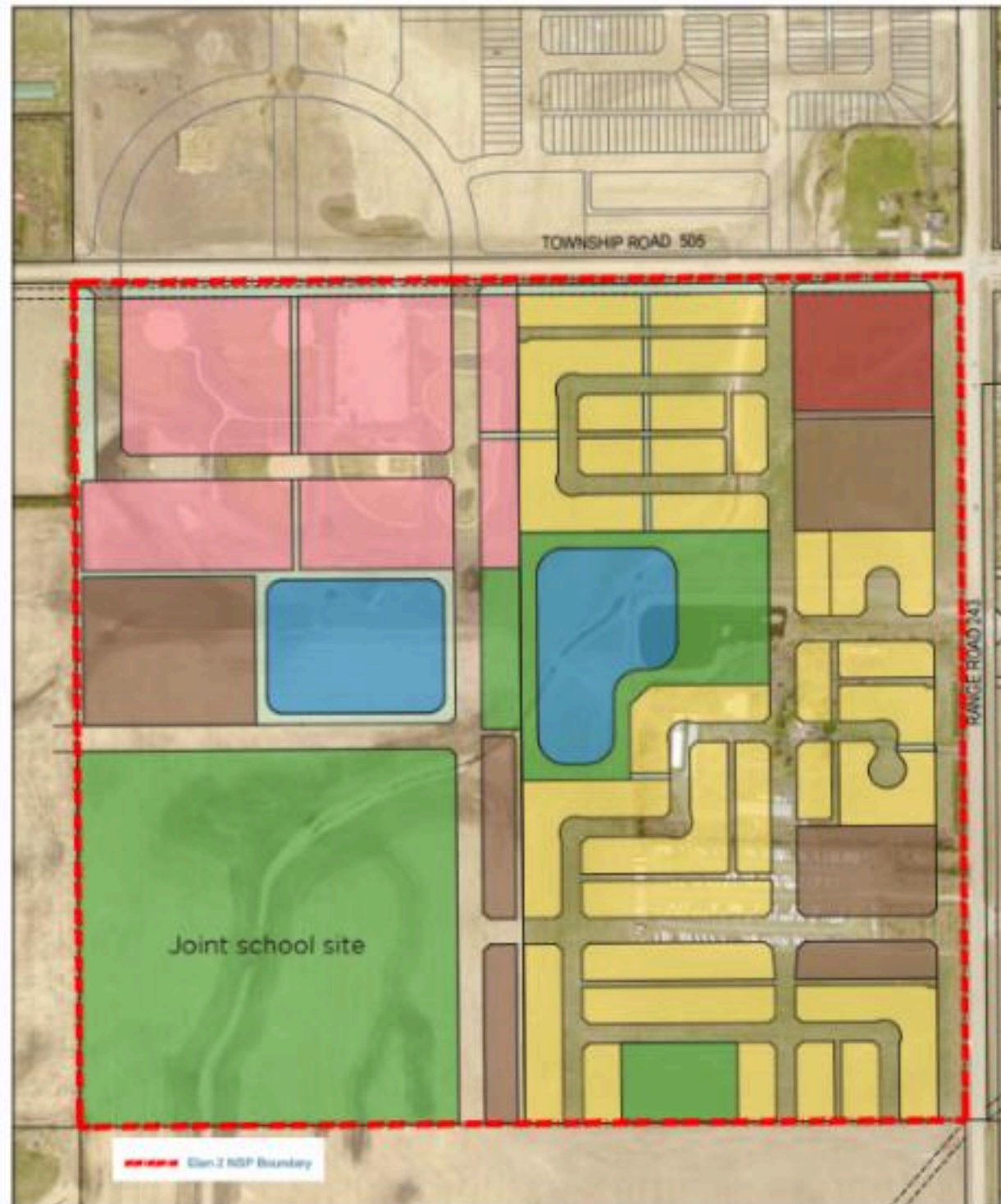


# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN

## Neighbourhood Structure Plan For Elan 2



### WHAT IS A NEIGHBOURHOOD STRUCTURE PLAN?

A Neighbourhood Structure Plan (NSP) is a detailed plan for the development of a neighbourhood.

It is a set of guidelines and rules that help decide how land is used and what services are required for the development of the neighbourhood.

The NSP must align with the Area Structure Plan (ASP), any major changes require a formal amendment to be made to the ASP.

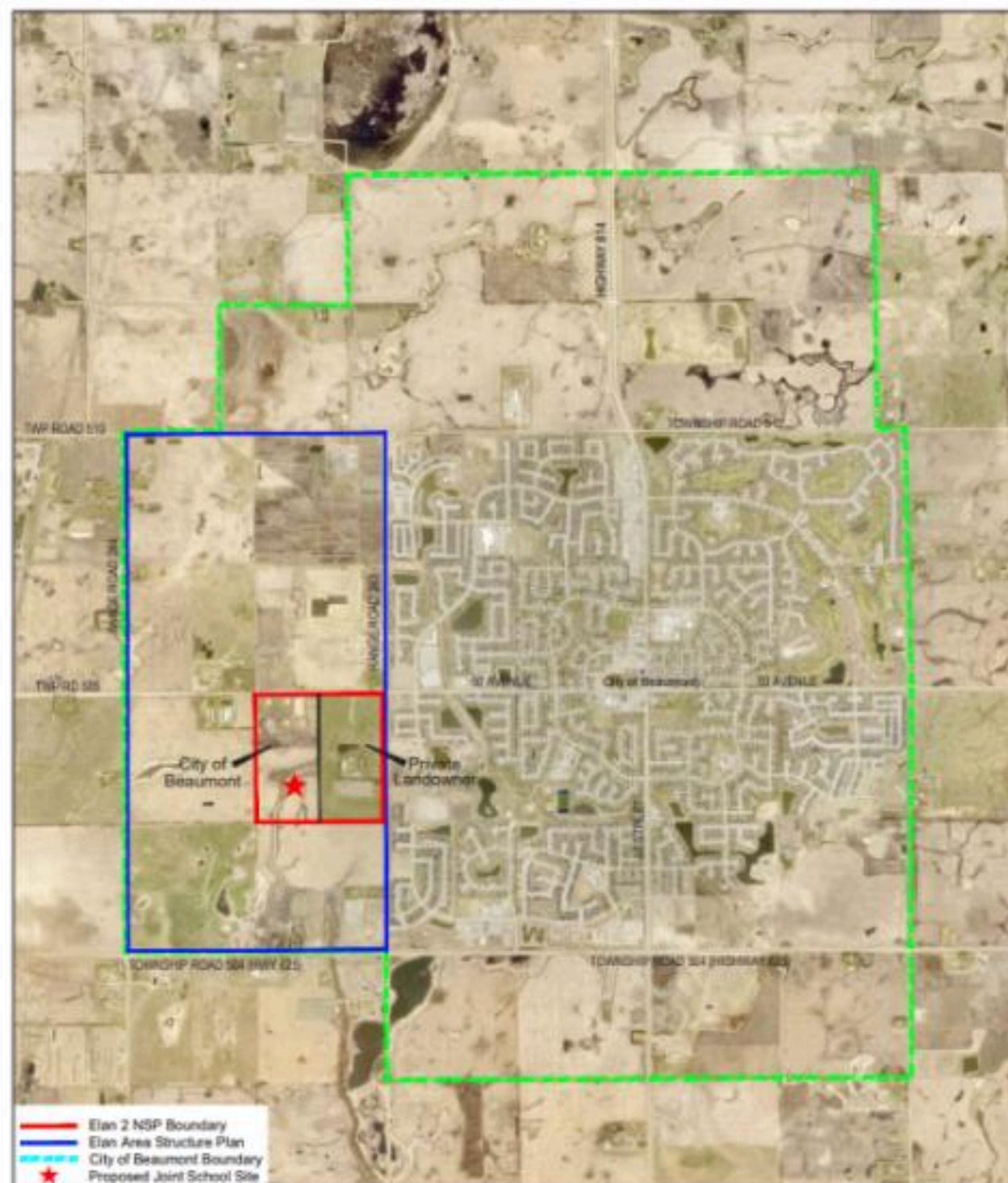
### ELAN 2 NSP

Within the approved Elan ASP, approved in November 2017, there are eight neighbourhoods including Elan 2.

This project is looking at Elan 2 NSP only, for the purpose of creating a construction ready site for two future high schools.

# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN

## Background Information



Black Gold School Division and St. Thomas Aquinas Roman Catholic Separate School Division have expressed the need for a serviced joint school site in Beaumont for two new high schools to accommodate upwards of 2,000 students within city limits.

A joint school site has been identified on city-owned land within the new Elan 2 Neighbourhood area that could be available in the short-term to accommodate the needs of both school boards.

To ensure the school site is serviced and construction ready in 2025, planning and development processes are required.

This project includes preparation of the Elan 2 NSP and the required joint school site redistricting to accommodate school site development.

# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN

## The Process for Elan 2 Neighbourhood Structure Plan and School Site Redistricting



# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN

## Municipal Planning Process



The planning process must consider:

- » *The Municipal Government Act (MGA)*
- » Edmonton Metropolitan Region Board (EMRB) Growth Plan
- » Regional Agriculture Master Plan (RAMP)
- » Beaumont Municipal Development Plan (MDP)
- » Elan Area Structure Plan (ASP)

### WE ARE HERE



The Elan 2 Neighbourhood Structure Plan (NSP) and School Site Redistricting process includes:

- » public engagement
- » a public hearing
- » Council approval

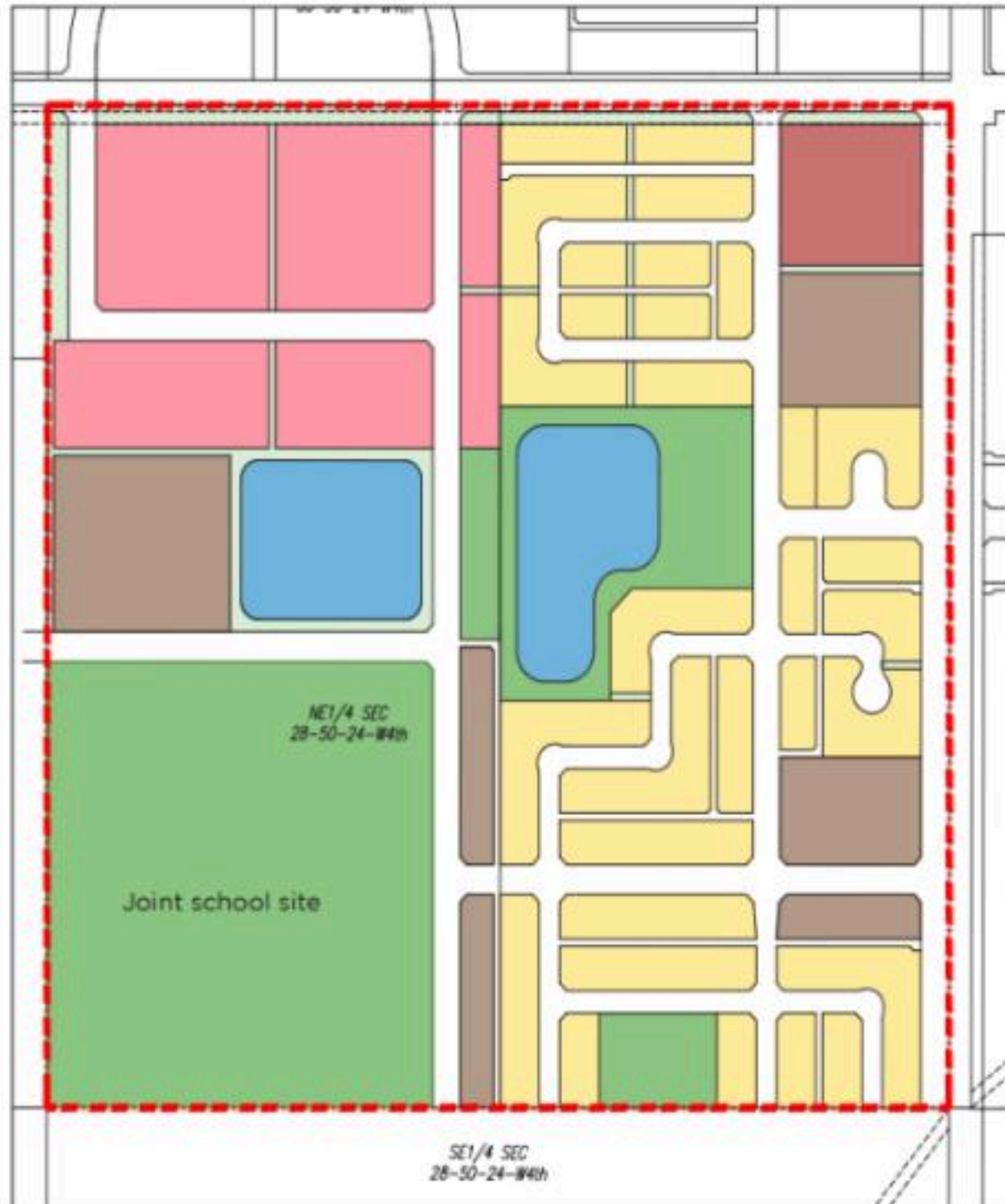


These stages, after subdivision approval, will be the responsibility of the School Boards

# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN



## Key Features of Proposed Elan 2 NSP



Land uses within the approved ASP and the proposed Elan 2 NSP are aligned.

There are a variety of land uses in the Elan 2 NSP:

-  Joint school site and open spaces
-  Low density residential
-  Medium density residential
-  Local commercial
-  Community mixed use, also referred to as the Urban Village
-  Stormwater management

# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN

## Proposed Redistricting of the Joint School Site



The area that is designated for the joint school site will need to go through the Redistricting Process to change the districting of the identified site from Agricultural Holdings District (AH) to Integrated Neighbourhood District (IN).

Redistricting applications must be consistent with the uses identified in the Elan 2 NSP.

The proposed redistricting is only for the joint school site and for access and servicing.

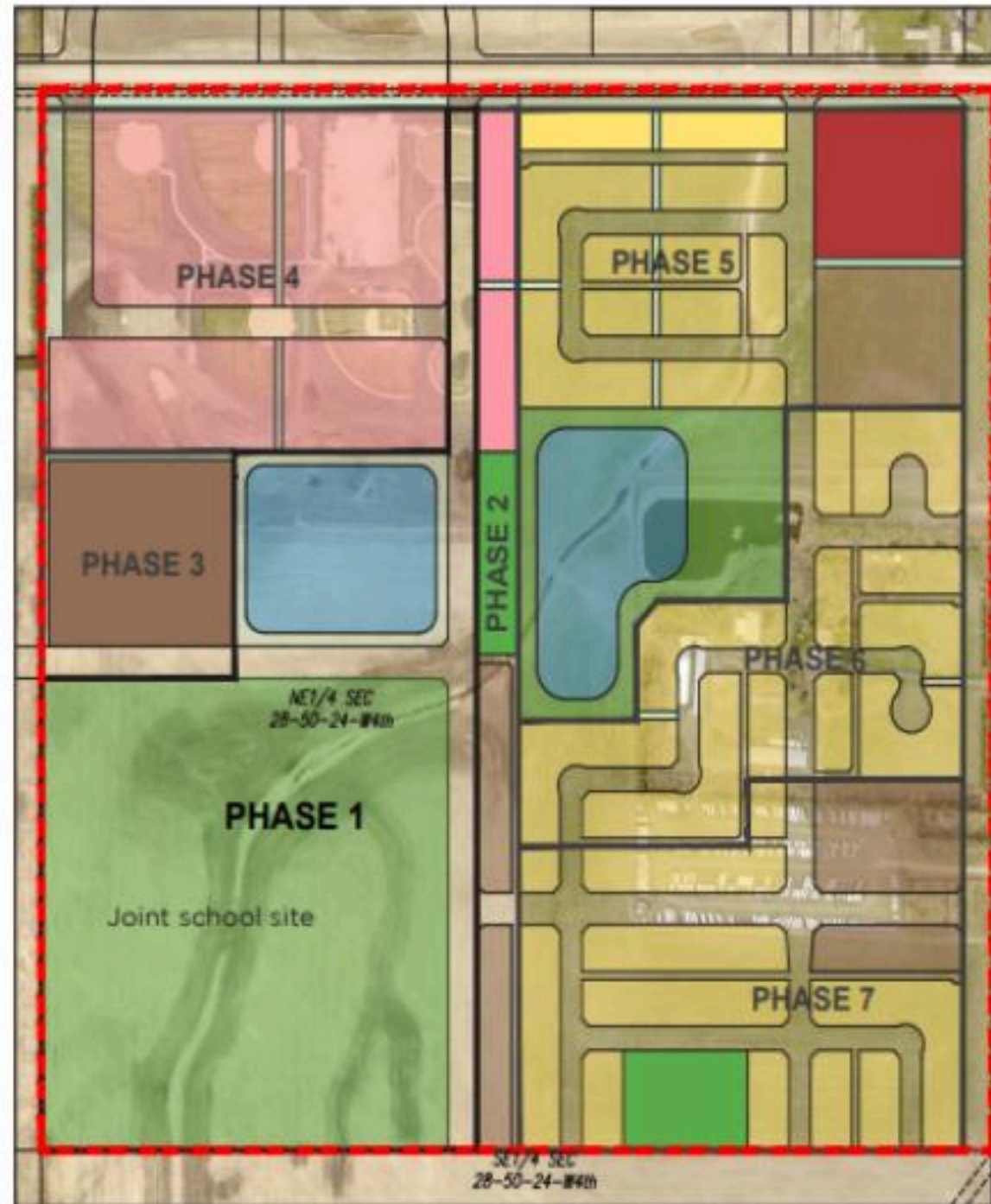
The redistricting process includes first reading of the Land Use Bylaw Amendment at Council, a public hearing and second and third reading to pass.

The proposed NSP and proposed redistricting for the joint school site will be presented to Council concurrently. Redistricting approval for the joint school site is required in order to proceed with subdivision and development permit applications.

# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN



## Proposed Phasing of Development



### PHASE 1:

Phase 1 of the Elan 2 neighbourhood includes the joint school site, adding a stormwater management pond and the north-south access road.

Construction is anticipated to start in 2024 for the access road and underground utilities and the stormwater management pond.

Timelines for other phases have not been determined. Existing agricultural activities and the West Recreation Site will remain for the foreseeable future.

### FUTURE PHASES

Planning for the ultimate build out of the neighbourhood includes adding local and collector roads, sidewalks, crosswalks, and pathways, low density and medium density residential, mixed use development, parks and open space uses.

# ELAN 2 NEIGHBOURHOOD STRUCTURE PLAN



## EXISTING USES

The West Recreation Site and the dog park are both temporary facilities for Beaumont and have been enjoyed by residents and visitors.

There are no anticipated impacts to the baseball diamonds at the West Recreation Site for the construction of the joint school site.

The dog park will need to be moved to accommodate the new access road to the joint school site. The City is currently looking for an alternate location for dog park users.

Existing agricultural activities will be maintained until the land is needed for urban development.

## PROPOSED ULTIMATE USES

The future Elan 2 Neighbourhood will be a complete community, with diverse housing types, an mixed use Urban Village, and local commercial area.

Phase 1 will accommodate the joint school site.

There is currently no timeline for construction of the remaining phases.

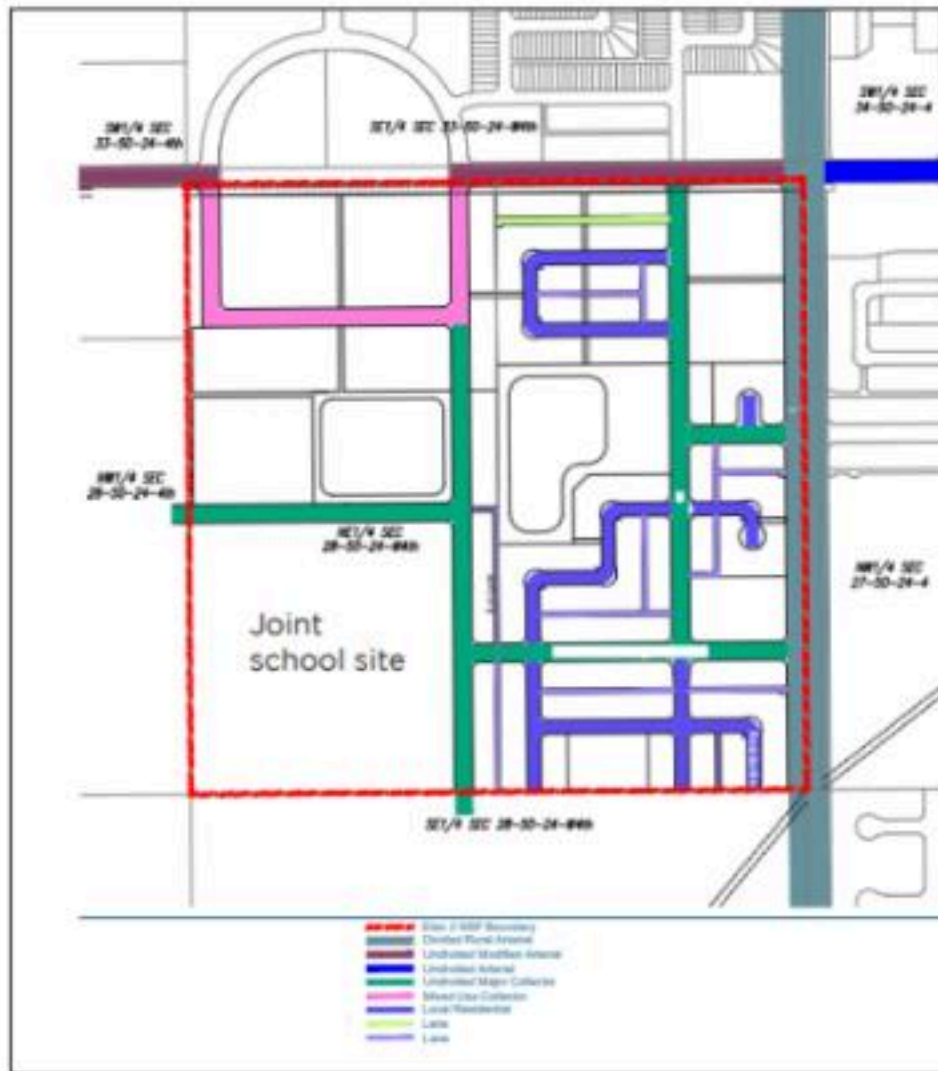


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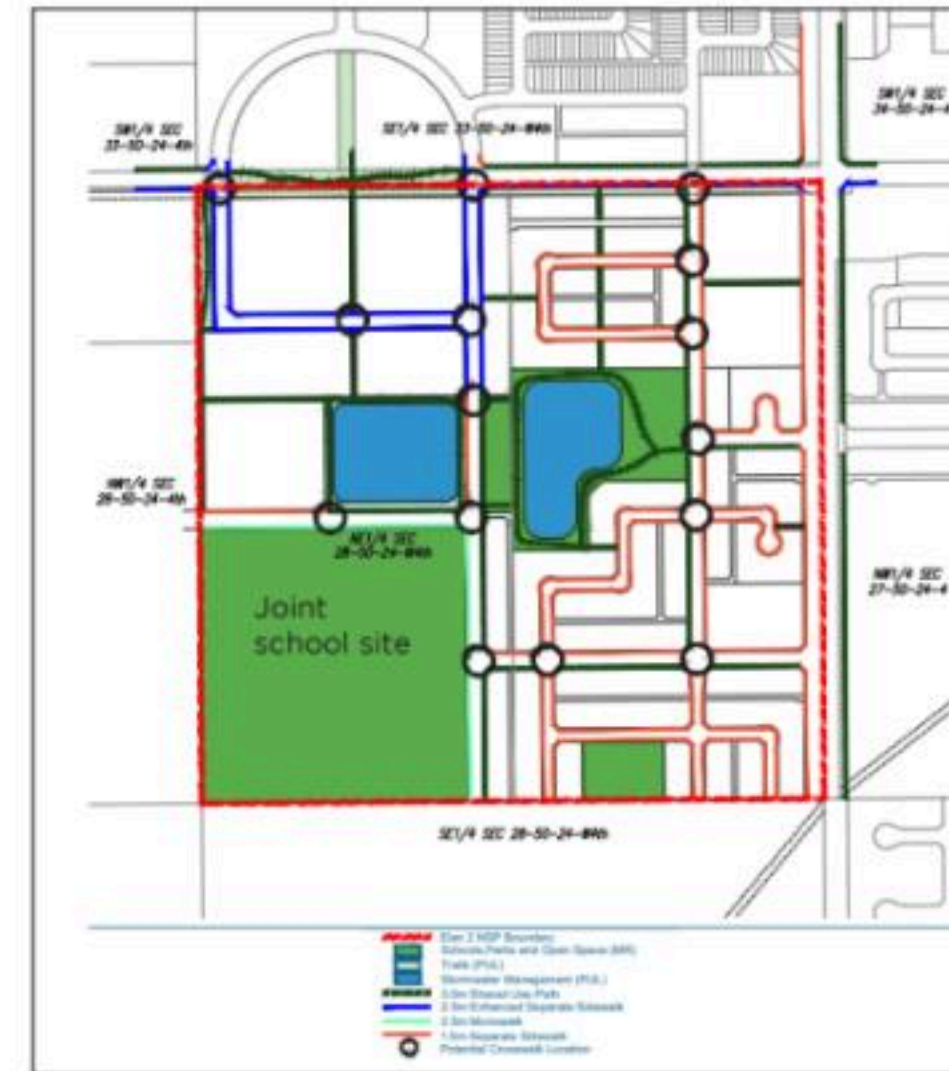


## Proposed Transportation Services

### Roadway Network



### Active Transportation Network

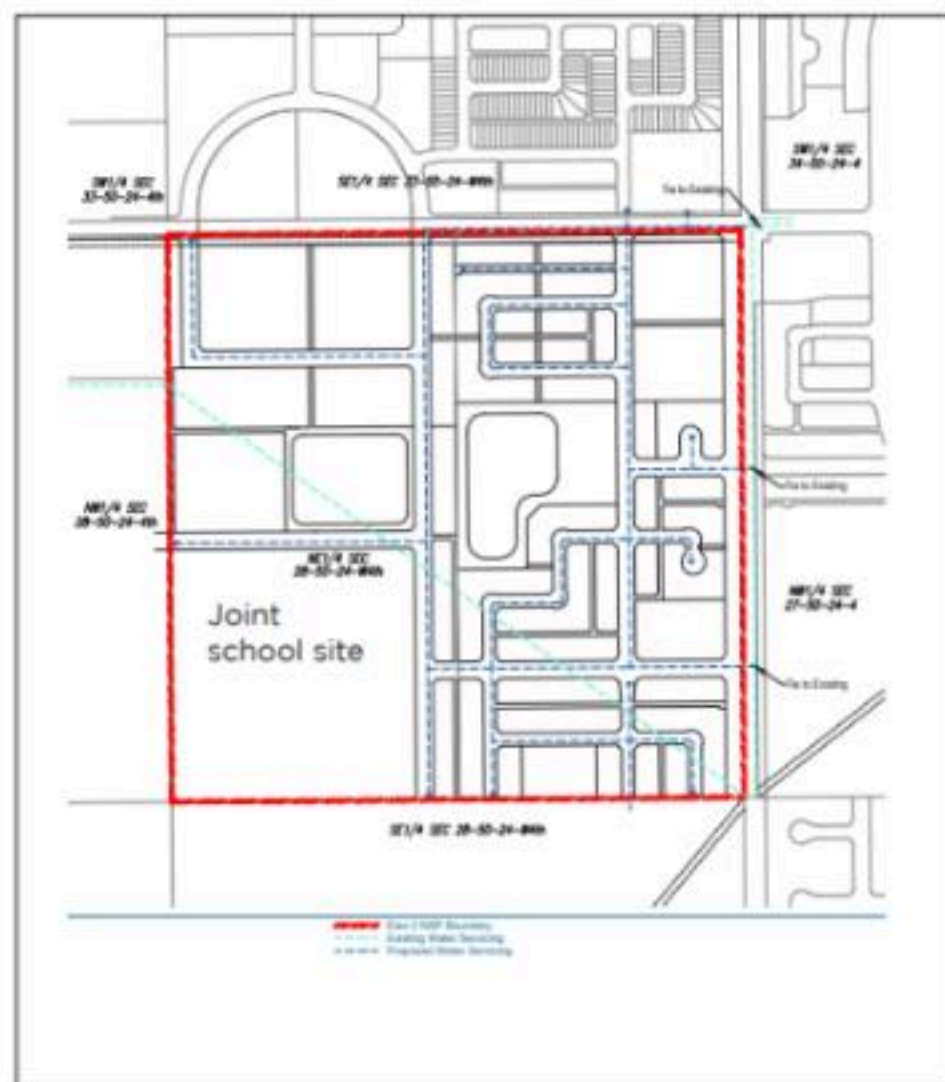


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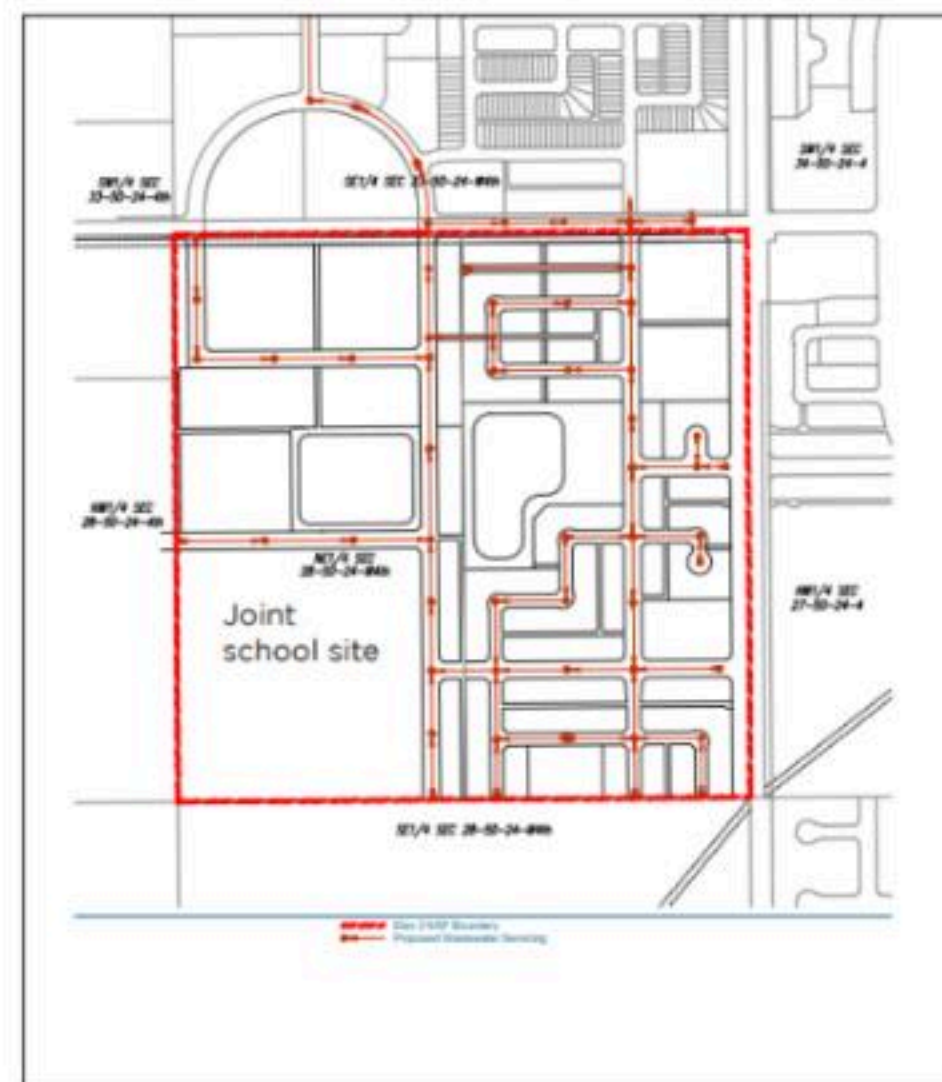


## Proposed Underground Services

### Water Servicing



### Wastewater Servicing



### Stormwater Management

