

PLACE CHALEUREUSE

Outline Plan

APPROVED BY COUNCIL
June 9, 2015
Resolution # 15/06/03



Project Number: 2013-104
Client: Place Chaleureuse GP INC.

Prepared by Invistec Consulting LTD

June, 2015

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Outline Plan

1.0 Introduction

1.1 Purpose

The purpose of this Outline plan is to describe the land use concept, development policies, neighbourhood servicing, parks and open space and objectives for the Place Chaleureuse neighbourhood.

Invistec Consulting Ltd. are pleased to submit this Outline plan on behalf of Place Chaleureuse GP INC for a 160 acre parcel of land in south Beaumont, located immediately north of Highway 625 and west of 50th Street. The Place Chaleureuse Outline Plan intends to facilitate an attractive neighbourhood and compatible with surrounding existing and planned developments.

1.2 Authority

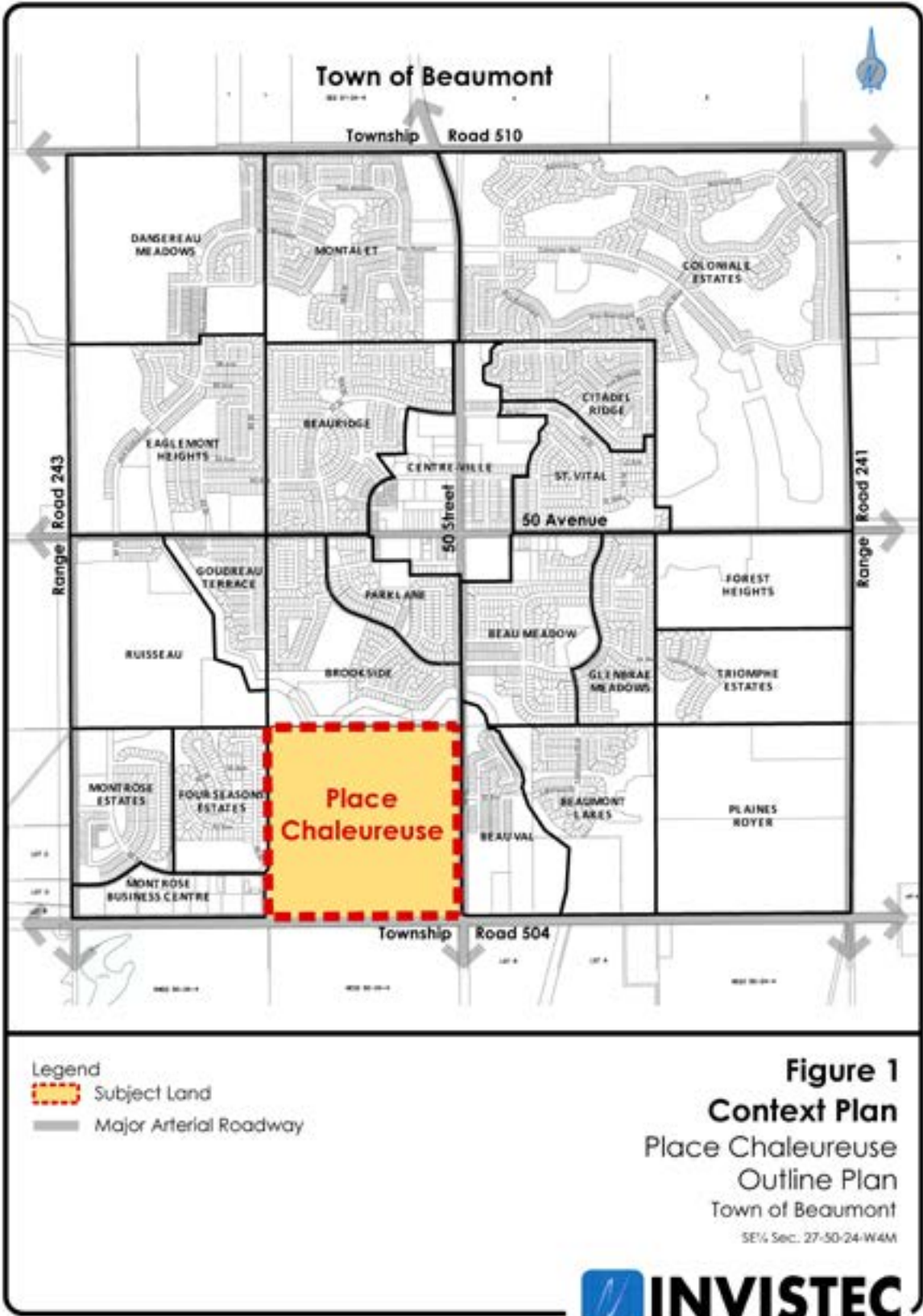
The planning authority for this subject land is Town of Beaumont.

2.0 Location Plan

The Plan Area is comprised of approximately 64.75 ha (160 acres) within Town of Beaumont. The Plan Area lies east of 60th Street, south of Four Seasons Park, and west of 50th Street and north of Highway 625. Figure 1 shows Context Plan.

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2.1 Existing Conditions

Existing Topography

The site is relatively level, with minimal variations in elevation. The highest point on the site is 718 meters with the lowest point at 712 meters. Excess water tends to drain towards the southwestern area of the site. Topographical conditions do not present any impediment to the development of this area for urban land uses.

The soils on the property are characterized as clay loam. Soil conditions are not considered an impediment to the development of this area.

The parcel is currently a fallow field with a range of grasses growing on it. Other vegetations of note are the trees located to the southeast of the site which were planted as a wind break around the original farm house. The existing vegetation does not pose an impediment to developing the site.

Existing Land Uses

The Lions RV Park and Four Seasons Park border on the northern property line. The western border of the site is adjacent to 22 residential lots on 60th Street. The south of the property is bounded by Highway 625. The land south of the property is identified as agriculture land. To the east of the property, across 50th Street residential development has taken place. The surrounding land uses do not present any impediment to the development of this area for urban land uses.

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3.0 Statutory Review

The Outline plan has been prepared within the context of the Planning requirements in the Town of Beaumont and complies with the Municipal Development Plan (Bylaw no. 743-09).

The Place Chaleureuse Outline Plan considered all the planning goals during its development and meets the following planning objectives:

6.2.1 To plan for all new development in a comprehensive manner.

7.2.1 To ensure residential expansion can take place in an efficient, economical and planned manner.

Place Chaleureuse lies east of Four Seasons area. It can be logically and efficiently serviced to accommodate residential and business/commercial development.

7.2.2 To increase the variety of housing types to meet community lifestyles and market requirement.

Place Chaleureuse outline plan allows for a range of low and medium density residential development to take place throughout the neighbourhood.

9.2.1 To encourage the development of a high quality Business Pak which will not detract from the quality of life in Beaumont.

Business park uses are intended to provide local employment opportunities within the Town.

10.2.1 To develop a continuous pedestrian system connecting major activity areas.

10.2.2 To ensure availability and accessibility of park and recreation facilities, and open space for residents and visitors.

The Outline plan provides a comprehensive trail system connecting the community to the Town Master Trail plan. The trail system connects direct routes to focal points and major destinations throughout the neighbourhood.

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4.0 Principles

This outline plan is based around a series of eight organizing principles that provide the framework for the subsequent development of the neighbourhood. The organizing principles have been adopted in accordance with the Town of Beaumont Municipal Development Plan and through discussions with town administration.

Principle 1: Distinct Identity “Sense of Place”

A key objective of the outline plan is to create a distinct “sense of place” which distinguishes the homes in this neighbourhood from the rest of Beaumont. This distinct “sense of place” will be achieved through:

- The construction of high quality entrances to the subdivision including central boulevards and roundabout;
- A consistent design theme to all buildings within the Plan area;
- Pedestrian linkages to all of the amenities within and out of the Plan area; and
- A diverse community created through the provision of a range of housing types.

Principle 2: French Theme-based Design Guidelines

The Town of Beaumont is unique among similar sized towns within the Capital Region because of its French cultural settings and settlement history. Beaumont has been actively promoting an unique French Style architecture which typifies the Town in commercial and most residential multi-family housing projects.

Development within the neighbourhood will embrace the Town of Beaumont French Village Design Guidelines (March 2010) to ensure that the neighbourhood reinforces the history and culture of the town for commercial development, multi-family housing and major municipal buildings. The French Village theme naming convention will also be applied to streets and avenues within the Outline plan area.

Principle 3: Connectivity – School, Roads, and Parks

An important concept that has been incorporated into the Outline plan is that of connectivity. The Plan achieves this at a number of levels. Firstly, the development will provide a new school site of 3.77 ha and trails that connect to the neighbourhood and the Town’s Master Trail System. The roadways within the development have been designed to connect into and expand the integrated roadway system that is planned for Beaumont.

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Principle 4: Mixture of Housing

The Outline plan proposes a wide range of housing types including single-family housing on large and smaller lots, and medium residential. By supplying a range of housing options, the community will be more diverse in terms of income and age.

Principle 5: Commercial

A key objective of the Municipal Development Plan is to encourage the development of a high quality business park. The Outline plan identifies an area south of 30th Avenue as a suitable location for a business park. This area has excellent visibility on the corner of 50th Street and Highway 625.

Principle 6: Safety & Security

The Outline plan pays particular attention to the issues of safety and security. The proposed road layout has been designed to ensure that emergency services can quickly and efficiently access any area of the development. Access points have been provided from 50th Street and 60th Street. The design of the Outline plan has been mindful to minimize the number of lots that have direct access onto the Town Ring Road.

Principle 7: Deliver Municipal Development Plan Goals

The Beaumont MDP (Bylaw No 743-09) sets out a number of objectives to guide future development in Beaumont. Within the Outline plan area, the following key elements are identified as being desirable in the preparation of the plan. These include:

- Supplying a variety of residential housing types;
- Providing land for the development of a business park;
- Allocating land for a school; and
- Providing a continuous pedestrian system connecting residential areas, recreational facilities and business centers.

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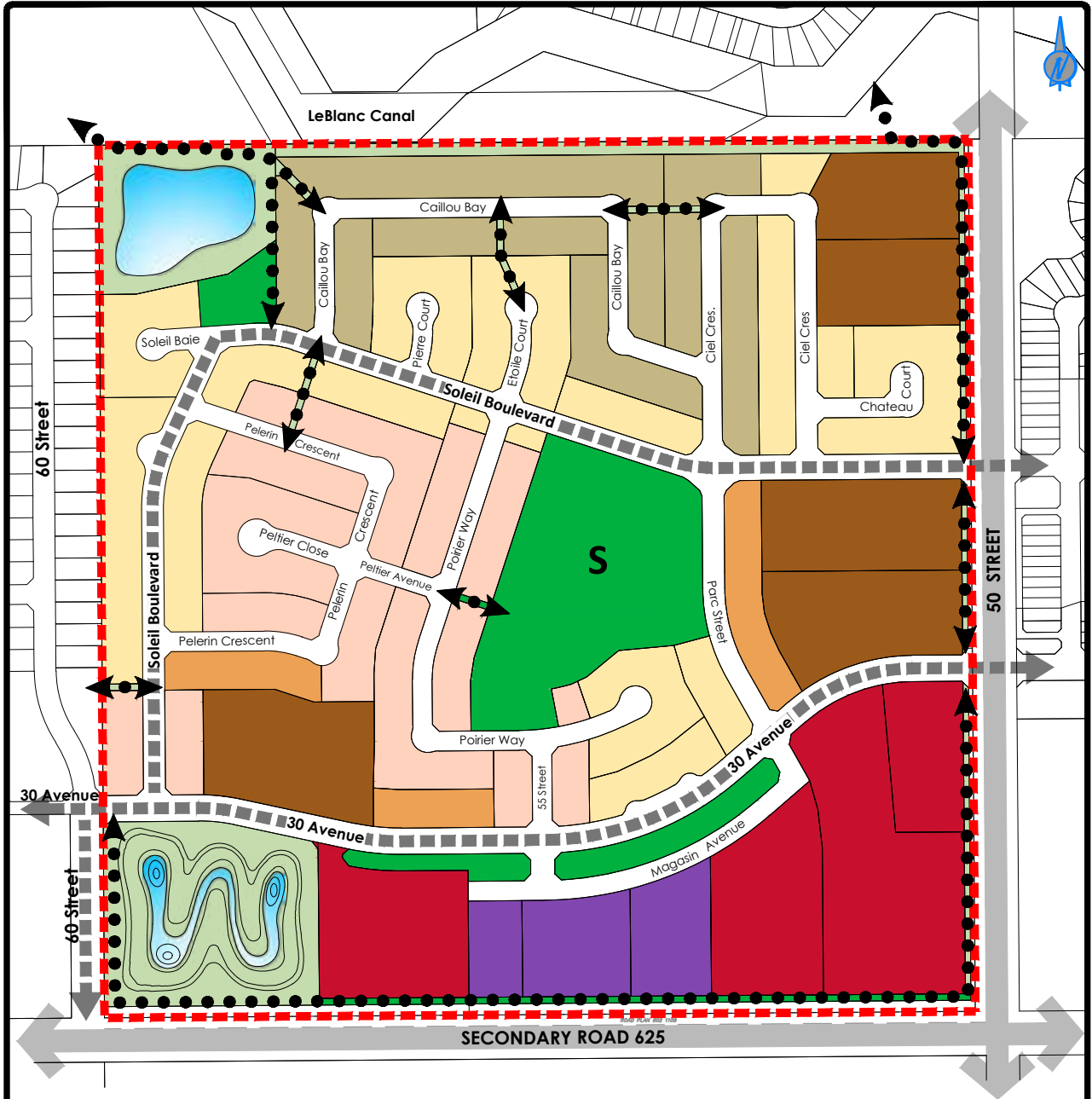
Outline Plan

5.0 Development Concept

The Development Concept provides a variety of housing in the area suitable for a wide variety of households. This will include a broad range of low and medium residential dwelling units and implementation will be based on market conditions and consumer preferences at the time of development. Figure 2 shows the Development Concept. For a breakdown of the residential density and land use statistics for Place Chaleureuse neighbourhood, see Table 1.

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Legend

- R1-A Low Density Residential
- R1-B Low Density Residential
- R1-E Low Density Residential
- R2 Low Density Residential
- Medium Density Residential
- Commercial
- Industrial Business
- Park
- S School/ Park
- Stormwater Management Facility/ Public Utility Lot
- Pedestrian Linkages
- Collector Roadway
- Arterial Roadway
- Outline Boundary

Place Chaleureuse
Outline Plan
Town of Beaumont

Figure 2
Development Concept

SE¼ Sec. 27-50-24-W4M
Scale 1:5000



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Table 1: Land Use Statistics

Outline Plan Place Chaleureuse - Land Use Statistics (June 4, 2015)

	Area (ha)	% of GDA				
Total Plan Area	64.75					
Arterial Road Widening	1.12					
Gross Developable Area	63.63	100.0%				
Park (MR)	3.27	5.1%				
School/Park	3.77	5.9%				
SWMF/PUL	6.47	10.2%				
Commercial	7.05	11.1%				
Industrial Business	2.13	3.3%				
Collector Roadway	4.41	6.9%				
Local Roadway	6.48	10.2%				
Total Non-Residential	33.58	21.2%				
Net Residential Area	30.05	47.2%	Units and Population Stats			
	Area (ha)	% of NRA	Units/ha	Total Units	ppdu	population
R1-A Low Density Residential	9.37	31.2%	15	141	3.2	450
R1-B Low Density Residential	6.89	22.9%	19	131	3.2	419
R1-E Low Density Residential	5.51	18.3%	14	77	3.2	247
R2 Low Density Residential	1.60	5.3%	26	42	2.9	121
MDR (RMD1, RMD2 and DC)	6.68	22.2%	30	200	2.9	581
Totals	30.05	100.0%		591		1817

STUDENT GENERATION

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
TOTAL	550	275	275	1100

* Calculation of student Populations at 0.6 students per household:

K-6 50% 7-9 25% 10-12 25%

*Figures and numbers above are approximate.

**The exact area of Municipal reserve dedication will be calculated at the time of subdivision by a Legal Land Surveyor.

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5.1 Residential

Residential Estate District (R1-E):

Large Lot Residential (R1-E) is established as a transitional land use south of the Four Seasons Park. This land use will comprise single detached housing to accommodate larger, estate-style Dwelling units and is designed to respect the local character of the neighbourhood. The single detached homes in the R1-E area will have a minimum lot depth of 35.0 m. Lot width minimums of 17.0 m are required. As a result, single detached housing with the above criteria and character are envisioned to maintain the neighbourhood character.

Low Density Residential (R1-A, R1-B, R2)

As shown on Figure 1, Low Density Residential development will predominantly consist of single detached dwellings within the plan and has been located to take advantage of amenities, school sites, neighbourhood parks, and Stormwater management facilities. Within the Low Density Residential areas a variety of R1A and R1B housing forms will be available.

R2 residential has been carefully planned in three locations: directly north of the commercial area along 30 Avenue – collector roadway, on the east site along Rue Parc Street and the third site is north of medium density site and east of Soleil Boulevard. The housing type within the R2 area allows for duplex and semi-detached dwellings. It is envisioned these area will provide an opportunity for mixed housing type and efficient use of land and infrastructure. Furthermore, the R2 area is located within easy walking distance of Commercial and retail amenities, school site and park site.

Low Density Residential development have been planned to provide local identity, safety and pedestrian connectivity. Subdivision patterns will generally follow a conventional style consisting of loops and cul-de-sacs with appropriate pedestrian / vehicular connections between areas.

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Residential Medium Density Residential (RMD1, RMD2):

Residential Medium Density residential have been strategically located within the Place Chaleureuse Outline Plan based upon goals set out by the “*Town of Beaumont Strategic Plan*” (Develop medium residential areas; efficient use of land and infrastructure). Opportunities exist within Place Chaleureuse for a variety of medium density housing forms including multi-attached, semi-detached, and duplex (on both a street oriented and project bases). Future market demands will determine the type of Medium Density Residential. Within the Medium Density residential areas will be a variety of RMD1 and RMD2 housing forms. This includes duplex, multi attached, and semi-detached dwellings.

This housing type is concentrated in three location; the first site (2.02 ha) is located northeast corner of the development, next to the Lions RV Park. The second site (2.55 ha) is an adjacent condominium complex and is at the junction of the Ring Road and 50th Street. The third site (0.9 ha) is located to the south-east along the Ring Road of 30 Avenue. Future market demand will be a determinant for the type of medium density residential in each particular circumstance. They will be integrated along with low density housing by incorporating sensitive streetscape design and attention to transitioning. The medium density housing in this outline plan helps to achieve the Town of Beaumont Strategic Plan smart growth principles. The medium density helps to achieve the following outcomes:

- Develop for medium and high-density residential
- Density targets as per Capital Region Growth Plan

The residential land area, the number of dwelling units, and the resulting population is detailed in Table 1.

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5.2 Commercial

Commercial/Business park uses are intended to provide local shopping and employment opportunities within Place Chaleureuse. The commercial/business park is located to the southeast of the property, bounded by 50th Street and Highway 625. This area is located along an arterial road and has excellent visibility.

Potential uses within the business park include: general industrial business uses, automotive services, equipment rental, contractor services and business support services. In the commercial area permitted uses include: retail, drive in business, personal service shop, professional, financial offices, eating and drinking establishments.

Other uses will be subject to highest and best use for the property. The area will be accessed by the ring road which will provide a quality entrance into Place Chaleureuse.

5.3 School/ Park/ Green way

As shown on Figure 2, a school/park site has been identified in the north east corner of the Plan. Approximately 3.77 ha is dedicated for future school/park this is based on the Municipal Development Plans policy 10.3.1 “Ensure that lands area made available to satisfy the parks, recreation and open space requirements of the community. To meet spatial needs for future parks, recreation, open space and school sites.” The location and orientation of the school/park site will provide a strong focal point within the Place Chaleureuse neighborhood. Roadways and pedestrian linkages will provide enhanced walkability and connectivity to and from the school/park site. Municipal reserve will be dedicated to the municipality through land dedication, deferred reserves and cash-in-lieu payments

A second park has been provided on the north western side of the neighbourhood. This location connects Place Chaleureuse to surrounding parks and trail systems , and can be planned for both passive and active recreation.

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Two smaller parks have been planned along 30 Avenue to act as a buffer between the commercial uses on the south and residential areas to the north.

The Outline plans has a comprehensive multi-use trail system connecting residents with amenities and focal points. A series of multi-use trails with access points will provide pedestrian access to open spaces and school sites within the neighbourhood. The multi-use trails or public utility rights or ways, and linkages have been designated and will provide connectivity for all residents.

6.0 Servicing/ Engineering

6.1 Roads

The Outline plan identifies approximately 10.89 ha of land will be required to meet the existing development standards for roads and utilities. The road hierarchy consists of major collector roadways, minor collector roadways and local roads that have all been designed to meet the standards of the Town of Beaumont. The main major collector roadway through the neighbourhood is the extension of the Ring Road. Collector streets lead off the Ring Road to service properties to the north of the Ring Road and the School site. The local roads have been designed to provide access to individual development cells while discouraging through traffic.

The Outline plan identifies two signature entrances into the neighbourhood from 50th Street. These entrances will reflect the French Village Design Guidelines and include a stonewall to frame these key gateways into the development. The entrances will also be accented by a landscaped median that will extend 100 meters into the development from 50th Street.

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6.2 Water Distribution

Watermain service to Place Chaleureuse will be provided by connecting to the existing 250mm watermain on 50th Street. Two connections, one at the 30th Avenue intersection, and the other at the Soleil Boulevard intersection, will be able to service the initial stages of development. Watermain looping can be achieved with a connection to the existing 200mm watermain at the intersection of 30th Avenue and 60th Street.

6.3 Sanitary Sewer System

Sanitary servicing will be provided by connecting to the existing 750mm trunk sewer that runs along the north boundary of the development area. Two connections, one at the north leg of Cercle Crescent another at the west corner of Baie Cailluo Bay are recommended for servicing the north half of the area. Another connection through a PUL from Soleil Boulevard to the existing 250mm sanitary sewer on 60th Street will be able to service the south half of the area. All sanitary services will be able to drain by gravity.

6.4 Stormwater Management

6.4.1 Pre-development Drainage Pattern

The pre-development topography of the overall site is relatively level. The highest elevation is about 718.00 and lowest elevation is about 712.00. Excess water tends to drain towards the southwest area of the study area.

Previous studies indicated that the whole area would discharge to the LeBlanc canal. However, a significant portion of area contributes to the existing wetland in the south west corner of study area. In order to sustain water supply to existing wetland, it is proposed to replace the wetland with a constructed naturalized wetland, discharging predevelopment volumes to the existing marsh complex, with the remaining post development volumes discharging north to second traditional wet pond in the north west corner of study area. This pond will discharge to LeBlanc canal at the maximum rate of 1.8 L/s/ha, according to the study conducted by GPEC (2001).

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6.4.2 Overall storm system design

Storm minor system design

6.4.2.1 Minor system design approach

The minor system comprises of roof leaders, pipes, catch basins, manholes, foundation drains, and outfall structures. It will convey runoff from the snow melt and rainfall events without sustaining any surface ponding or excessive flows for events up to and including 1:5 year return period.

Proper lot grading will direct storm surface runoff (including roof leader discharge) to certain locations where it can be collected by catch basins and conveyed through the pipe system to the pond.

All lots will be provided with a storm service pipe, to which they would hook up their sump pumps. This system, called the “third pipe system”, is provided to allow the sump pump to be connected and discharged to the storm minor system, instead of the sanitary system or overland onto the lawns.

6.4.2.2 Design criteria

The design criteria for the storm drainage system is based on the Minimum Design Standards for Development within the Town of Beaumont.

- Minor System (pipe sizing):
Based on Rational Formula

$$Q=CIA/360$$

Q = the discharge in cum/s

I = the intensity of rainfall, in mm/hr

A = the contributing area, in ha.

C = the runoff coefficient

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Storm major system design

6.4.3.1 Major system design approach

At certain times (1:100 year storm event), when the capacity of the storm minor system is exceeded, the major system which includes roads, gutters, curbs and overland ditches, will operate and route the excess run-off to the proposed storm-water management facilities.

The stormwater management facilities (wet ponds, dry ponds and/or wetland) will detain/retain the storm runoff temporarily, and gradually release it at a controlled rate (usually at the pre-development rate) to the downstream receiving drainage body. This will mitigate the impact of urbanization and reduce the possibility of downstream flooding caused by upstream development.

In case of an extreme storm event which is beyond the storage capacity of the proposed stormwater management facility, an emergency spillway will be provided to avoid possible property damage.

As per the requirement, major systems shall accommodate and store events up to and including a 1:100 year return period while discharging at a maximum rate of the calculated pre-development run-off.

Place Chaleureuse has total storm basin area of 64.75 ha (approximately) which is split into two major storm basins; north storm basin covers 35.0 ha (approximately) and south storm basin covers 29.75 ha (approximately). Accordingly, there are two stormwater management facilities to accommodate the water runoff in each basin as shown in Figure 3.

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For the south basin: The proposed constructed naturalized wetland located in the south west (SW) corner of the study area is designed to cater storm water runoff from the south storm basin. This wetland will discharge water south to marsh complex by pump station and also discharge water north to wet pond in the northwest (NW) corner by gravity pipe at a controlled rate of discharge by control manhole.

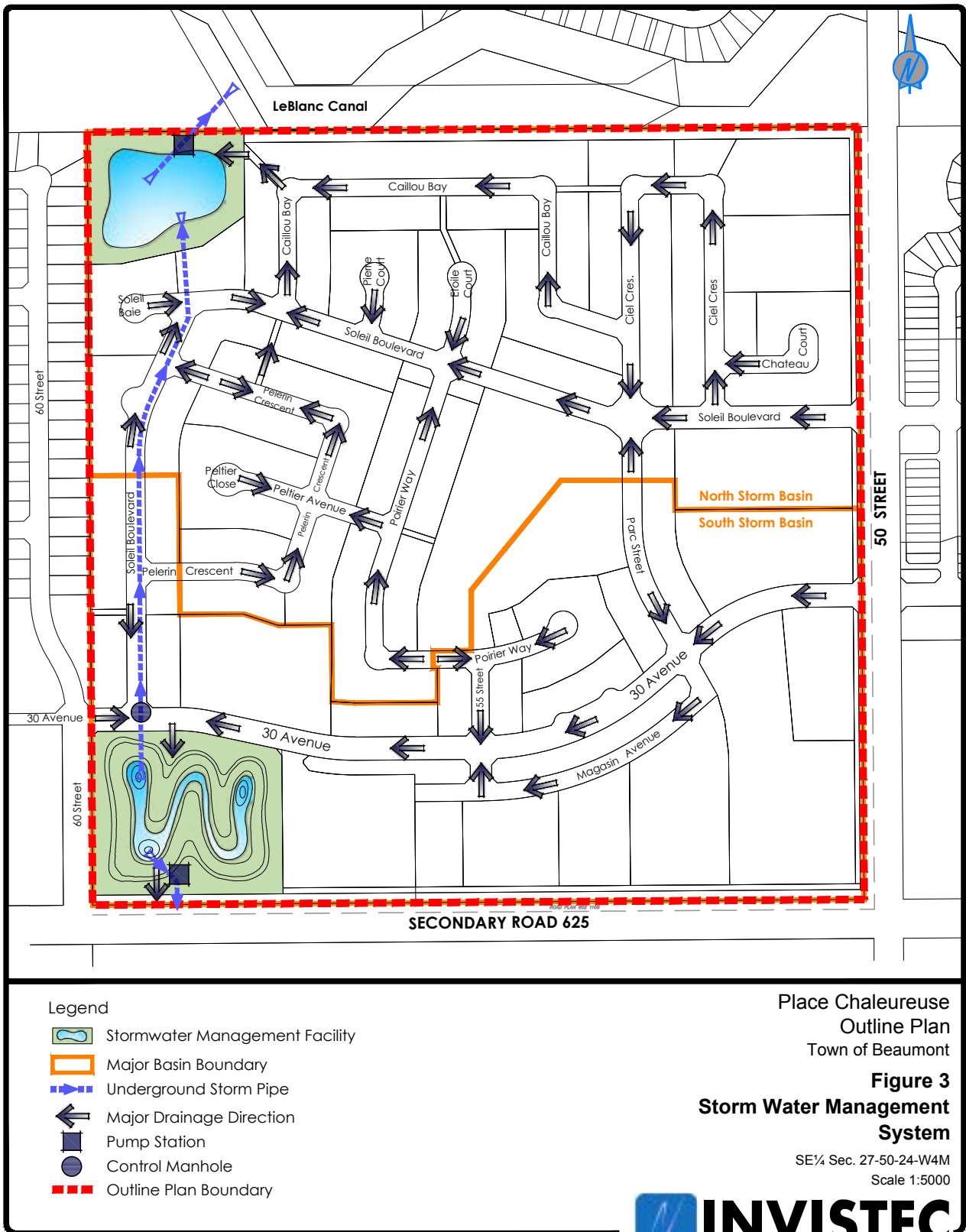
For the north basin: The wet pond located in the NW corner of the study is designed to receive storm water runoff from the north storm basin as well as from the constructed naturalized wetland at the SW corner. The wet pond will discharge water to the LeBlanc canal by pump station. This wet pond was designed by Focus Corporation, approved by Town of Beaumont and Alberta Environment and was built in 2004.

6.4.3.2 Design criteria

The design criterion for the major system conforms to the Town of Beaumont Engineering Standards and Alberta Environment's Stormwater Management Guidelines.

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7.0 Redistricting/ Subdivision

Redistricting and subdivision application will be undertaken as necessary and will conform to existing land use designations in Town of Beaumont.

8.0 Phasing

The Place Chaleureuse Outline plan will develop the remaining three stages over an approximate timeframe of three to five (3 to 5) years, and depending on the market demands and aspirations of the landowner. Development of the Place Chaleureuse Outline plan represents a logical and contiguous extension of the residential land use patterns currently in the existing neighborhood.

As shown in Figure 4 - Phasing map, the initial stages of development are intended to begin at the entrance of Phase 5A where Soleil Boulevard enters into Poirier Way. Development may proceed afterwards to either phase 5B or phase 6, See Figure 4 for potential path of development.

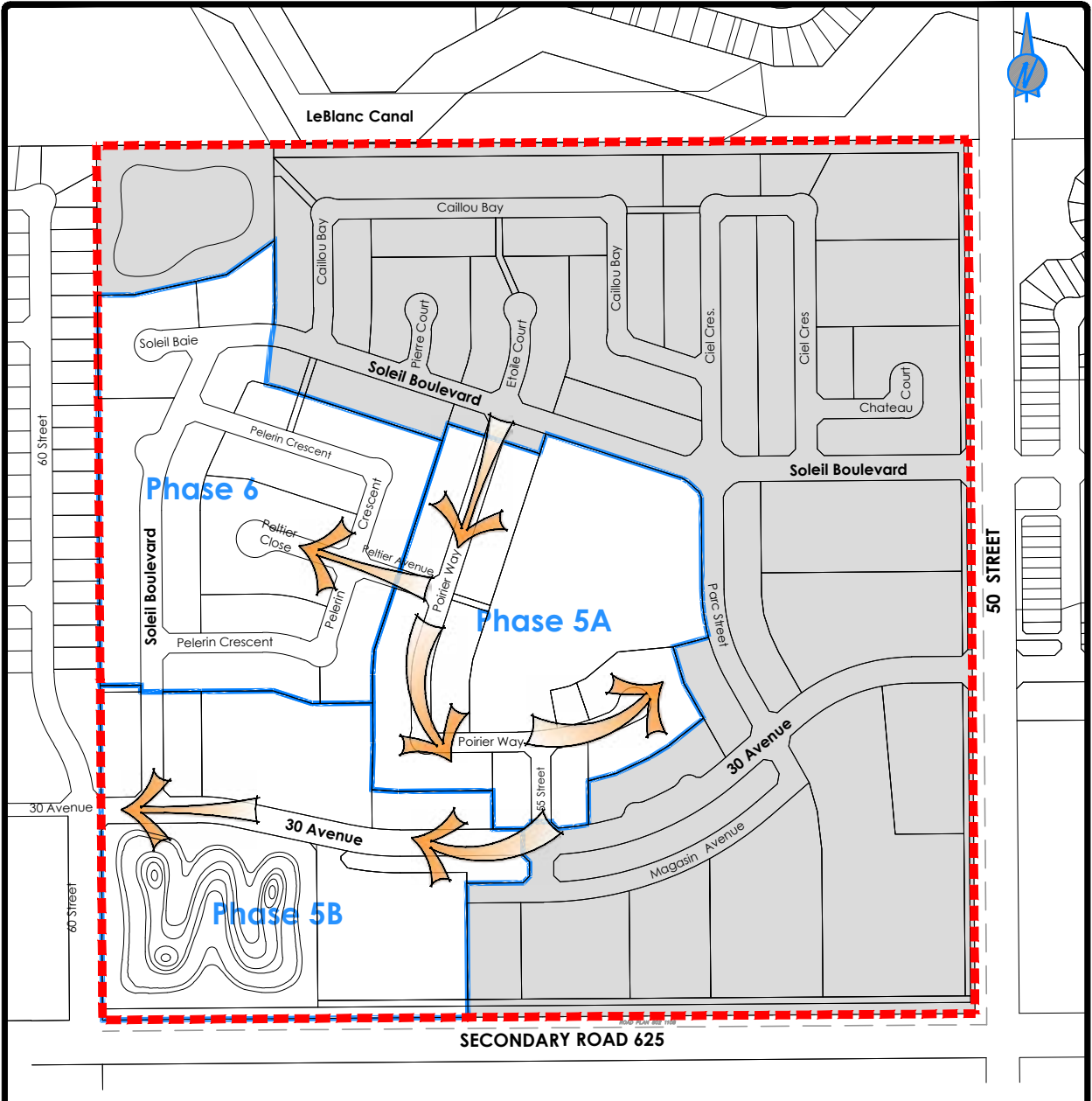
Below is a summary of two possible development scenarios:

- 1) Development of phase 6 may proceed following the development of phase 5A.
- 2) Phase 5B may develop following the development of either phase 6 or 5A.

Depending on the market demands and aspirations of the landowner, development of individual phases may vary from other phased areas (including their application(s) to rezone and / or subdivide lands). As well, portions of separate phases may be developed concurrently if there is sufficient market demand and / or if the resulting engineering design is more efficient.

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Outline Plan



- Legend
- Potential Path of Development
 - Phase Boundary
 - Completed Construction 2003 - 2014
 - Outline Plan Boundary

Place Chaleureuse
Outline Plan
Town of Beaumont

Figure 4
Phasing Map

SE¼ Sec. 27-50-24-W4M
Scale 1:5000