

# City of Beaumont LUB Text Amendment

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## Public Engagement Summary

Prepared for:  
Qualico Communities

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# 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:

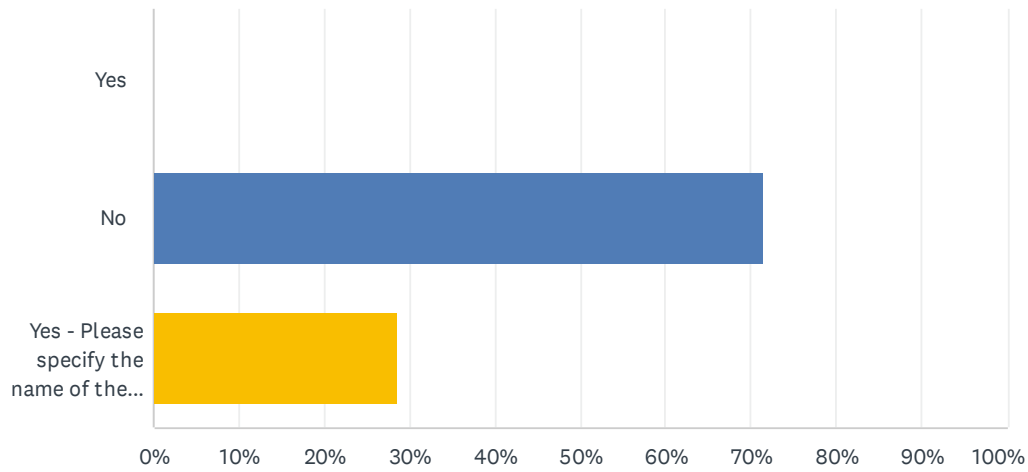
**<https://www.surveymonkey.com/r/7GKVLDW>**

## **Appendix B Survey Monkey Questions and Results**



# Q1 Are you a Developer actively working in Beaumont Neighbourhoods?

Answered: 7 Skipped: 0

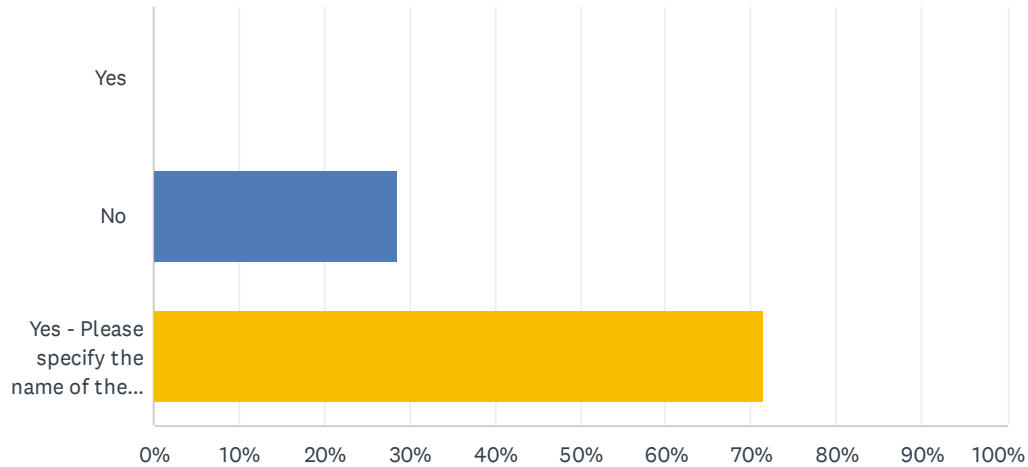


ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	71.43% 5
Yes - Please specify the name of the company you are representing:	28.57% 2
<b>TOTAL</b>	<b>7</b>

#	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

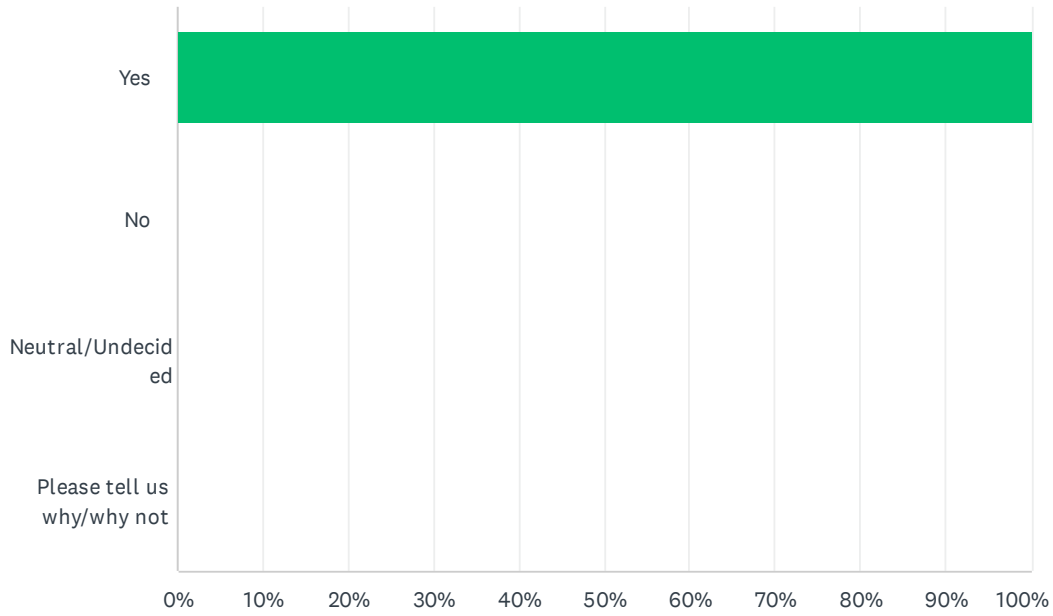


ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	28.57% 2
Yes - Please specify the name of the company you are representing:	71.43% 5
<b>TOTAL</b>	<b>7</b>

#	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
<b>TOTAL</b>	<b>7</b>

#	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