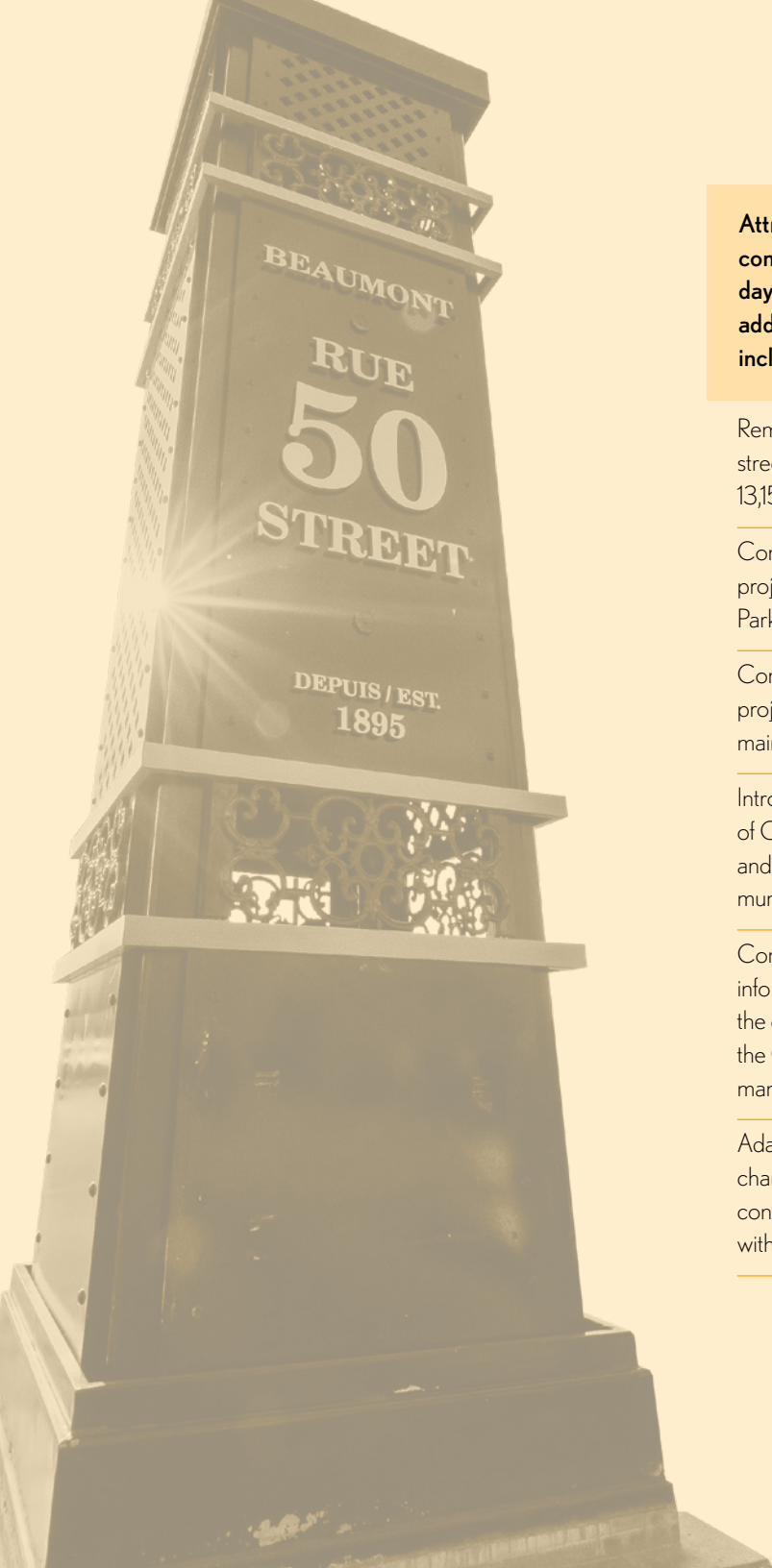
Upgraded the non-emergency concern reporting tool for citizens. The enhanced tool provides a more user-friendly experience for the public, making it easier to submit concerns and service requests.

Updated the Municipal Grant Funding Policy to provide enhanced support for community groups and individuals whose efforts align with the City's strategic priorities.

Developed a new partnership with Trailhead, the City's climbing wall operator, including the addition of a bouldering wall at the Beaumont Sport and Recreation Centre, along with discounted rates for residents, to further enhance recreation opportunities in the community.

Transitioned from a bi-annual to quarterly Community Activity Guide and program registration. This, combined with enhancements to the online registration process, have made it easier for residents to access programs and services.

Developed promotional materials to attract commercial, light industrial, and greenfield development. These will be used to market Beaumont as a place to invest and establish a business.



Attracted businesses and investment to the community. In 2024, Beaumont welcomed more daycare operators, a new co-working space, and added new commercial options for residents, including jewelry, dining, and self-storage.

Removed 292 truckloads of snow from residential streets between January to March 2024, totaling 13,154 tonnes of snow, gravel, and debris.

Completed \$1.44 million of infrastructure renewal projects, including drainage improvements in Juneau Park.

Completed \$2.78 million of capital infrastructure projects including the Township Road 510 sanitary main twinning design, and half basketball courts.

Introduced an honorarium policy for public members of Council committees, recognizing their contributions and encouraging broader community participation in municipal decision-making.

Completed the first phase of the City's records and information management framework, which included the development of key directives that improve the City's information governance and records management.

Adapted the City's processes to comply with significant changes to provincial legislation, ensuring services continue to be delivered efficiently and in compliance with legal requirements.

Completed a level of service framework that outlines how Protective Services, such as policing, municipal enforcement, and fire services, should grow with the community.

Successfully applied for a grant from Environment Canada for 20 particulate sensors to track air quality in the community.

Promoted safe driving with the first-ever Candy Cane Check Stop during the holiday season.

Upgraded tactical vests for municipal enforcement officers, enhancing the safety of City employees.

Expanded Pride Week to Pride Month, reaffirming the City's commitment to fostering a welcome and inclusive community.

Launched a new, mobile-friendly version of the map-based Capital Project Dashboard to display approved capital projects and details, including status.

Experienced a high volume of commercial development, with \$37.5 million in commercial construction, a \$5.4 million increase from 2023.

Partnered with Fort Edmonton Park to enhance Indigenous learning opportunities for staff, deepen understanding, and foster reconciliation.

Completed 760 service requests for City facilities in 2024, compared to 875 in 2023, reflecting a positive trend in reducing reactive maintenance.

Inspected and rated 136,000 metres of sidewalk to prioritize repairs.

Completed essential health and safety training, including Mental Health First Aid and De-Escalation, to equip front-line employees with techniques for managing challenging situations, improve public interactions, and reduce conflict, stress, and compliance risks.

Expanded leadership training to provide future leaders with the skills and knowledge for success as they progress with their careers in the organization.

Implemented a hearing conservation program in compliance with new legislation to prioritize employee safety and prevent hearing loss.

Upgraded several City facilities to Alberta Broadband Network fibre to provide more stable connectivity for employees and guest WiFi networks for the public.

Maintained nearly 82 hectares of park space weekly, including mowing 18.8 million square metres of grass, during the 2024 season, not including sport fields, ditches, and rural roads.

Successfully completed an external Certification of Recognition safety audit, reinforcing the City's commitment to workplace safety and best practices.

Launched an online directory allowing the public to find licensed businesses in Beaumont and promote local shopping.

Continued to experience record-high construction with 486 residential permits issued and a total residential construction value of nearly \$166 million.

Secured a shovel-ready site for new high school space for the Black Gold and STAR Catholic school boards in the Lakeview/Azur neighbourhood.

Prepared a joint use and planning agreement to enhance how the City works with school boards to deliver school and recreation facilities for the community.

Launched a Housing Site Selector Tool that uses City data to identify the best locations in Beaumont for developing affordable and multi-unit housing.

Replaced gas-powered emergency extrication tools with electric equipment, reducing the overall carbon footprint.

Recruited, trained, and graduated 11 new paid-on-call firefighters.

Completed a comprehensive review of development fees so they better align with the cost of providing services.

Promoted Beaumont and local businesses at the Grand Slam of Curling's Canadian Open.

Transitioned from traditional landlines to a softphone solution, increasing functionality and reducing telecommunications costs by approximately \$80,000 annually.

Integrated PayPal into the online business licence application portal, streamlining the payment process, reducing administrative workload, and providing a more convenient experience for businesses.







5600 - 49 Street
Beaumont, AB T4X 1A1

📞 780-929-8782

✉ administrator@beaumont.ab.ca

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 [Beaumont_AB](https://www.instagram.com/Beaumont_AB)

MOTION FOLLOWING NOTICE DATE: April 8, 2025

SUBJECT: Access Control System at BSRC

COUNCIL MEMBER

Councillor vanNieuwkerk

NOTICE OF MOTION GIVEN

March 25, 2025

MOTION

THAT by the 2026 budget deliberations, a report outlining feasible options and the associated costs for implementing an access control system at the BSRC (i.e., access card verification system) with the intent to control participant and spectator access.

MOTION FOLLOWING NOTICE DATE: April 8, 2025

SUBJECT: Land Use Bylaw Amendment – Restricted Substance Retail

COUNCIL MEMBER

Councillor Netelenbos

NOTICE OF MOTION GIVEN

March 25, 2025

MOTION

THAT by end of November 2025, Administration prepare a proposed amending bylaw to Bylaw 944-19 - Land Use Bylaw, that will expand the 100m buffer from existing schools and municipal reserve parcels to Cannabis Retail to include all early childhood service programs (daycare and afterschool care) and home education program.

MOTION FOLLOWING NOTICE DATE: April 8, 2025

SUBJECT: Land Use Bylaw Review and Update

COUNCIL MEMBER

Councillor Munckhof-Swain

NOTICE OF MOTION GIVEN

March 25, 2025

MOTION

THAT by 2026 budget deliberations, Administration prepare a report on the timeline and associated costs to conduct a comprehensive review and update of Bylaw 944-19 - Land Use Bylaw to be initiated in 2026.

**REGULAR COUNCIL MEETING
April 8, 2025**

Bylaw 1070-25 Land Use Bylaw Amending Bylaw – First Reading

RECOMMENDATION	
THAT Bylaw 1070-25, Land Use Bylaw Amending Bylaw, be given first reading.	
REQUESTED COUNCIL ACTION	Decision required
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	Future-proof growth for a safe, inclusive, and vibrant community.
COUNCIL BYLAW, POLICY, MASTER PLAN	Our Zoning Blueprint: Land Use Bylaw 944-19
COUNCIL AND COMMITTEE HISTORY	April 9, 2019 Council approved Bylaw 944-19 Our Zoning Blueprint: Land Use Bylaw

Report

Bylaw 1070-25 is a text amendment to the Integrated Neighbourhood (IN) District of Our Zoning Blueprint: Land Use Bylaw 944-19. Stantec Consulting Ltd. on behalf of Qualico Communities, has applied to modify three key areas of the IN District:

1. A reduction in the minimum lot width for internal lots of multi-attached dwellings from 4.9m to 4.2 m.
2. An increase in the maximum lot coverage for internal lots of multi-attached dwellings from 55% to 60%.
3. Clarification of design standards interpretation for multi-attached dwellings.

To better visualize the proposed changes, Attachment 2 includes diagrams that illustrate lot width, lot coverage, and design standards. These visual aids are intended to assist in providing a clearer understanding of how these changes may affect the overall development of multi-attached dwellings within the IN District.

What is Lot Width?

Lot width refers to the perpendicular horizontal distance between the side boundaries of the lot, measured at the front property line, or in the case of an irregular shaped lot, as measured at 6 metres from the front lot line.

What is Lot Coverage?

Lot coverage is the portion of the lot area covered by all covered structures. This includes the principal buildings, accessory buildings/structures (such as sheds, covered decks, veranda, gazebos, breezeway), and other similar structures.

What are Design Standards?

Design Standards refer to the aesthetic and architectural treatments of buildings on a lot that face a public roadway. These standards ensure individuality to materials, textures, rooflines, wall openings, and other design elements. They also ensure that all buildings within a lot complement each other in their appearance and fit cohesively within the neighbourhood.

The applicant has indicated that the proposed changes will facilitate the development of a compact multi-attached form within the IN District. If adopted, the proposed lot width and lot coverage amendments would only apply to the interior lots of multi-attached dwellings (typically 1-2 interior units) with rear lane access.

Since this text amendment to the Land Use Bylaw would apply to parcels with the IN District, Administration therefore requested that the applicant to conduct a public and industry engagement as well as a jurisdictional review of similar regulatory approaches in other municipalities around the metro-Edmonton region.

Public Engagement

To gather public and industry input, the applicant conducted two surveys– one for the public and one for the development community. The survey was advertised in the local newspaper for three consecutive weeks and a notification on the City’s Notification page, which provided details of the application along with a direct link to the survey.

The results of the applicant’s public engagement campaign are summarized in the “What We Heard” report (Attachment 3) indicate support for the proposed amendments, citing affordability and alignment with market demands.

Additionally, Administration circulated the proposed amendments to internal departments and external agencies for review and feedback. Internal departments supported the application, citing only potential impacts to snow clearance along laneways.. A summary of Administrations’ comments, concerns and analysis is provided in the following two sections.

Regional Context

The proposed amendment aligns with trends observed across the region. Similar developments have been implemented through Direct Control (DC) Zones or Special Area Zones in various municipalities:

Municipality	Neighbourhood(s) or Zoning District	Permitted or Discretionary	Minimum Lot Width	Total Lot Coverage
Edmonton	Uplands, Aster (DC)	Permitted	4.2m (internal)	55%
Fort Saskatchewan	Southpointe (SLDR – Southpointe Low Density Residential District)	Permitted	4.2m (internal)	53%
Leduc	Woodbend (DC)	Permitted	5.49m (internal)	60%
Spruce Grove	R2 – Mixed Medium to High Density Residential District	Permitted	4.2m (rear attached garage product)	57%
Stony Plain	R5 – Small Lot Mixed-Form Residential District	Permitted	4.8m	65%
St. Albert	Dwelling (Townhouse)	Permitted	4.9m	55%

Recent examples from regional municipalities indicate a shift towards compact townhouse designs, all of which are regulated as permitted uses. However, variations in minimum lot width and overall lot coverage mean that no example directly aligns the proposed amendment for this application. Upon reviewing regional municipalities, it appears this proposal is consistent with smaller lot widths and increased lot coverage, with adjustments made to account for site-specific factors.

Industry representatives suggest that such developments are permitted broadly across various municipalities. However, staff has not been able to identify exact "apples-to-apples" comparators within our region. The variations in lot widths, lot coverage, and operational considerations highlight the need for further scrutiny. In addition, regional adoption of the narrower lot product is approved as part of a Direct Control District which provides customized land use regulations to support unique products with limit applicability across the municipality, in contrast the IN District is intended to accommodate the majority of greenfield residential development, providing a variety a housing options throughout Beaumont.

Given that the proposal includes innovative design that can be accommodated in various areas across the city, Administration does not recommend the creation of a new Direct Control (DC) District for this type of housing. Instead, it is recommended that the development comply with the IN District regulations. This approach would ensure that the integration of the proposal into both existing and new greenfield areas, rather than isolating within a site specific district.

Internal departments have raised several operational challenges with the proposed 4.2m lot width:

- Snow Storage and Removal
 - Narrow lot widths limit space for on-site snow storage.
 - Snow is likely to be pushed into lanes or roadways, increasing service costs and reducing overall efficiency.
- Waste Collection and Driveway Accessibility
 - Residents must place garbage bins in their driveways on collection days.
 - Vehicles may need to stop in the laneway or roadway to relocate bins before accessing driveways.

Given the regional precedents and identified operational concerns, Administration has worked with the applicant to address snow storage, waste collection logistics, and overall serviceability and found to be acceptable. Administration’s review provides analysis on each of the potential concerns identified above and a summary of Administration’s findings is provided below.

Administration’s Review

The following section provides an evaluation of each aspect of the proposed amendment: lot width, lot coverage, and design standards, based on policy alignment and key considerations such as infrastructure maintenance, affordability, and ease of applying the regulation(s).

1. Proposed Amendment to Section 3.4.4.(c) Block/Subdivision Standards – Lot Width

Current Regulation	Proposed Regulation
Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.	i) Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.

	ii) Min 4.2 m for internal lots of multi-attached buildings where access is from a lane at the rear of the property.
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Policy Alignment

The purpose of the Land Use Bylaw is to enable sustainable development based on the principles of Beaumont’s Municipal Development Plan: Our Complete Community (MDP). The proposed regulation was reviewed for policy alignment with adopted directional plans and strategies that are informed by the MDP and provide a more detailed framework for development and growth within the City. Administration concluded that the proposed amendment aligns with key municipal and regional policy objectives, including:

Housing Diversity and Affordability: Lot width is a key factor in housing affordability as it directly influences development costs of housing, thus overall market accessibility. Narrower lots can reduce land costs per unit, by increasing density and causing greater division of servicing costs “per door”, in addition, greater density increases supply to more adequately meet demand. This supports a broader range of housing choices, aligns with the Edmonton Metropolitan Regional Growth Plan, Municipal Development Plan (MDP), the Affordable Housing Strategy and the Social Master Plan. Additionally, this provides an alternative way to provide more attainable housing options compared to adding Additional Dwelling Units to a principal home.

However, it is important to note that land use bylaw regulations and land costs are only one part of the formula that influences affordability. For example, a builder/developer can create market affordable rental units or luxury housing under the same land use district. The municipality does not have ultimate influence on how regulations are implemented to support affordability.

Social Resilience: Promotes community well-being by fostering inclusive housing options and enhancing social diversity. It supports the development of small-scale, affordable housing types, contributing to the city’s goal of increasing affordable housing stock and addressing housing affordability challenges. By offering more attainable housing options suitable for all stages of life, this approach ensures that residents can find suitable housing as their needs evolve. It also helps create inclusive neighborhoods by providing a full range of housing options, including various sizes, types, tenures, and delivery models, to ensure accessibility for residents of all ages and abilities. This approach allows individuals, from young families to retirees, to age in place, maintaining strong social ties and contributing to the overall inclusivity and vitality of Beaumont’s neighborhoods.

Environmental Sustainability: Encourages compact design and thoughtful site planning that support sustainable land use and minimizing the environmental impact of development. Smaller lots help increase density, which reduces urban sprawl. This housing product fosters walkability and reduces car dependance, contributing to a more sustainable community.

Efficient Infrastructure: Encourages compact, well-planned development that makes optimal use of municipal resources. Smaller lots allow for more concentrated infrastructure (water, sanitary, storm, transportation, etc.) reducing the need for infrastructure expansion. This lowers costs also minimizes environmental impact by reducing maintenance requirements.

Key Considerations and Potential Impacts

Key Considerations	Potential Impacts	Policy Tools & Implementation Approaches
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<p>Housing Mix and Density</p>	<p>Risk of overconcentration of specific dwelling types within the development area</p>	<p>The proposed amendment applies only to internal units of multi-attached dwellings, maintaining flexibility in lot widths. The 4.2m minimum lot width is an option, not a requirement, ensuring diversity in built form.</p> <p>Area Structure Plans, Neighbourhood Structure Plans and Outlines Plans in Beaumont almost always include policies that relate to providing a variety of housing types. This allows the Subdivision Authority to exercise discretion in limiting the concentration of a single form of development.</p>
<p>Regional Affordability Targets</p>	<p>Aligns with the EMRGP target of 15-20% affordable housing by 2028. This target encompasses non-market housing that includes subsidized housing (emergency shelters, transitional housing, supportive housing) and affordable housing. Beaumont's higher median household income (\$130,000 vs regional average of \$96,000 in 2020) and higher property values present affordability challenges. Although there is an argument to support higher property values, this can also create a barrier for lower income households to access housing to meet the needs of a diverse population, including allowing people to age in place and retaining young adults.</p>	<p>The City will support a range of housing types, including more compact, innovative development options, to improve market entry accessible to lower income households.</p> <p>Land use bylaw regulations can support affordability, however, the market, the availability of supportive infrastructure such as transit, and local employment opportunities are significant factors in shaping the cost of homes.</p>
<p>Changes to Household Composition</p>	<p>Townhomes (typically 2-3 bedrooms) may provide more affordable rental opportunities compared to single and semi-detached homes. However, only 12.8% of Beaumont households are renters, the lowest percentage among regional municipalities</p>	<p>The amendment provides another opportunity for small-scale rental units to increase housing options. This inclusivity will create more opportunities for single individuals, first time buyers, single parent households, and seniors who wish to age in place, allowing them to remain in their community instead of relocating.</p>

<p>Infrastructure and Maintenance</p>	<p>Reduced lot widths may impact municipal services</p>	<p>With the potential of more property owners along a block, infrastructure costs (sidewalks, roads, services) are distributed across more residents. This allows operations and maintenance costs to be shared among higher number of dwellings within a smaller area, resulting in reduced requirements for road length, sidewalks and utilities. Each parcel of land is required to adhere to the bylaws and policies such as site drainage and landscaping requirements.</p> <p>While these smaller sites will include a municipal boulevard, they are still able to meet the General Development Standards (GDS) for site drainage, ensuring effective management of stormwater. The applicant has submitted a servicing utility memo that addresses potential impacts on sanitary, storm, and water services due to narrower lots, and engineering has confirmed that these services will not be significantly impacted.</p>
<p>Snow Accumulation in Laneways</p>	<p>Risk of increased vehicle access issues and greater maintenance demand in winter.</p>	<p>Applicant was required to provide supporting information on how snow storage would be addressed. A site visit was conducted in February to observe how similar products are being managed in other jurisdictions.</p> <p>Property owners manage their own driveways and Section 34 of the Community Standards Bylaw prohibits shoveling snow into public spaces. There is an opportunity for owners to shovel snow along the side of their driveways.</p> <p>Larger lot widths are not necessarily associated with more space for snow storage, as the additional space is often used to accommodate a double car garage. A 4.2m lot provides 0.8m on each side to accommodate snow storage, a more typical 5.49m wide lot provides 1.4m (single car garage) to 0.15m (double car garage) buffer on each side.</p> <p>Administration was satisfied that snow clearing can be accommodated.</p>

Waste Collection and Driveway Accessibility	Risk of conflict between bins and vehicles accessing driveway.	<p>As outlined above, wider lot widths do not necessarily result in larger setbacks between developments. In all cases, the building pocket can be maximized, and there are no proposed changes to sideyard setback requirements in the IN District. Current multi-attached dwellings with double car garages result in contiguous driveways that require interior lot bin placement along the property line. The driveway pad is always wider than the garage parking stall, providing sufficient access.</p> <p>The Citizen Experience office has indicated that there is no documented history of disputes between residents regarding bin placement. Administration anticipates that the 4.2m lot width minimum will not substantially change risks of conflict.</p>
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Administration supports the reduction of lot width from 4.9m to 4.2m for multi-attached interior units in the IN District. The proposed amendment aligns with municipal and regional policy objectives, including those related to housing diversity, affordability, and sustainable growth.

The amendment provides an opportunity to enhance housing attainability by allowing for a broader range of dwelling options while maintaining flexibility in lot widths. By limiting the reduction to interior lots with rear lane access, the amendment ensures a balance between compact urban design and functional site planning. The site visit further confirmed that similar developments in other jurisdictions successfully manage potential challenges such as snow storage and vehicle access.

Administration acknowledges concerns related to infrastructure maintenance and snow accumulation but finds these impacts can be mitigated through existing policy tools, bylaw enforcement, and responsible development practices. Additionally, the requirements for applicants to demonstrate effective snow management strategies may be considered at the development permit stage where the Development Authority may impose conditions on the approval of an application to ensure the proposed development is compatible with the surrounding land uses.

Overall, this change supports the City’s long-term planning objectives by fostering inclusive, innovative, and well-designed communities while ensuring compatibility with existing infrastructure and service capacities.

2. Proposed Amendment to Section 3.4.6.(a)(vi) Building Placement Standards – Principal Buildings – Lot Coverage

Current Regulation	Proposed Regulation
Total Lot Coverage	Total Lot Coverage
Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v))	i) Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v)).

	ii) Max 60%, (including accessory building lot coverage as per Section 3.4.6 (b) (v)) for internal lots of multi-attached buildings.
<p>Accessory Building Lot Coverage</p> <p>Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority</p>	<p>Accessory Building Lot Coverage</p> <p>Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 18% at the discretion of the Development Authority</p>

Key Considerations and Potential Impacts

Key Considerations	Potential Impacts	Policy Tools & Implementation Approaches
Impacts on Drainage	Increased lot coverage reduces permeable surfaces, potentially affecting drainage.	<p>All properties must comply with the Surface Drainage Bylaw and General Design Standards to ensure proper site drainage, even with increased lot coverage for multi-attached internal lots.</p> <p>The applicant submitted a servicing utility memo to support the redistricting application with consideration of the narrower lot product and engineering was satisfied that sanitary, storm and water servicing would not be significantly impacted as a result of the narrower lots.</p>
Environmental Sustainability	Reduction of private landscaping	The proposal increases overall site coverage by 5% and accessory building site coverage by 2% for internal lots of multi-attached buildings only. The potential decrease in permeable surfaces (approx. 88-103sqft for interior lots with a 5.49m width) is considered alongside the increased efficiency of servicing and minimizing the impacts of sprawl.

		<p>The proposed 4.2m product is only possible along the rear lane, resulting in a municipal boulevard along the front which is able to accommodate increased public landscaping and permeable surface along the length of the public roadway.</p> <p>To address landscaping concerns, the LUB allows rear lane product less than six meters wide to have 1 tree or 3 shrubs, which provides flexibility for landscaping. This option is already being utilized by parcels developed within the city.</p>
<p>Justification for 18% Lot Coverage for Accessory Buildings</p>	<p>Based on a 4.2m width lot and an average depth of 35m by increasing the accessory building (detached garage) could be built as follows: Typical garage dimension: 4.2m x 6.1m = 25.62m² / 147m² = 17.4%.</p> <p>The Development Authority applied the Land Use Bylaw so that any variation from the regulation, even by 0.1 requires a variance application and associated circulation.</p> <p>Builders can generally achieve under 18% with the proposal providing additional flexibility.</p>	<p>Since the implementation of the LUB, a significant number of variance requests have been submitted for interior units within multi-attached developments. Increasing the allowable lot coverage for these units would reduce administrative time spent on processing variances, which should be reserved for unique circumstances. This change would also ensure that a 6.1m garage depth provides sufficient space for vehicle parking.</p> <p>Frequent variance requests can lead to increased uncertainty, longer turnaround times, and project delays, ultimately making development more expensive. Variances should be used for exceptional cases, not as a routine process for most projects, as this creates unnecessary red tape.</p> <p>The proposed regulation change supports more functional parking stalls while</p>

		<p>still considering the maximum lot coverage.</p> <p>Attached garages are evaluated under the principal building lot coverage, as they are considered part of the principal building.</p>
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Administration supports the increase of total lot coverage for multi-attached interior units in the IN District from 55% to 60%. Additionally, Administration supports an increase in accessory building/structures lot coverage for these units from 17% to 18%, ensuring alignment with overall lot coverage regulations. These increases remain subject to the discretion of the Development Authority to balance site functionality and built-form compatibility.

3. Proposed Amendment to Section 3.4.7.(c)(ii) Building Profile Standards – Design Standards

Current Regulation	Proposed Regulation
<p>The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.</p>	<p>The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.</p> <p>For multi-attached buildings, including townhouses or buildings with three or more principal dwellings, the façade must incorporate at least two design techniques or features to reduce the perception of massing, eliminate large blank walls, and enhance design variation. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual façade breaks into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.</p>

The current regulation requires that the façade of each lot be sufficiently distinct from three lots to the left, three lots to the right and three lots across the street. There is no exemption for multi-attached developments, therefore every unit within a four-plex, for instance, would need to be architecturally different in terms of exterior treatment of materials, textures, rooflines and wall openings. For narrow, multi-attached lots, the current regulation can lead to reduced architectural cohesion within the same building. Administration recommends the applicant move forward with adding additional design standard regulations for multi-attached buildings. These regulations would specifically apply to developments with three or more attached dwellings, such as row housing or townhouses, and would offer an approach that

considers the visual integration of the building as a whole, while also requiring architectural interest. The new regulations would require multi-attached buildings to incorporate at least two design techniques or features aimed at reducing the perception of massing, eliminating blank walls, and enhance overall design variation.

While there are potential costs associated with ensuring design variability for each building, the proposed amendments align with the City's goal of promoting diverse of housing types and preventing monotonous facades. This approach allows for a more flexible evaluation on a building-by-building basis, ensuring that each structure incorporates a variety of architectural features while maintaining overall design quality.

Recommendation

Administration is recommending that Council give First Reading to Bylaw 1070-25 Land Use Bylaw Amending Bylaw

Financial Analysis

The review of development permit applications is addressed through internal resources and approved budget.

Risk Analysis

The purpose of the proposed Land Use Bylaw text amendment is to provide new and compact housing forms within the IN District. Should Bylaw 1070-25 not be approved by Council, there may be impacts on providing diverse housing options, limit homeownership and affordability opportunities, reduce potential tax revenue, and discourage development interest in Beaumont. In addition, existing and/or future subdivision applications would be required to comply with the current regulations, which may not align with evolving market trends.

Community Insight

The application was circulated by Administration to external agencies and internal departments from January to February 2025. The applicant also sent emails to Beaumont's development community and placed advertisements in *La Nouvelle Beaumont News* for three consecutive weeks which included the link to the survey. Additionally, the Administration updated the city's website (Planning and Development Notification page), which included details of the application along with a direct link to the survey.

Attachments

- 1 Bylaw 1070-25 Land Use Bylaw Amending Bylaw
- 2 Illustrative Diagram: Lot Width, Lot Coverage, Design Standards
- 3 Summary of Engagement - What We Heard Report (Applicant)
- 4 Administration Presentation

BYLAW 1070-25
The City of Beaumont
Land Use Bylaw Amending Bylaw

Whereas pursuant to Section 640 of the *Municipal Government Act*, RSA 2000, c M-26, every municipality must pass a land use bylaw; and

Pursuant to the Section 191 of the *Municipal Government Act*, the Council of the City of Beaumont having the power to pass a bylaw includes the power to amend the bylaw;

Council therefore enacts:

Amendments

Bylaw 944-19 is amended as follows:

1. Section 3.4.4(c) "Lot Width" in Integrated Neighbourhood District (IN) is revised to read as follows:
 - (i) Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.
 - (ii) Min 4.2 m for internal lots of multi-attached buildings where access is from a lane at the rear of the property.
2. Section 3.4.6(a)(vi) "Lot Coverage" in Integrated Neighbourhood District (IN) is revised to read as follows:
 - (i) Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v)).
 - (ii) Max 60%, (including accessory building lot coverage as per Section 3.4.6 (b) (v)) for internal lots of multi-attached buildings.
3. Section 3.4.6(b)(v) "Lot Coverage" under "Accessory Buildings" in Integrated Neighbourhood District (IN) is amended from "Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority" to "Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 18% at the discretion of the Development Authority".
4. Add the following Design Standards after Section 3.4.7(c)(v):
 - (vi) "For multi-attached buildings, including townhouses or buildings with three or more principal dwellings, the façade must incorporate at least two design techniques or features to reduce the perception of massing, eliminate large blank walls, and enhance design variation. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual façade breaks into

smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.”

FIRST READING:

PUBLIC HEARING: _

SECOND READING:

THIRD READING:


SIGNED THIS ___ day of _____, 20__.


MAYOR


CLERK

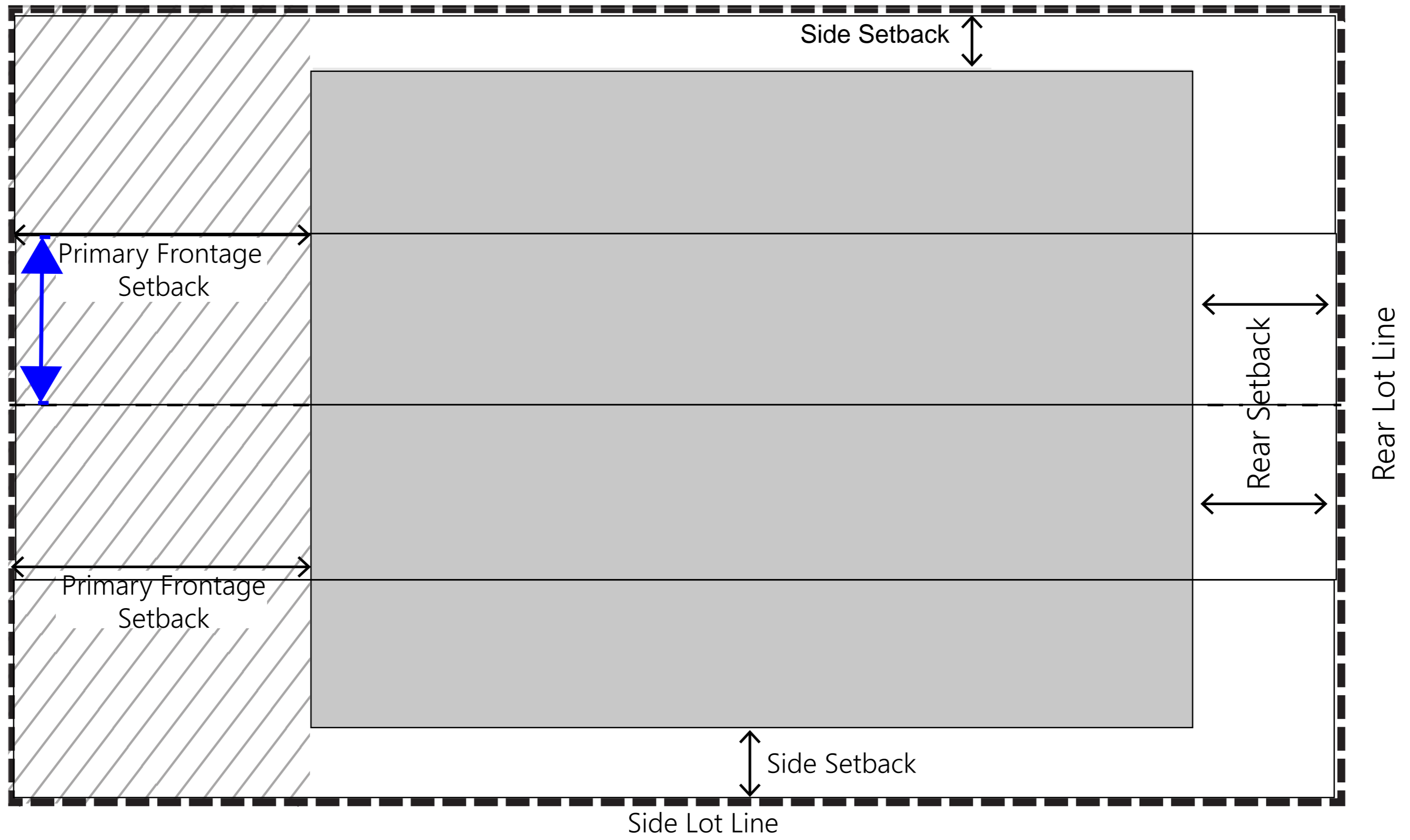
Lot Width

LEGEND

Multi-Attached 

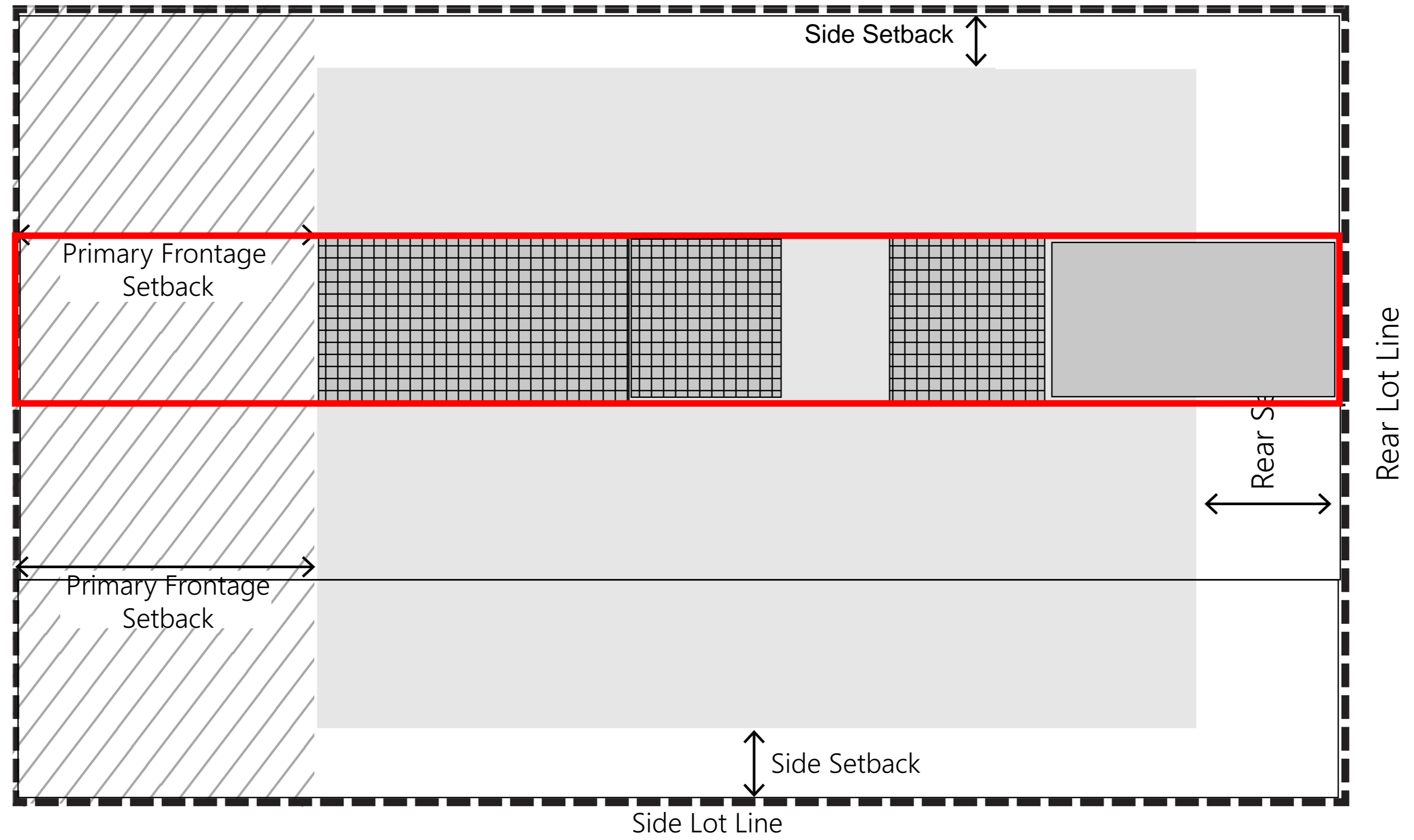
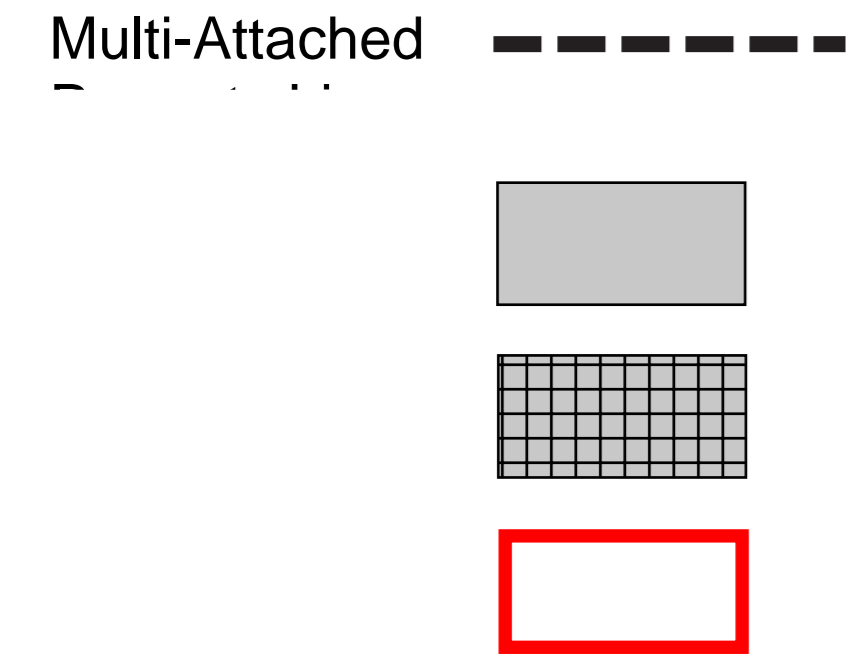






Lot Coverage

LEGEND





Front / Street View

City of Beaumont LUB Text Amendment

Public Engagement Summary

Prepared for:
Qualico Communities

March 4, 2025

Prepared by:
Stantec

Project/File:
1161112105



Table of Contents

1	Project Overview	2
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2	How We Engaged	2
2.1	How did people hear about this application?	2
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3.2	Survey Form Responses.....	3
4	Timeline & Next Steps	5

List of Appendices

- Appendix A Newspaper Advertisement
- Appendix B Survey Monkey Questions and Results



1 Project Overview

1.1 Introduction

Stantec Consulting, on behalf of Qualico Communities, is proposing to introduce a 4.2-meter wide townhouse product into the Integrated Neighbourhood (IN) District.

The (IN) **Integrated Neighbourhood District** is the standard zoning for new neighbourhoods in the Future Growth Area identified in the Municipal Development Plan. It offers flexibility in housing types and uses, supporting the implementation of new neighbourhood plans in meeting minimum density targets and providing diverse and affordable housing options.

The (IN) District is also well-suited for partially developed areas within the Established Residential Area, such as the Ruisseau Neighbourhood, by enabling mixed uses, encouraging redevelopment of vacant or under-utilized land, and optimizing service connections where already available. This application is being brought forward to support the development of affordable new product in neighbourhoods across Beaumont.

The proposed amendment aligns with higher-level policies supporting both greenfield and developing neighbourhoods in Beaumont by introducing a new medium-density housing form. This update to the (IN) District enables a compact, affordable townhouse product that expands homeownership options and will ensure that Beaumont meets municipal and regional objectives for inclusive, affordable, and future-ready communities.

The proposed text changes would:

- Reduce the minimum lot width in the (IN) District from 4.9 m to 4.2 m for internal lots within multi-attached buildings.
- Allow increased lot coverage from 55% to 60% for internal lots in the (IN) District; and
- Clarify design / architectural requirements

To enable this proposal to move forward, developer-led engagement was identified as a requirement from City Administration.

2 How We Engaged

2.1 How did people hear about this application?

Engagement and communication platforms included:

- Newspaper advertisement in the Beaumont News
- Survey Monkey
- Notification on the City of Beaumont Planning & Development Webpage



2.2 How did we engage?

Engagement activities were conducted throughout February 2025, including:

- **Beaumont News Posting:** An advertisement was published in the local newspaper, providing details about the application. The ad directed readers to an online survey link to learn more about the proposed amendment and provide feedback.
- **Public Survey:** The project team launched a public survey to share details about the application and gather community feedback. The survey allowed respondents to express support or opposition and leave comments. It was open from February 7, 2025, at 9:00 AM to February 27, 2025, at 4:30 PM. Contact information for the project team was provided for those seeking additional information or wishing to submit feedback via phone or email.
- **Developer Outreach and Survey:** The project team directly engaged with developers and builders actively working in the City of Beaumont, providing them with details about the application and amendment and inviting feedback. A targeted email was sent to developers on February 7, 2025, at 9:00 AM, outlining the application details and encouraging them to share the information with builder groups working in Beaumont neighborhoods. Contact information for the project team was included for further inquiries or feedback.
- **Developer/Builder Survey:** A separate survey was distributed to developers and builders to gather their input on the application. This survey was available from **February 7, 2025, at 9:00 AM to February 27, 2025, at 4:30 PM.**

3 What We Heard & How We Responded

Following the feedback collected throughout the public engagement process, there was overall support for the application from the Developer/Builder participants.

3.1 Engagement Participation

- **0 Direct Inquiries:** Although direct contact information for the project team was provided, no emails or phone calls were received regarding the application.
- **7 Responses** from Developers/Builders
- **0 Responses** from the Public

3.2 Survey Form Responses

During the survey period, 7 individuals completed the feedback survey. Responses from the developer/builder group indicated full support for the proposed amendments. The survey questions and responses are summarized below.

Developer/Builder Feedback on Proposed Land Use Bylaw Amendment



1. Are you a Developer or Home Builder actively working in Beaumont Neighbourhoods?

- 5 respondents identified as Home Builders:
 - (1) Crystal Creek Homes
 - (3) Montorio Homes
 - (1) ART Homes
- 2 respondents identified as Developers:
 - (1) Cameron Corporation
 - (1) Anthem Properties

2. Do you support the proposed amendments?

- 7 responses in support
- 0 responses opposed
- 0 responses neutral/undecided

3. Do you have any additional questions or comments you would like to share?

- 4 comments were received, highlighting:
 - Support for maintaining affordability
 - Acknowledgment of market demand
 - General support for the amendments

Public Feedback on Proposed Land Use Bylaw Amendment

1. Please select the statement(s) that best describe you and your responses to this survey.

- 0 Responses were received

2. Do you support the proposed amendments?

- 0 Responses were received

3. Do you have any additional questions or comments you would like to share?

- 0 Responses were received



Stantec and Qualico appreciate respondents taking the time to engage and provide their input. Having received general support for the proposed amendments, the application will be carried forward First Reading with minor adjustments to the amendment text based on feedback from administration.

The raw data received during the engagement period has been submitted to City of Beaumont for review. Additionally, Stantec is committed to maintaining open lines of communication with residents and industry members to answer questions or clarify details of the application as they arise through the process.

4 Timeline & Next Steps

Following the submission of the What We Heard Report to City of Beaumont, it is anticipated that the proposed Land Use Bylaw Amendment is tentatively schedule for First reading in March 2025, followed by public hearing, second and third reading in April 2025 if the application proceeds.



Appendix A Newspaper Advertisement

Request for Public Feedback on Proposed Land Use Bylaw Amendment

Stantec Consulting, on behalf of Qualico Communities, is proposing updates to the Integrated Neighbourhood (IN) District in the City's Land Use Bylaw (Bylaw 944-19: Our Zoning Blueprint).

Proposed Changes:

Multi-Unit Townhouse Rules

- Lot Width: The minimum lot width for internal townhouse lots could change from 4.9 m to 4.2 m.
- Site Coverage: Maximum lot coverage could increase from 55% to 60%.

Design Standards

Clearer guidelines on evaluating design variations for multi-unit buildings.

Have Your Say!

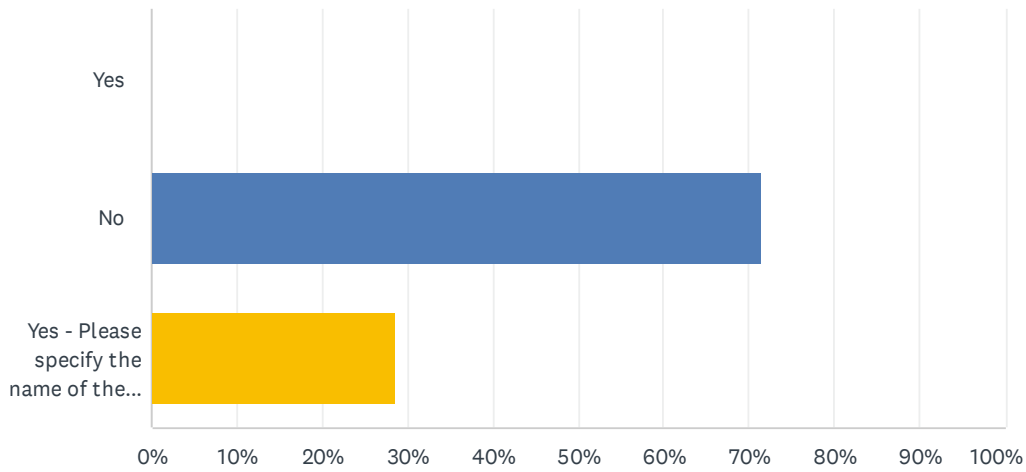
Learn more about the proposed amendments & submit your feedback by **February 27, 2025 at 4:30 pm** by visiting:

<https://www.surveymonkey.com/r/7GKVLDW>

Appendix B Survey Monkey Questions and Results

Q1 Are you a Developer actively working in Beaumont Neighbourhoods?

Answered: 7 Skipped: 0

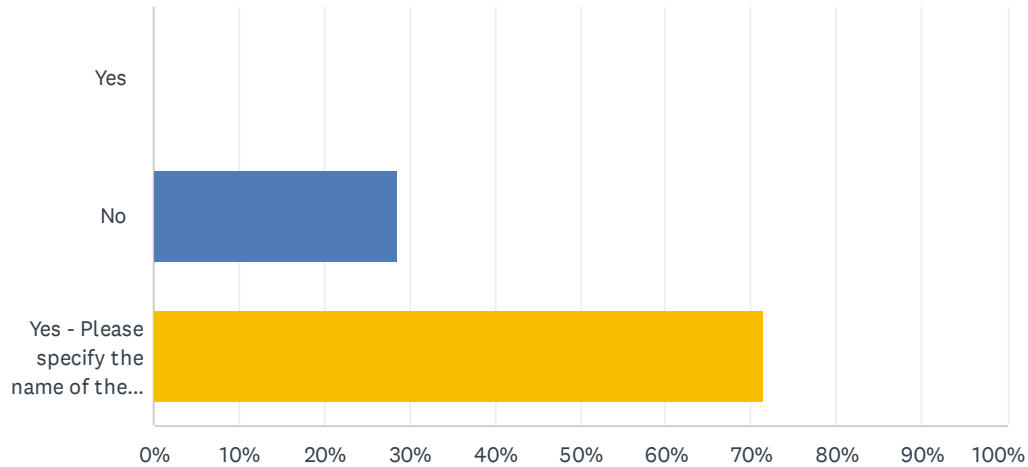


ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	71.43% 5
Yes - Please specify the name of the company you are representing:	28.57% 2
TOTAL	7

#	YES - PLEASE SPECIFY THE NAME OF THE COMPANY YOU ARE REPRESENTING:	DATE
1	Cameron Corporation	2/27/2025 9:59 AM
2	Anthem Properties	2/21/2025 3:43 PM

Q2 Are you a Home Builder actively working in Beaumont Neighbourhoods?

Answered: 7 Skipped: 0

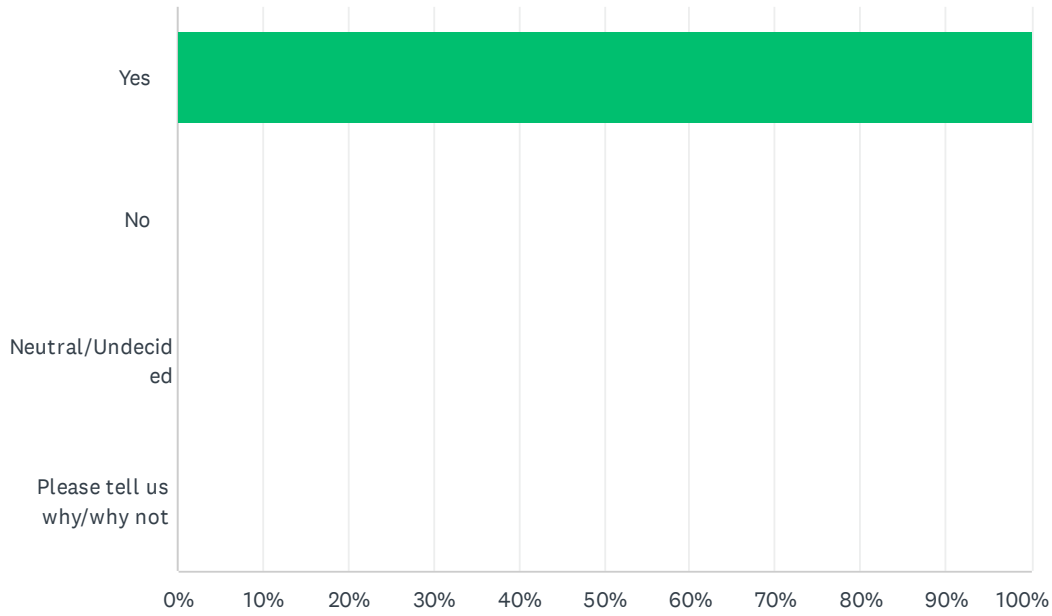


ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	28.57% 2
Yes - Please specify the name of the company you are representing:	71.43% 5
TOTAL	7

#	YES - PLEASE SPECIFY THE NAME OF THE COMPANY YOU ARE REPRESENTING:	DATE
1	Crystal Creek Homes	2/25/2025 3:21 PM
2	Montorio Homes	2/24/2025 10:09 AM
3	Montorio Homes	2/22/2025 10:44 AM
4	Montorio Homes Ltd	2/21/2025 7:46 PM
5	Yes we will be very soon in Elan - Builder is ART Homes	2/12/2025 12:46 PM

Q3 Do you support the proposed amendments?

Answered: 7 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	100.00% 7
No	0.00% 0
Neutral/Undecided	0.00% 0
Please tell us why/why not	0.00% 0
TOTAL	7

#	PLEASE TELL US WHY/WHY NOT	DATE
	There are no responses.	

Q4 Do you have any additional questions or comments you would like to share?

Answered: 4 Skipped: 3

#	RESPONSES	DATE
1	I think this is a great initiative to maintain attainability and affordability in the City of Beaumont.	2/27/2025 9:59 AM
2	Not at this time.	2/21/2025 7:46 PM
3	The product is in demand, affordable, and contributes to increases in density that urban municipalities are targeting.	2/21/2025 3:43 PM
4	Keep up the great work to grow for the better!!	2/12/2025 12:46 PM



BYLAW 1070-25
Land Use Bylaw Amending Bylaw




Regular Council Meeting
April 8, 2025

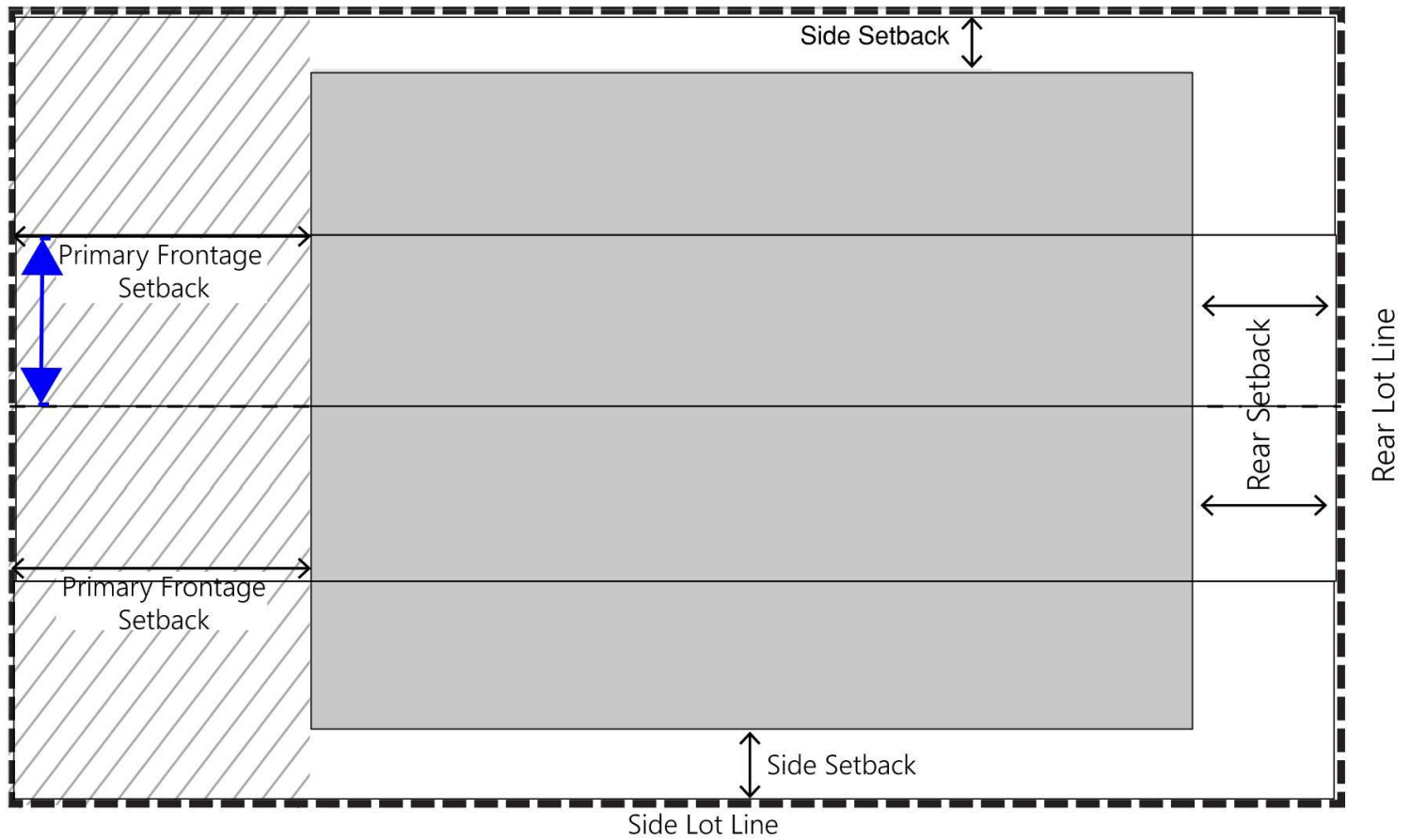
INTRODUCTION

- On December 19, 2024, Administration received an application by Stantec Consulting Ltd. on behalf of Qualico Communities.
- Proposal seeks to amend text within the Land Use Bylaw to introduce modifications within the Integrated Neighbourhood (IN) District.
 1. A reduction in the minimum lot width for internal lots of multi-attached dwellings from 4.9m m to 4.2m.
 2. An increase in the maximum lot coverage for internal lots of multi-attached dwellings from 55% to 60%.
 3. Clarification of design standards interpretation for multi-attached dwellings.

Lot Width





LEGEND

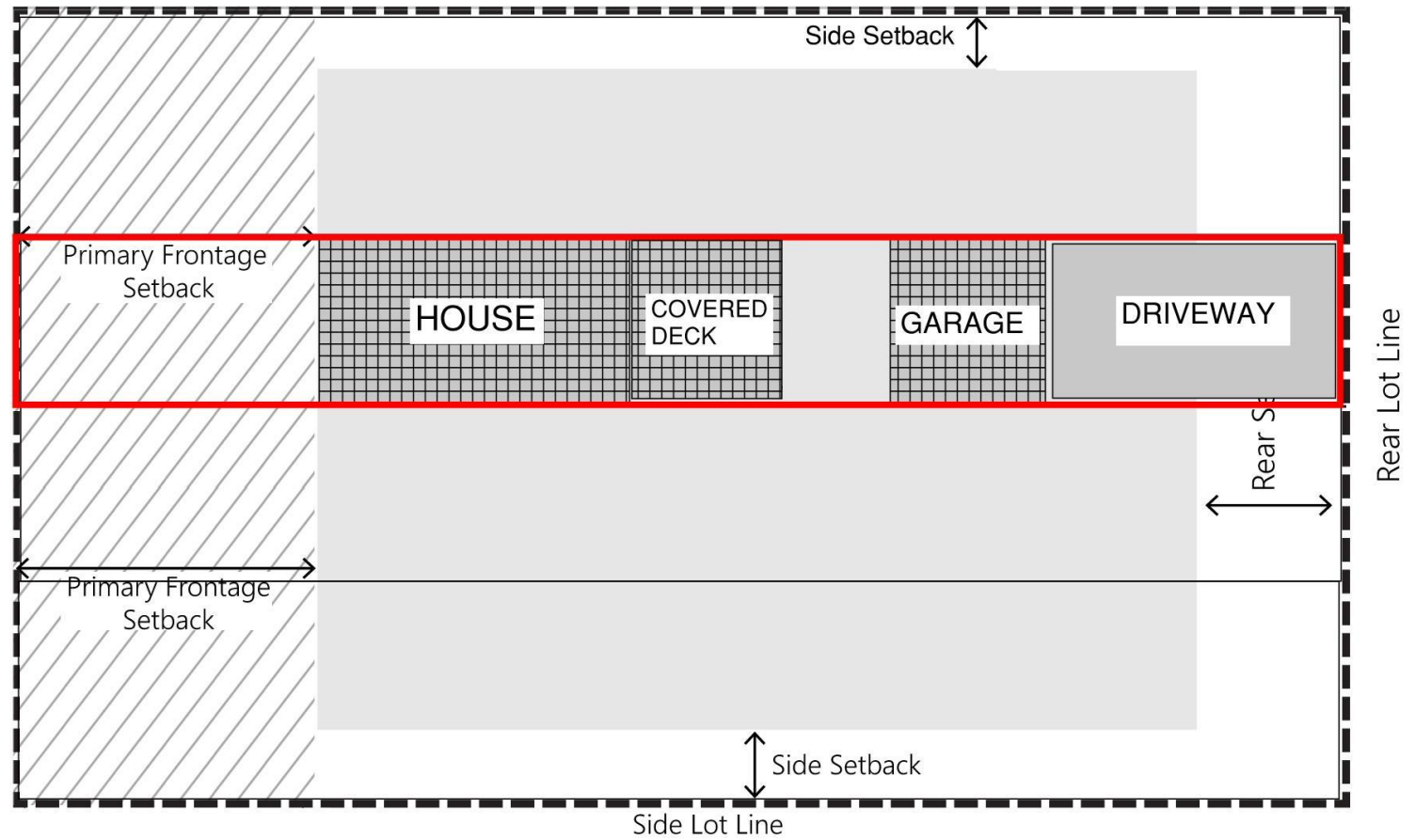
- Multi-Attached Property Lines 
- Multi-Attached Building Pocket 
- Lot Width 



Lot Coverage

LEGEND

- Multi-Attached Property Lines 
- Multi-Attached Building Pocket 
- Lot Coverage 
- Property Line 



Design Standards



Front / Street View

AMENDMENT OBJECTIVES

The applicant has indicated that these changes will:

- Facilitate compact, affordable and visually appealing built form
- Align with market demands and regional growth strategies

Administration communicated the expectations of this amendment should:

- Provide adequate public and industry engagement
- Jurisdictional review of regulatory approaches in other municipalities

PUBLIC AND INDUSTRY ENGAGEMENT

- Applicant conducted two surveys (public and development community)
- Advertisement in the local newspaper (3 weeks)
- Online notification on Beaumont's Planning and Development Notification webpage

Results

- No public responses
- Seven responses from the development community – all in support (Affordability and market demand)

REGIONAL CONTEXT

- This townhouse design is becoming increasingly popular across the region
- Similar designs have been implemented through Direct Control Zones or Special Area Zones
- Examples in other communities where this is developed

Municipality	Neighbourhood(s) or Zoning District	Permitted or Discretionary	Minimum Lot Width	Total Lot Coverage
Edmonton	Uplands, Aster (DC)	Permitted	4.2m (internal)	55%
Fort Saskatchewan	Southpointe (SLDR - Southpointe Low Density Residential District)	Permitted	4.2m (internal)	53%
Leduc	Woodbend (DC)	Permitted	5.49m (internal)	60%
Spruce Grove	R2 - Mixed Medium to High Density Residential District	Permitted	4.2m (rear attached garage product)	57%
Stony Plain	R5 - Small Lot Mixed-Form Residential District	Permitted	4.8m	65%
St. Albert	Dwelling (Townhouse)	Permitted	4.9m	55%

ADMINISTRATION'S REVIEW – LOT WIDTH

Current Regulation	Proposed Regulation
<p>Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.</p>	<p>i) Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.</p> <p>ii) Min 4.2 m for internal lots of multi-attached buildings where access is from a lane at the rear of the property.</p>

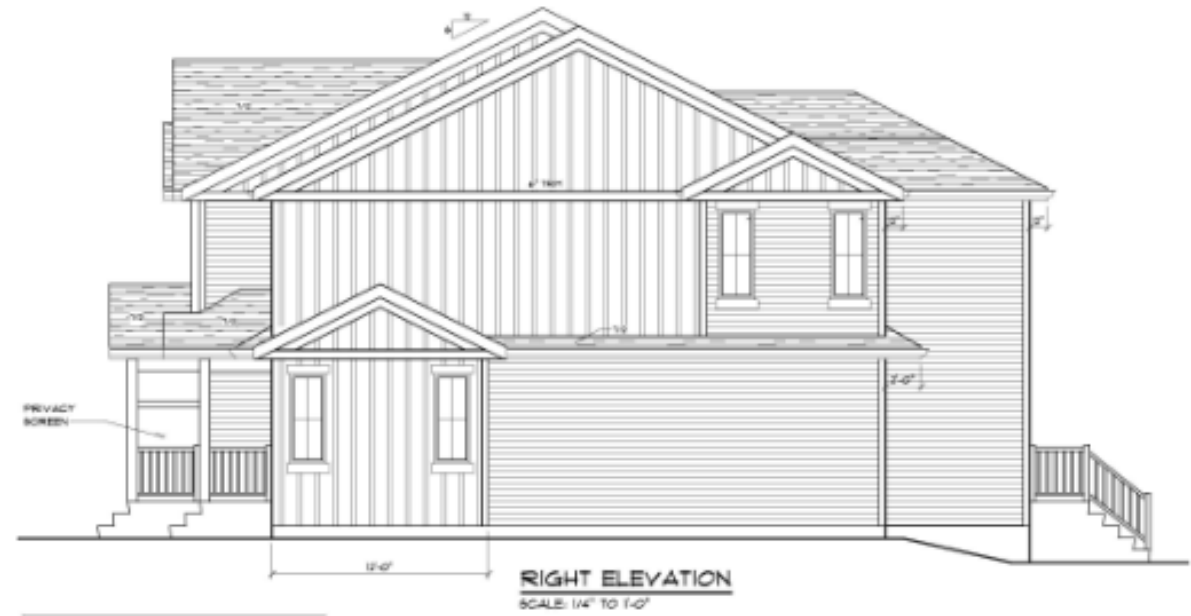
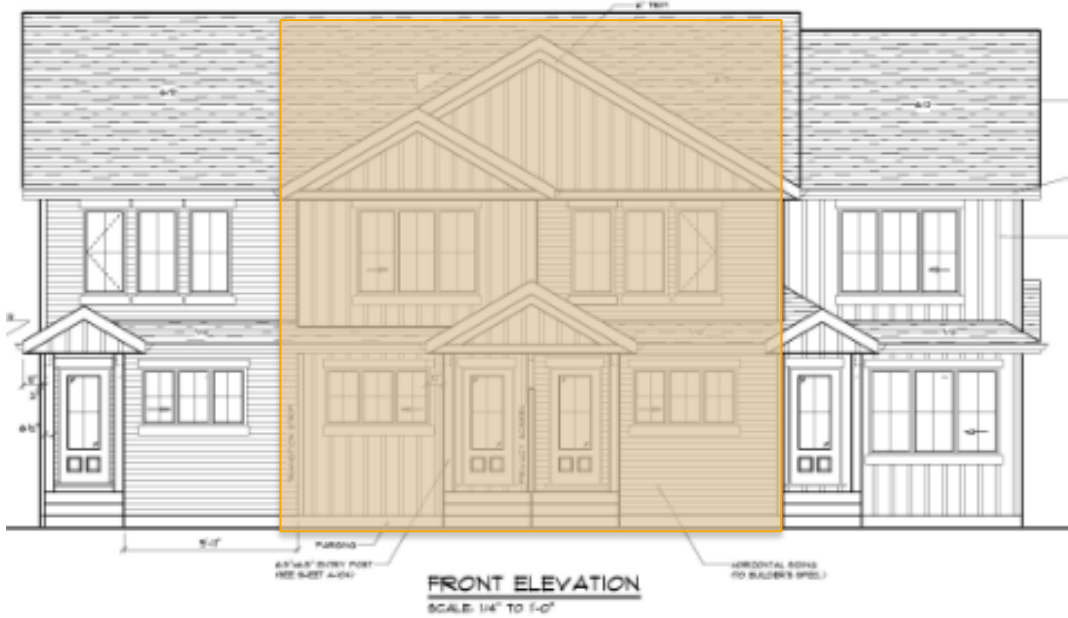
ADMINISTRATION'S REVIEW - LOT WIDTH

Rear Attached Product



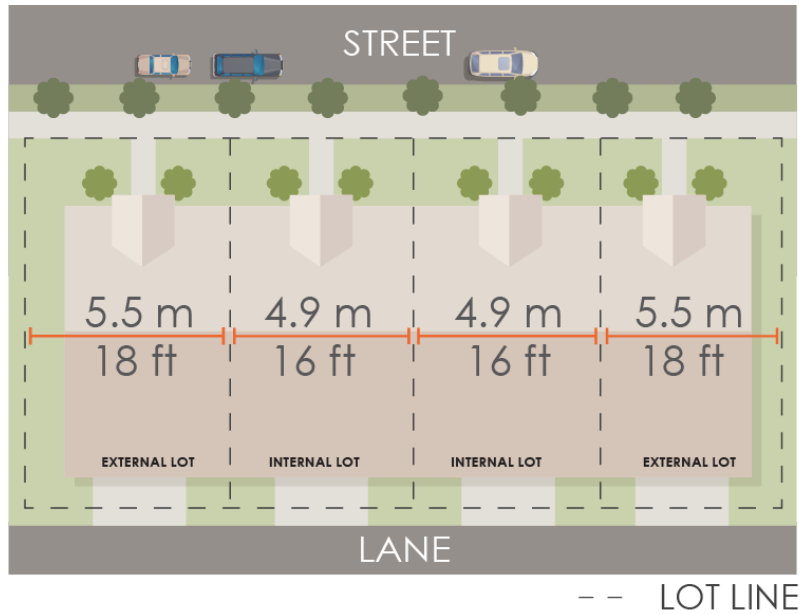
ADMINISTRATION'S REVIEW - LOT WIDTH

Rear Detached Product

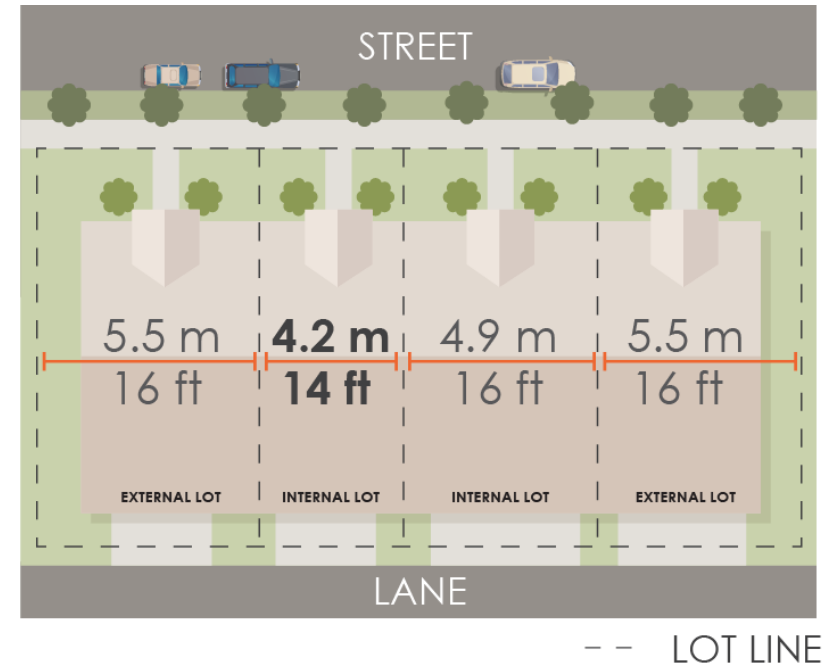


ADMINISTRATION'S REVIEW - LOT WIDTH

Existing Rear Attached Product



Proposed Rear Attached Product



ADMINISTRATION'S REVIEW - LOT WIDTH



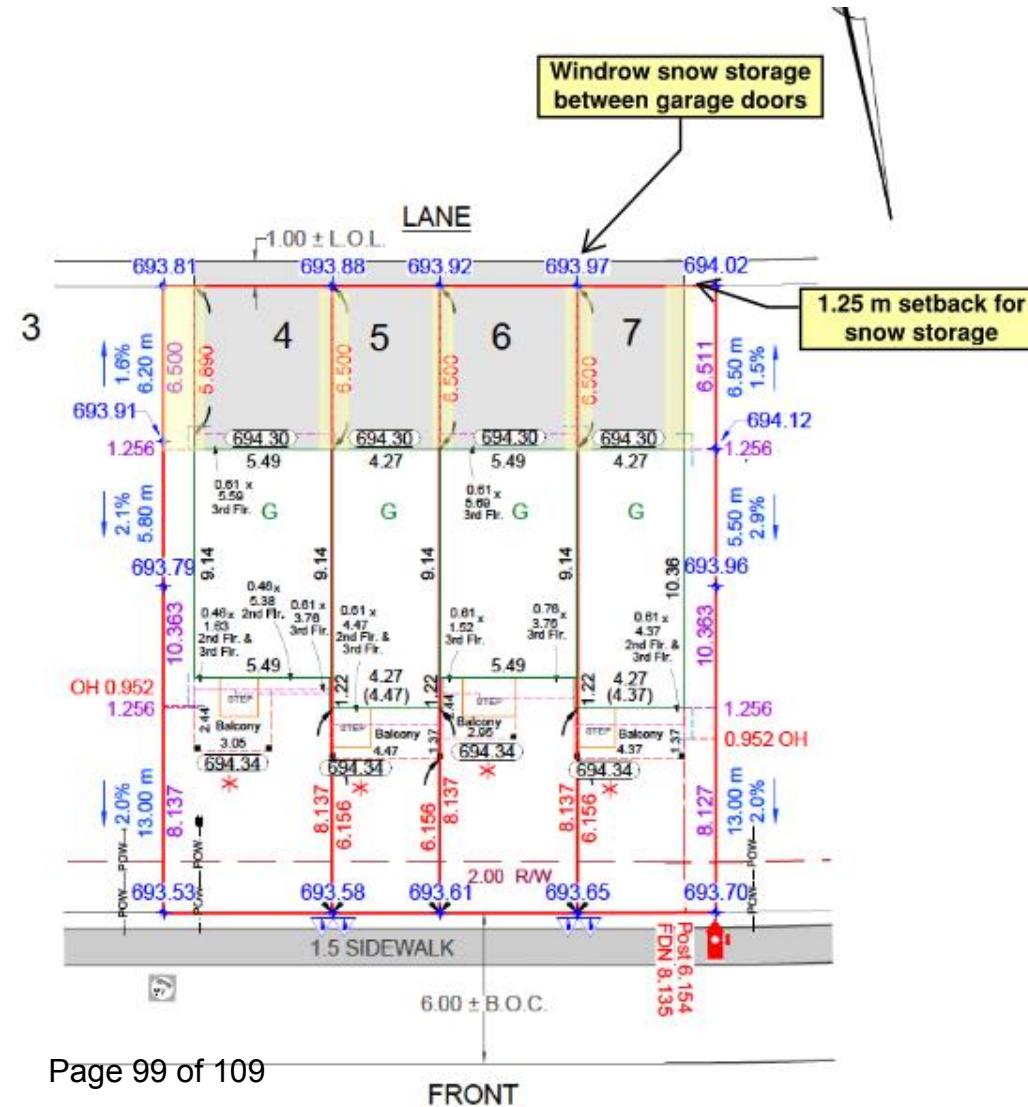
ADMINISTRATION'S REVIEW – LOT COVERAGE

Current Regulation	Proposed Regulation
<p>Total Lot Coverage</p> <p>Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v))</p>	<p>i) Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v)).</p> <p>ii) Max 60%, (including accessory building lot coverage as per Section 3.4.6 (b) (v)) for internal lots of multi-attached buildings</p>
<p>Accessory Building Lot Coverage</p> <p>Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority</p>	<p>Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 18% at the discretion of the Development Authority</p>

ADMINISTRATION'S REVIEW - LOT COVERAGE

Rear Attached Product

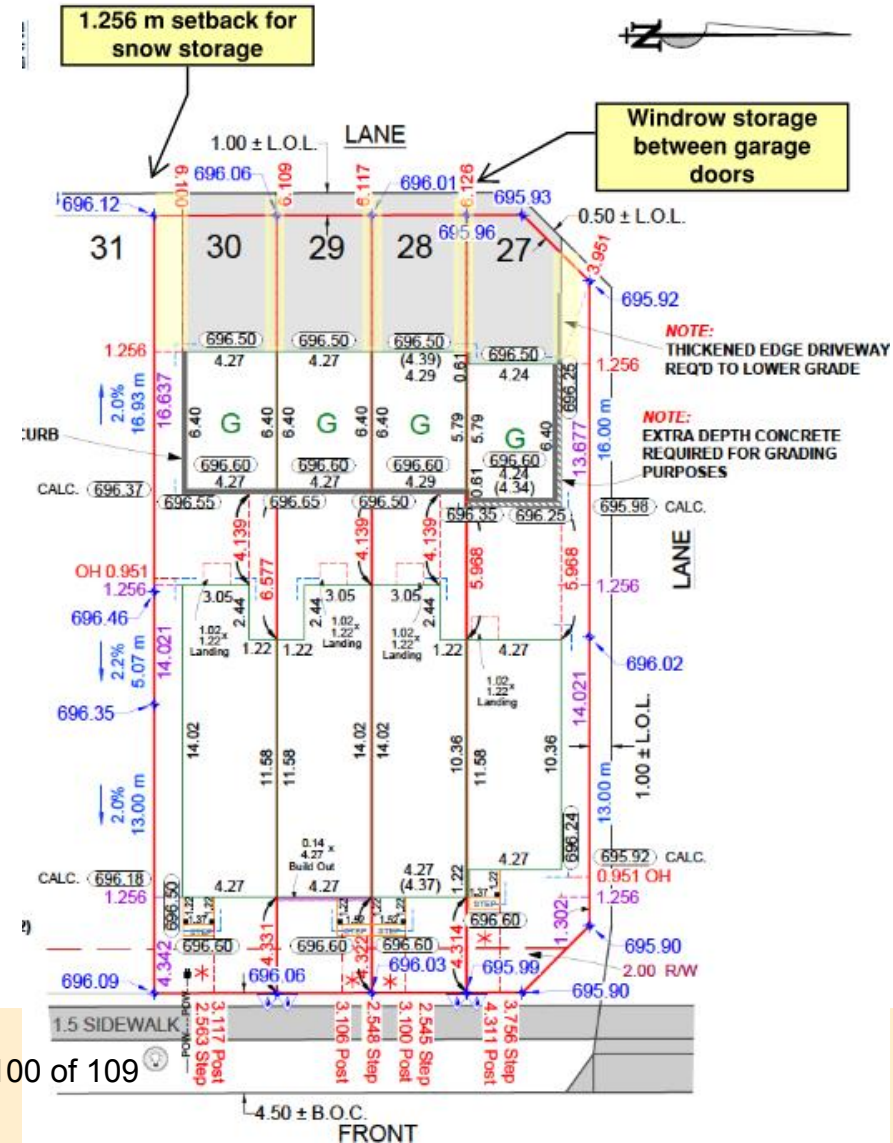
DETAILS
- LOT AREA (4): 168.50 m ² (1813.7 ft ²)
- HOUSE AREA: 50.17 m ² (540.0 ft ²)
- HOUSE COVERAGE: 29.77 %
- DRIVEWAY AREA: 41.13 m ² (442.7 ft ²)
- LOT AREA (5): 106.75 m ² (1149.0 ft ²)
- HOUSE AREA: 44.47 m ² (478.7 ft ²)
- HOUSE COVERAGE: 41.66 %
- DRIVEWAY AREA: 32.02 m ² (344.7 ft ²)
- LOT AREA(6): 137.25 m ² (1477.3 ft ²)
- HOUSE AREA: 50.17 m ² (540.0 ft ²)
- HOUSE COVERAGE: 36.55 %
- DRIVEWAY AREA: 41.17 m ² (443.2 ft ²)
- LOT AREA (7): 138.00 m ² (1485.4 ft ²)
- HOUSE AREA: 44.35 m ² (477.3 ft ²)
- HOUSE COVERAGE: 32.13 %
- DRIVEWAY AREA: 31.98 m ² (344.2 ft ²)



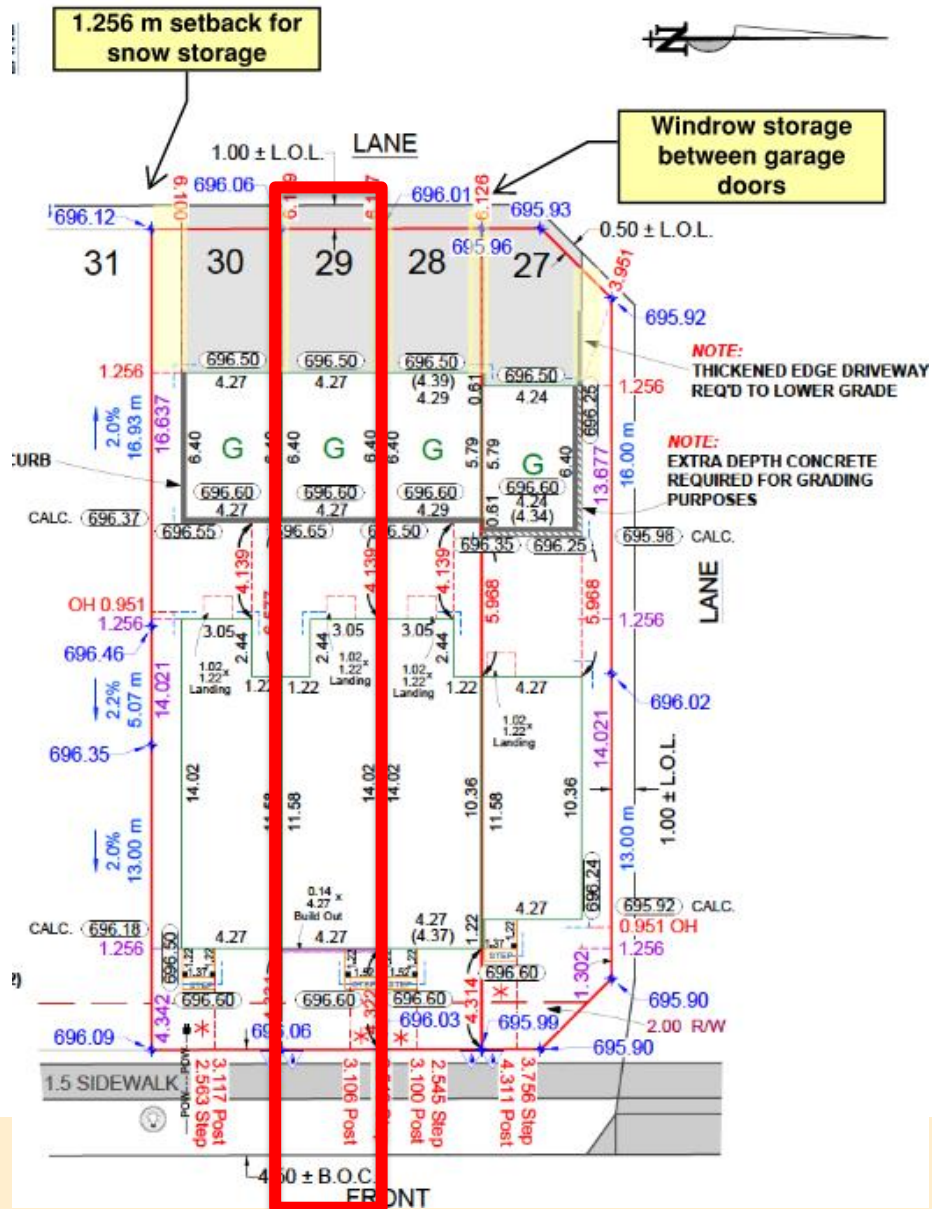
ADMINISTRATION'S REVIEW - LOT COVERAGE

Rear Detached Product

DETAILS	
- LOT AREA (27):	184.20 m ² (1982.7 ft ²)
- HOUSE AREA:	47.13 m ² (507.3 ft ²)
- HOUSE COVERAGE:	25.59 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.21 m ² (292.9 ft ²)
- GARAGE COVERAGE:	14.77 %
- TOTAL COVERAGE:	40.36 %
- DRIVEWAY AREA:	30.85 m ² (332.1 ft ²)
- LOT AREA (28):	149.45 m ² (1608.7 ft ²)
- HOUSE AREA:	59.95 m ² (645.3 ft ²)
- HOUSE COVERAGE:	40.12 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.54 m ² (296.4 ft ²)
- GARAGE COVERAGE:	18.43 %
- TOTAL COVERAGE:	58.54 %
- DRIVEWAY AREA:	30.41 m ² (327.3 ft ²)
- LOT AREA (29):	149.45 m ² (1608.7 ft ²)
- HOUSE AREA:	59.95 m ² (645.3 ft ²)
- HOUSE COVERAGE:	40.12 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.31 m ² (294.0 ft ²)
- GARAGE COVERAGE:	18.28 %
- TOTAL COVERAGE:	58.39 %
- DRIVEWAY AREA:	30.37 m ² (326.9 ft ²)
- LOT AREA (30):	193.20 m ² (2079.6 ft ²)
- HOUSE AREA:	59.77 m ² (643.3 ft ²)
- HOUSE COVERAGE:	30.94 %
(LANDING & VERANDA INCLUDED)	
- GARAGE AREA:	27.31 m ² (294.0 ft ²)
- GARAGE COVERAGE:	14.14 %
- TOTAL COVERAGE:	45.07 %
- DRIVEWAY AREA:	30.30 m ² (326.1 ft ²)



ADMINISTRATION'S REVIEW - LOT COVERAGE



Lot 29

Lot Dimensions:

4.27m wide x 35m depth = 149.45m²

Acc. Bldg Dimensions:

4.27m wide x 6.1m depth = 26.05m²

Acc Bldg Lot Coverage:

26.05m²/149.45m² =17.4%

This examples shows a 6.4m depth acc. bldg

ADMINISTRATION'S REVIEW - DESIGN STANDARDS

Current Regulation	Proposed Regulation
<p>The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.</p>	<p>For multi-attached buildings, including townhouses or buildings with three or more principal dwellings, the façade must incorporate at least two design techniques or features to reduce the perception of massing, eliminate large blank walls, and enhance design variation. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual façade breaks into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.</p>

ADMINISTRATION'S REVIEW - DESIGN STANDARDS

Uplands Neighbourhood - Edmonton



Aster Neighbourhood - Edmonton



RECOMMENDATION

Administration is recommending that Council give First Reading to Bylaw 1070-25 Land Use Bylaw Amending Bylaw.

THANK YOU

INQUIRY RESPONSE DATE: March 21, 2025

SUBJECT: Traffic Calming Information

INQUIRY DATE

March 18, 2025

COUNCIL MEMBER

Councillor vanNieuwkerk

INQUIRY

Please provide a summary of the public feedback and the key findings and recommendations from the engineering assessments conducted in late 2024 that informed the decision to install curbing on 56A St, 55th Ave, and Rue Montalet.

RESPONDING DEPARTMENT

Infrastructure

RESPONSE

Feedback from community engagement, key findings and the improved traffic calming measures for 56A Street are provided below:

Community Engagement and Feedback

The temporary traffic calming measures implemented over the previous two summers (2023 and 2024) have drawn some criticism, as is expected with any change to traffic; however, there has also been some favorable feedback. Most of the concerns remark that the traffic calming curbs create a disruption to the flow of traffic and force individuals to pay more attention, drive with more caution, and reduce their speed. Public engagement survey results (636 respondents) are summarized below:

- **Resident Familiarity:** A significant portion of respondents (85.7%) felt confident or very confident in understanding what curb extensions are and their role in traffic safety.
- **How you Encounter Curb Extensions:** Most respondents (88.9%) encounter the curb extensions as a driver, (3.4%) as a pedestrian, and (1.5%) as a cyclist.
- **As a Pedestrian:** Pedestrians noted that they did not notice a difference or feel safer with the curb extensions in place.
- **As a Cyclist:** 11% of Cyclists felt safer with the curb extensions and 89% did not feel safer.
- **Driver Behaviour Changes:** Among drivers, 20% reported slowing down when approaching curb extensions, and 8% became more aware of pedestrians near intersections. This data is based on self-reporting, which carries some limitations.
- **Support for Traffic Safety Measures:** 83% of respondents indicated they were very unlikely or unlikely to support additional traffic safety measures, such as more curb extensions.
- **Perceived Effectiveness:** 84% of respondents viewed the existing curb extensions as "not so effective" or "not at all effective" in improving pedestrian safety.

While the temporary traffic calming curbs were clearly not a preferred device with the surveyed residents, this type of self-reported public survey is not statistically relevant and known to encourage

only those with concerns to contribute input versus those who are content with the changes. Relying solely on the feedback from those who are upset with the traffic disruptions, dismisses the traffic research and supporting physical data summarized below that provides factual data to support the efficacy of the low-cost devices.

Many respondents suggested replacing the curb extensions with a roundabout while others suggested additional police enforcement to slow drivers and the continued installation of Rapid Flashing Beacon pedestrian crossing lights. Several residents also suggested the use of other traffic calming measures to slow down traffic such as speed humps. Based upon several comments, there is a lack of knowledge and awareness of traffic laws surrounding pedestrians and legal crosswalks; the lack of understanding traffic laws does highlight opportunities to develop educational campaigns.

Key Findings & Recommendations

Key findings and recommendations are based on traffic engineering best practice, and traffic assessment and report data. Temporary traffic calming curbs have been leveraged successfully across Alberta to improve crosswalk conspicuity and reduce pedestrian exposure time through the cost-effective and flexible temporary tool.

Increased awareness for through traffic does improve pedestrian safety and provides drivers accessing and egressing the 56a Street corridor with improved visibility of pedestrians and more reaction time due to the slower approaching traffic.

From a traffic safety and engineering perspective, while perceived to be an inconvenience, temporary traffic calming curbs create a physical barrier to reduce the exposure of pedestrians within the marked or unmarked crosswalks at the intersections while also encouraging drivers to reduce their speed through the intersection. The increased visibility of the intersection for drivers and narrowed cross-section, make the crosswalks more noticeable to drivers, especially in low-light conditions or poor weather. This helps in reducing the likelihood of a pedestrian collision.

The recommendation, as provided by a traffic engineer and road safety professional, is to replace the temporary traffic calming curbs with median islands to assess an alternative intersection design option (see Figures 1 and 2).

2025 Improvements

The median island option will be implemented and monitored along with capturing public input, to assess the effects and benefits on traffic and pedestrian safety for permanent implementation during future planned rehabilitation work. Additionally, the median island design is recommended to be left in-place year-round, as seen throughout multiple neighbouring municipalities. The layouts are illustrated below and maintain the previously installed rubber median and delineator post at the stop locations on 56a Street.



Figure 1: 56a/55 Avenue

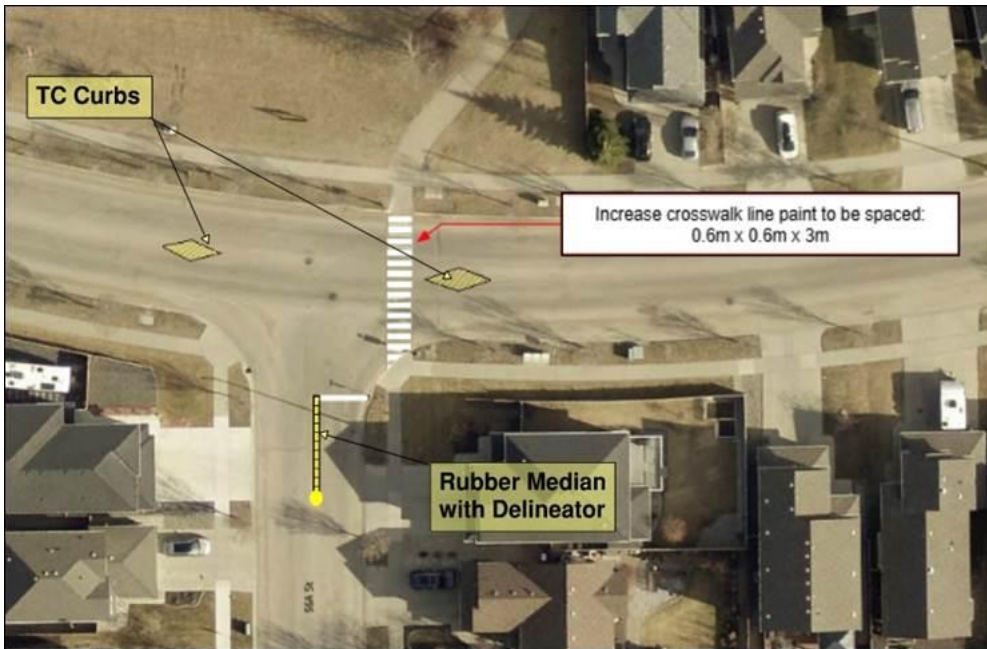


Figure 2: 56a/Rue Montalet

March 26, 2025

Councillor Barnhart

Committee Meeting	Date	Notes
Arts Advisory Committee	February 5, 2025	<ul style="list-style-type: none"> • 4 new Committee members have been appointed to fill several vacancies. Orientation of new members was held by Administration in January. • Martin Stout was re-elected as Chair of the Committee. • A work plan has been completed and will be presented to Council this Spring. • Key priority for this year, in addition to recommending community Arts grant awards, will be the development of a Public Art Policy for Council's approval. • Meeting dates are set for the year. Next meeting is Apr. 2. Grants will be reviewed and recommendations will be brought to Council for approval May 13.
Leduc Regional Housing Foundation	March 26, 2025	<ul style="list-style-type: none"> • Feb. 7 and 8 was the Board's annual strategic retreat held in Pigeon Lake. Unfortunately I had a bad fall on my way to the retreat and was unable to attend. Vice Chair, Sean Carnahan (Mayor of Calmar) stepped up to chair the event. The Board members reviewed the Vision, Mission, Values of the organization in a facilitated session and recommended key strategic directions for the next 3 years. The Board will review the changes and be asked to approve these changes at the Board meeting to be held on March 27. • The ASCHA (Alberta Seniors and Community Housing Association) Conference takes place in Edmonton March 30-Apr 2. Several board members including myself, as Chair, will attend with the Executive Director. This is an excellent opportunity to network and learn about how similar organizations are progressing, finding new opportunities and facing similar challenges. • Beauregard Manoir, a 12 unit, self-contained seniors' facility, owned and operated by LRHF, currently has a wait list of 38 individuals for 1 BR. • Villa Beauregard, a 35 unit, near market housing facility, owned and operated by LRHF, currently has a wait list of 23 individuals for 1 BR. • There are 297 Rent Supplements administered by LRHF in the region with 34 in Beaumont and there are 12 applicants on the wait list for Beaumont • There are 18 housing properties managed by LRHF across the Leduc Region in 7 municipalities. • The LRHF manages 2 "Lodges" aka Supportive Living facilities in Warburg (Cloverleaf) and Leduc (Planeview). Planeview is at capacity with vacancies filling up as soon as they become available. Anyone living in the Leduc region is eligible to apply for Supportive Living. Much-needed upgrading and additional supportive living units, are needed and are the top priority for LRHF.