


Town of Beaumont

May 2009 Alberta REIN™ Presentation

Ville de / Town of Beaumont

REIN:

Why Investing is Better in Beaumont



Life is better in Beaumont

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- General Information
- Major Projects
- Economic Development
- Working Together | Invest Here
- REIN FAQs

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History

- Community created 1880 (established by French settlers)
- Incorporated as Village in 1973
- Became a Town in 1980




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Location, Location, Location

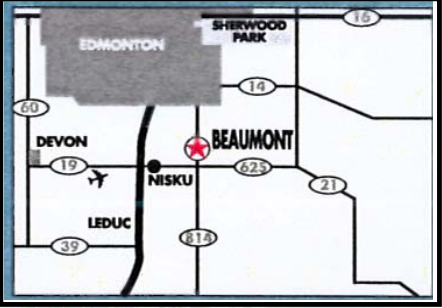
Alberta's International Region



Beaumont

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Community Advantages


» **Uniqueness:** The physical characteristics featuring the natural capital of our "beautiful hill" and the **European architecture** give a distinctive impression. Also one of only three **bilingual communities** in Alberta.



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Uniqueness



Knowledge of French

- Beaumont: 1,410 people (15.7%)
- City Edmonton: 15,715 people
- Edmonton (CMA): 23,805 people
- Alberta: 225,000 people

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Uniqueness



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French Village Design Guidelines

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Community Advantages

» **Proximity:** Just south of Edmonton city limits allows easy access to all of the Capital Region. **Edmonton International Airport** is within 10 km. A majority of our highly mobile workforce is employed in Edmonton and the Leduc-Nisku Business Park.




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Community Advantages

» **Growth:** Beaumont is a youthful, emerging community.

- Top 20 Fastest **Growing** Communities in Canada
- 2nd Highest Family **Income** in Alberta
- 8th Youngest Average **Age** in Alberta




Population growth in perspective:
 Alberta's growth since **1988:** +42%
 Beaumont's growth since **2002:** >+42%

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Community Advantages

- **Growth:** 1967
- **Population:** 400 approx.



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Community Advantages

- Growth: **1991**
- Population: 5,000 approx.




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Community Advantages

- Growth: **2001**
- Population: 7,000 approx.




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Community Advantages

- Growth: **2005**
- Population: 8,300 approx.




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Community Advantages

- Growth: **2008**
- Population: 10,820



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STATS

2008 Municipal Census

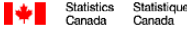

- Population: 10,820
- Annual Growth Rate: 11%
- Residential v. Commercial Mix: 94% / 6%

2006 Federal Census

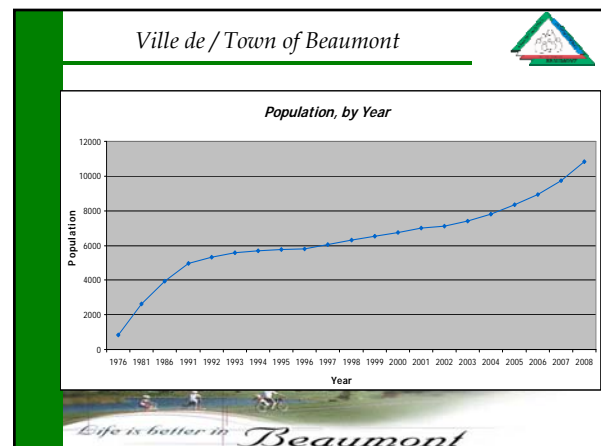
- Population: 8,965
- 2002-2006 Growth Rate: 27.9%
- Owned v. Rented Dwellings: 95% / 5%
- Median Age: 31.5 years

2006 Census - Avison Young Real Estate Analysis

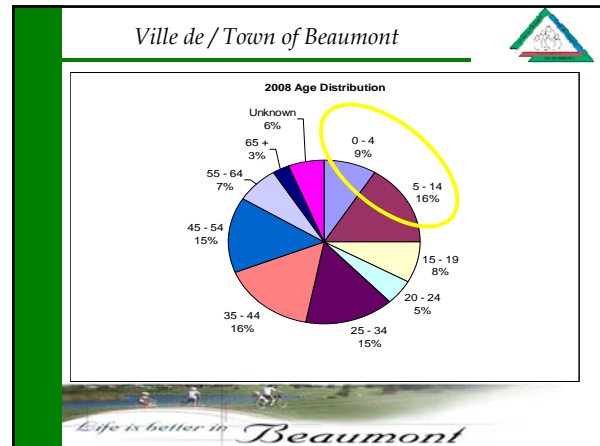
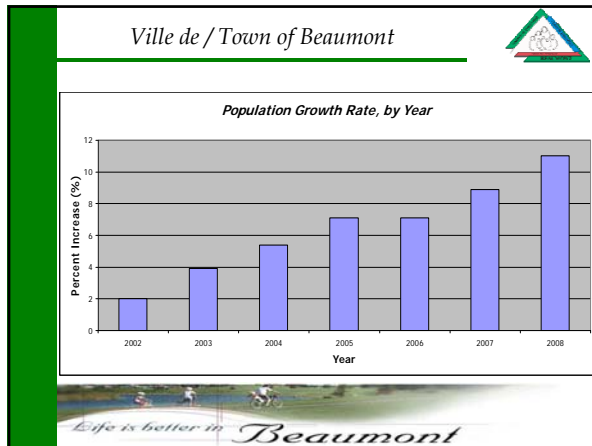
- Population in Primary Trade Area: 9,821
- Population in Regional Trade Area: 20,926

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2008 STATS

Lots Availability

- 878 serviced lots (as of December 31, 2008)

New Businesses

- 15 Storefront & 63 Home-Based

Four business nodes:

- Gallerie Beaumont
- Downtown / Central Area
- Montrose Business Centre
- Chaleureuse Business Park

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2008 STATS

Lot Inventory, End of 2008

Occupied Dwellings	3,481
Vacant Dwellings	315
Under Construction	277
Vacant Lots	870
TOTAL	4,943

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2008 Building Permit Values

	Number of Permits	Total Value
Commercial	22	\$4,229,512
Industrial	-	-
Institutional	11	\$3,134,325
Residential	78	\$28,319,400
Home Renos	327	\$1,172,898
Undergrounds etc.	6	\$4,663,315
Home Based Business	63	-
Development Permits	4	-
Other (Signs, Demolition etc.)	13	\$6,600
Total Value of Permits, 2008	524	\$41,526,050

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Child Care

FYI: Beaumont is only 1 of 3 communities in Alberta offering Municipal Child Care



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Safety


Security at different levels:

- RCMP Detachment
- Municipal Bylaw Officers
- COPS Program Volunteers
- Volunteer Fire Department: Avg. Response Time of 6.53 min.

Beaumont is a member of Safe Communities Canada (since 2004)

- In the process of being designated a Safe Community with the World Health Organization

www.safecommunities.ca



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Recreation

Recreation Facilities

- Recreations programs for all ages
- Ball Diamonds, Hockey Rinks, Tennis Courts, etc.
- 100+ Volunteer Organizations

- Community Youth Centre
- Recreation Centre / Arena
- Water Spray Park
- Skate Park
- 14 km of paved trails, etc.




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Annual Events

- Communities in Bloom
 - 5 / 5 Blooms repeat winner
- Town & Country Daze
 - June 12-14, 2009
- Beaumont Blues Festival
 - September 5-6, 2009
 - Juno-award talent and visitors to Beaumont.
 - The only All-Canadian Outdoor Blues Festival in Canada
 - www.beaumontblues.net
- Brighten Up Beaumont
 - December 4-6, 2009
- Canada Day
- Remembrance Day



[Beaumont Blues Festival, 2008]

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2009 Service Levels



Road Priorities

- Street Cleaning
- Snow Clearing
- Sidewalk Clearing
- Street Sanding
- Grass Cutting

Note: Maps available upon request

New Staffing Positions

- Communications Officer
- Environmental Coordinator
- Deputy Chief / Safety Officer
- Detachment Clerk
- Janitors (1.5 FTE)

Security & Safety

- Additional RCMP Officer
- Additional RCMP Detachment Clerk
- Photo Radar contract
- Deputy Fire Chief / Safety Coordinator
- Support for COP (Citizens on Patrol)
- Request for Support under Premier's Initiative

"Sustainable development is a dynamic process which enables all people to realize their potential, and to improve their quality of life, in ways which simultaneously protect and enhance the Earth's life support systems."

Forum for the Future Annual Report 2000

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2009 Operating Budget Summary

	Revenues	Expenses	Net	% of Municipal Taxes
Municipal Taxes	\$8,647,900	\$0	\$8,647,900	100.00%
Requisition Taxes	3,689,200	3,689,200	-	0.0%
General	620,100	107,900	512,200	5.92%
Legislative Services	0	394,800	(394,800)	(4.57)%
General Administrative Services	827,200	1,547,225	(720,025)	(8.33)%
Protective Services	698,200	2,623,325	(1,925,125)	(22.26)%
Equipment Pool	443,400	443,400	-	0.0%
Public Works Services	86,700	2,942,750	(2,856,050)	(33.03)%
Utility Services	4,734,500	4,734,500	-	0.0%
Public Health Services	1,871,100	2,899,200	(1,028,100)	(11.89)%
Development Services	432,700	1,148,000	(715,300)	(8.27)%
Recreation & Program Services	199,200	739,600	(540,400)	(6.25)%
Facilities & Parks Services	974,900	2,446,200	(1,471,300)	(17.01)%
Tax Rate Stabilization Reserve	491,000	—	491,000	5.68%
Total Municipal Operating Services	23,716,100	23,716,100	\$0	100.0%
Capital Not Paid by Taxes	5,951,500	5,951,500	-	-
Total for Municipal Purposes	\$29,667,600	\$29,667,600		

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Canada's Top 100 Employers

The Town of Beaumont staff are challenging ourselves to become one of **Canada's Top 100 Employers!**



Alberta's **TOP 40 EMPLOYERS** 2009

www.canadastop100.com

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Beaumont's Vision: A Green Community

Milestones:

- Anti-Idling Bylaw
- Maintain annual energy procurement of 15% wind energy
- Environmental Coordinator
- Composting toilets in parks
- Aggressive recycling program divert up to 70% of waste from landfill
- Carbon-neutral events



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S&D Aqua-Fit Complex



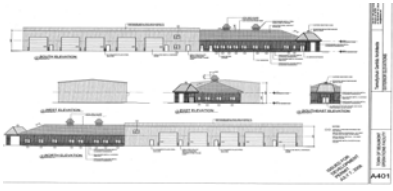
S&D Aqua-Fit Complex

- Completion Date - October 2009
- 2008 Budget \$13,801,000 with a Fundraising Campaign - \$1,300,000 (to-date)

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New Public Works Facility



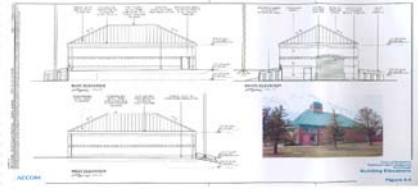
Operations Facility (Target Date - January 2010)

2006 Budget \$3,600,000
2009 Budget \$1,748,000

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New Pumphouse & Reservoir



Reservoir Expansion (Target Date - January 2010)

2008 Budget \$4,340,000
2009 Budget \$2,156,000

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Economic Development

- **** Goal to increase non-residential development ****
- Promoting local & regional **business development**
- **Attracting** new businesses, **retain** and **expand** existing businesses
- **Website redesign** for 2009: www.beaumont.ab.ca
- Promotional **video on YouTube**
- Annual Realtors / Developers Forum
- **Networking** and liaising with organizations including:

Greater Edmonton Economic Development Team




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CARP (Central Area Redevelopment Plan)

- **Theme encourage:**
 - Walk-ability
 - French Village Theme development
 - Mixed Use (residential and commercial together);
 - Urban Edge (promoting downtown feel)
- **2009 Budget:** \$128,000 to kick-start downtown re-vitalization
- **Affordable Housing Complex** in downtown core due for completion in 2009



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Working with Regional Partners

- Active participation in **Edmonton Capital Region Board**
- Meetings with our **neighbours:**
 - Leduc County
 - City of Leduc
 - Town of Devon
 - St. Thomas Aquinas School Board / Black Gold School Board
- Lobbying **ministers:**
 - Luke Ouellette 50th Street Improvement
 - Dave Hancock Schools
 - Hector Goudreau Dollars for municipal projects and/or Community Centre
- Meetings with:
 - **MLA** George Rogers
 - **MP** Mike Lake

www.beaumont.ab.ca

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Working with Regional Partners



Provincial Minister Goudreau
Premier Stelmach
Federal Minister Verner
Prime Minister Harper

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Capital Region Board

WORKING TOGETHER

5 Sub-Committees

- Governance (Beaumont representative)
- GIS
- Transit
- Affordable Housing
- Land Use Planning

Final Growth Plan was submitted to Minister on March 31, 2009

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Investment in Beaumont

2009 Summary of Major Projects

COST	MAJOR PROJECTS
>\$11 M	Municipal Infrastructure & Buildings
>\$14 M	S&D Aqua-Fit Complex (Town of Beaumont)
>\$7 M	Affordable Housing Complex (Leduc Foundation)
>\$5 M	Place Beauséjour - Phase IV (Christenson)
>\$2* M	Montrose Business Centre (HASCO)
>\$2** M	Gallerié Beaumont - Phase II (Cameron)

>\$41 M 2009 Total Investment * minimum ** value unconfirmed

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Real Estate Projects

North
Gallerié Beaumont

Central
Place Beauséjour

South
Montrose Business Centre



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Real Estate Projects

Commercial: Gallerié Beaumont - Phase II includes:

- Shoppers Drug Mart (not at building permit stage, yet)
- Royal Bank of Canada (not at building permit stage, yet)



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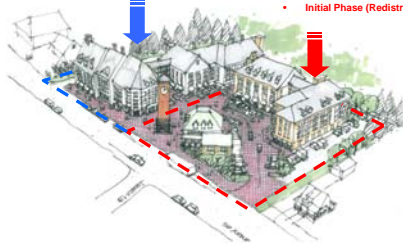
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Real Estate Projects

Commercial: Webbco in Downtown

- Potential Additional Phase
- Initial Phase (Redistricting)



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Real Estate Projects

Residential: Place Beauséjour in Downtown Core

- 50+ Adult active-living complex with new assisted living wing



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Real Estate Projects

Commercial: Montrose Business Centre will include:

- Esso & Tim Horton's "On The Run"





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Investment in Beaumont

Residential Real Estate



Real estate continues to move steadily in Beaumont,

- Relative market stability as our two largest demographics are young parents (30-44) and their children (5-14)
- Demand for rental housing

Beaumont enjoys the benefit of having the **2nd Highest Family Income** average in Alberta indicating:

- More disposable income
- Ability to absorb shock from market fluctuations.



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Location & Staying Power

- » **Uniqueness:** French Theme Development
- » **Proximity:** Surrounded by Employment Areas
Close to Edmonton
- » **Growth:** Young, Affluent community
Fast growing population
Recent milestone (>10,000 population)

These traits combined with recent investment, will continue to make Beaumont a **choice place to invest** in Alberta.

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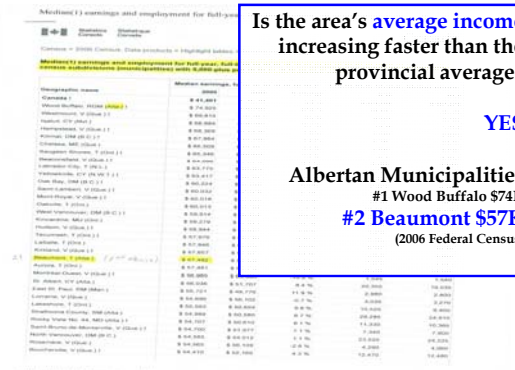
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Is the area's average income increasing faster than the provincial average?

YES

Albertan Municipalities
#1 Wood Buffalo \$74K
#2 Beaumont \$57K
(2006 Federal Census)



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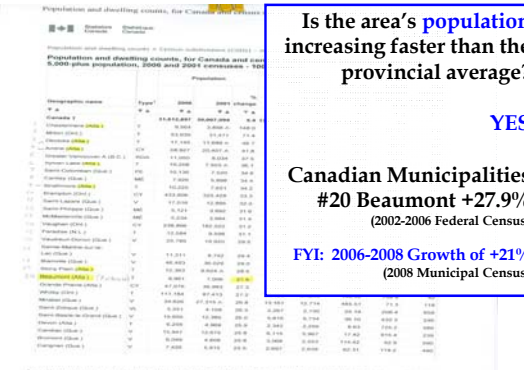
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Is the area's population increasing faster than the provincial average?

YES

Canadian Municipalities
#20 Beaumont +27.9%
(2002-2006 Federal Census)

FYI: 2006-2008 Growth of +21%
(2008 Municipal Census)



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Is the area **creating jobs** faster than the provincial average?

YES

Alberta Unemployment Rates

March 2009
Alberta: 5.8%
Calgary: 5.5%
Edmonton: 4.9%

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Does the area have more than one **major employer(s)**?

YES

Extra Foods +

Employment is diversified among service, government and education.

Sobeys
Ready to serve.

BEAUMONT CREDIT UNION
Bank easy. Breathe easier.

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Is the area in RBC's Affordability Index Hot Zone?

YES

Edmonton

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Will the area benefit from an **economic or real estate ripple effect**?

YES

2008 Forward: New focus on increasing non-residential assessment from:
94 / 6 → 90 / 10 → 80 / 20 → 70 / 30 → 60 / 40

LEDUC NISHU ECONOMIC DEVELOPMENT AUTHORITY

port alberta edmonton international airport

EDMONTON AIRPORTS

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Has political leadership created an **economic growth atmosphere**?

YES

Central Area Redevelopment Plan

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Is the Economic Development Office **progressive & helpful**?

YES

Paperless community profiles for site selectors

Annual Realtors / Developers Forum

Meetings with local business leaders

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Is **infrastructure** being built to handle the expected growth? **Major transportation improvements?**

YES

Infrastructure includes:

- 50th Street to Edmonton
- Highway 625 to Nisku
- Pool / Fitness Complex
- Community Centre
- New Reservoir / Pumphouse
- New Event: Blues Festival
- Expanded Child Care Services
- New Public Works Facility, etc.



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Is the area attractive to **Baby Boomers' lifestyle?**

YES



Brand, new state-of-the-art pool & fitness complex



Beaumont Blues Festival



Safe Community



18-Hole Championship Golf Course, integrated into residential subdivision

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Is there a **short term problem** occurring that is slated to disappear in the future?

YES


Increasing Non-Residential Development



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Is there a noted **increase in labour and materials cost** in the area?


Standard costs exist



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Thank you | Merci beaucoup!

Presentation available online @ www.beaumont.ab.ca

