

APPROVED BY COUNCIL
October 08, 2013

Ruisseau

OUTLINE PLAN



Prepared for:
Qualico Developments

Prepared by:
Focus Corporation

102401-202
March 2013

FOCUS

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1.0 INTRODUCTION

1.1 Purpose

This Outline Plan has been prepared for approximately 45.7 hectares of land, located south of 50th Avenue/Township Road 505 and west of the existing Goudreau neighbourhood in west central Beaumont. This Outline Plan has been prepared on behalf of Qualico Communities. The lands in question have been named Ruisseau and will, henceforth, be referred to as such in the text of this document. The purpose of this document is to provide an updated non-statutory framework to act as a general guide for future development in this area. The plan will address planning issues in a comprehensive manner, in order to effectively coordinate infrastructure and circulation design in conjunction with the spatial organization of land uses for development.

1.2 Background

Beaumont is a niche real estate market, which primarily houses residents who work throughout the capital region. Beaumont offers a small town lifestyle, but is close enough to accommodate commuting to take advantage of the services and employment opportunities throughout the capital region. Beaumont is also characterized by its ties to its Franco-Albertan heritage, providing a unique identity to the community.

As Beaumont caters largely to a commuting population, it is impacted not only by its own economic growth, but also by growth in the region as a whole. Due to the ongoing economic success in Alberta, Beaumont's population has exploded in recent years as housing has become more costly and scarce throughout the capital region.

The development of the Ruisseau neighbourhood responds to the demand for housing in the region, and will provide a community consistent with the existing residential character in Beaumont.

The need for comprehensive planning to accommodate logical development has necessitated the preparation of this document.

2.0 DEVELOPMENT AREA

2.1 Location and Context

The subject site is located on the south-western quadrant of the Town of Beaumont, along the western boundary of the Town (see Figure 1).

2.2 Land Ownership

Land ownership has been determined by a review of the Certificates of Title, and is based on information available at the North Alberta Land Registration Office. The land title search pertains to information as current as February 14, 2013. The subject site is comprised on a single parcel of land totalling 45.7 hectares. It is owned by Qualico Developments West Ltd. The Certificate of Title can be found in Appendix A of this Outline Plan.

2.3 Adjacent Land Uses

The plan area is bounded by current and future residential uses, Municipal Reserves and Public Utilities on the northern, eastern and southern borders. The western border is Range Road 243, which is currently the western limit of the Town of Beaumont.

2.4 Topography and Vegetation

The site slopes generally towards the east, but has relatively little relief overall. The area is subject to seasonal flooding in the low areas of the plan along the eastern portion of the plan area.

2.5 Soils

According to the Geotechnical Investigation for the site undertaken by J.R. Payne and Associates in December 2005, the soils within this site consist of topsoil overlaying lacustrine clay and clay till, which is well suited for development.

2.6 Physical Constraints to Developments

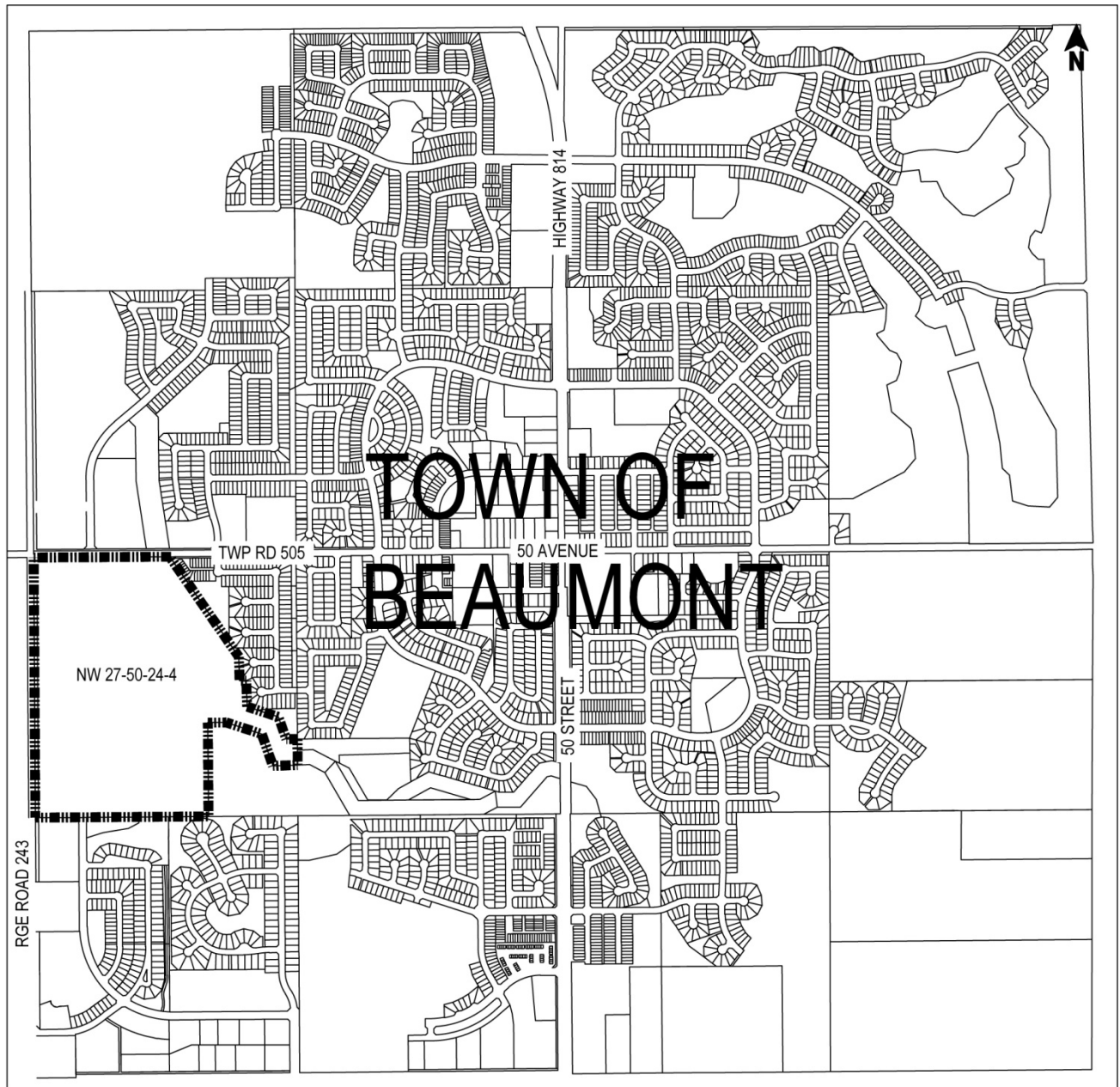
2.6.1 Wetlands

A Wetland Assessment is currently being undertaken by Trace and Associates. Any wetlands that are identified within the plan area by this assessment will require 3:1 compensation.

Policy 2.6.1.1: Where damage to or loss of wetlands is contemplated by development within Ruisseau, a compensation plan pursuant to the provisions of the Water Act and Alberta Draft Wetland Policy will be required prior to subdivision approval.

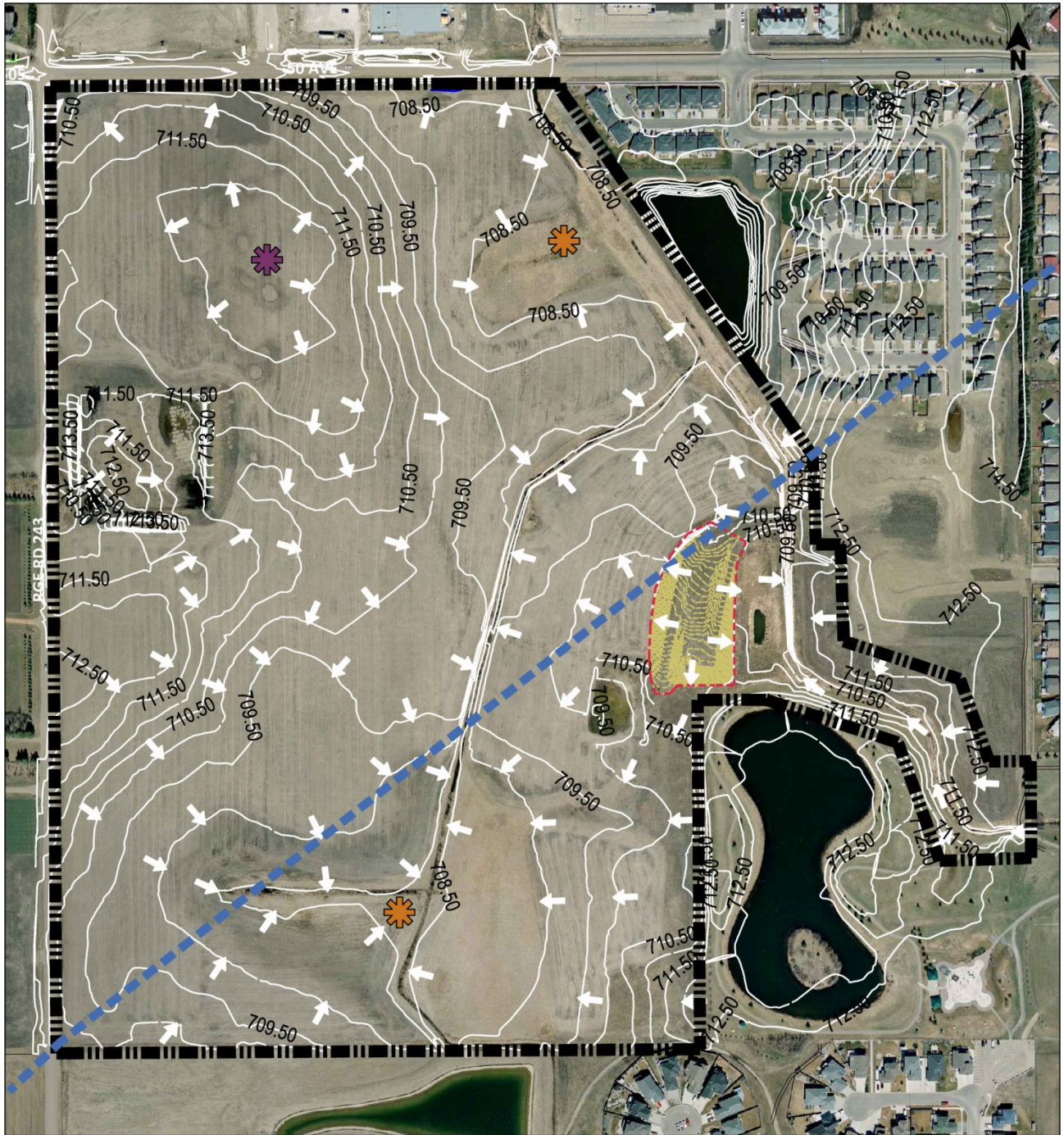
2.6.2 Water line

There is one abandoned water line within the plan area (Figure 2). This water line has no set-back requirements and therefore has no impact on future development within the plan area.



 ASP Boundary

Figure 1: Location of Ruisseau Outline Plan Area









-  OP Boundary
-  Abandoned Water Line
-  Low Point
-  High Point
-  Direction of Surface Flow
-  Temporary Stockpile

Figure 2: Site Features in Ruisseau Plan Area

3.0 POLICY FACTORS

3.1 Capital Region Growth Plan

This Outline plan is a non-statutory document and, as such, does not require submission to the Capital Region Board for approval. However, the plan does meet the density targets set out within the Capital Region Board's Priority Growth Area C (East), which has a density target of 25-35 dwelling units per net residential hectare.

3.2 Municipal Development Plan Bylaw 486-98

The Town of Beaumont Municipal Development Plan (MDP), approved as amended by Bylaw 743-09 in September, 2009, outlines the direction for the future of development within the municipality (Figure 3).

The MDP sets out guiding principles for the community, which include providing healthy lifestyle options, respecting the environment in development, maintaining the community's French heritage, and maintaining a positive community atmosphere.

The MDP has anticipated the growth of the community, and identifies that the broad community infrastructure systems, such as the provision of utilities and services, are in place and sufficient to provide for new residential areas like Ruisseau.

The MDP also provides direction related specifically to residential development. It identifies that though Beaumont's existing development patterns are skewed toward the single detached house, diversity is also necessary to accommodate housing options for changing lifestyles. The following excerpt from the MDP defines the objectives and policies set for residential development:

7.2 OBJECTIVES

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

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

7.2.3 To maintain a high population density per square kilometer, and provide for a transition between low density and higher density housing.

7.3 POLICIES

7.3.1 The Town will require submission of Area Structure Plans (or similar planning documents) prior to redesignation and subdivision for major new residential development (see map 5.1 FUTURE LAND USE CONCEPT). These more detailed plans will address the following:

a) Compatibility with existing urban development and/or transitional measures, roadway and utilities connections, open space corridors and pedestrian linkages, and engineering systems;

b) The need for a variety of residential dwelling types and densities;

c) The impact of the development on other community services (education, recreation, cultural); and
d) Existing topography, major landforms, vegetation, scenic views, hills and natural drainage courses which should be integrated into the subdivision design.

7.3.2 The Town will monitor lot and housing supply, and work with the development industry to ensure that the transition between raw land and construction is efficient, orderly, and reflects the needs of the community.

7.3.3 Where entrance signs are used at primary entries to residential areas or developments, the signs should be aesthetically designed and in accordance with the French Village Design Guidelines.

7.3.4 Low density (single-family detached/duplex) neighbourhoods may include a variety of lot widths to accommodate a range of housing forms. Lots with similar widths and housing design should be grouped to form definable clusters or units, such as on a cul-de-sac or along a block.

7.3.5 Where medium density (townhouse/apartment) housing sites are proposed in an Area Structure Plan, they should be dispersed throughout the area.

7.3.6 In new residential areas, a transition area between medium density (townhouse/apartment) and low density (single-family detached/duplex) housing shall be provided by open space, roadway separations and/or intermediate housing densities.

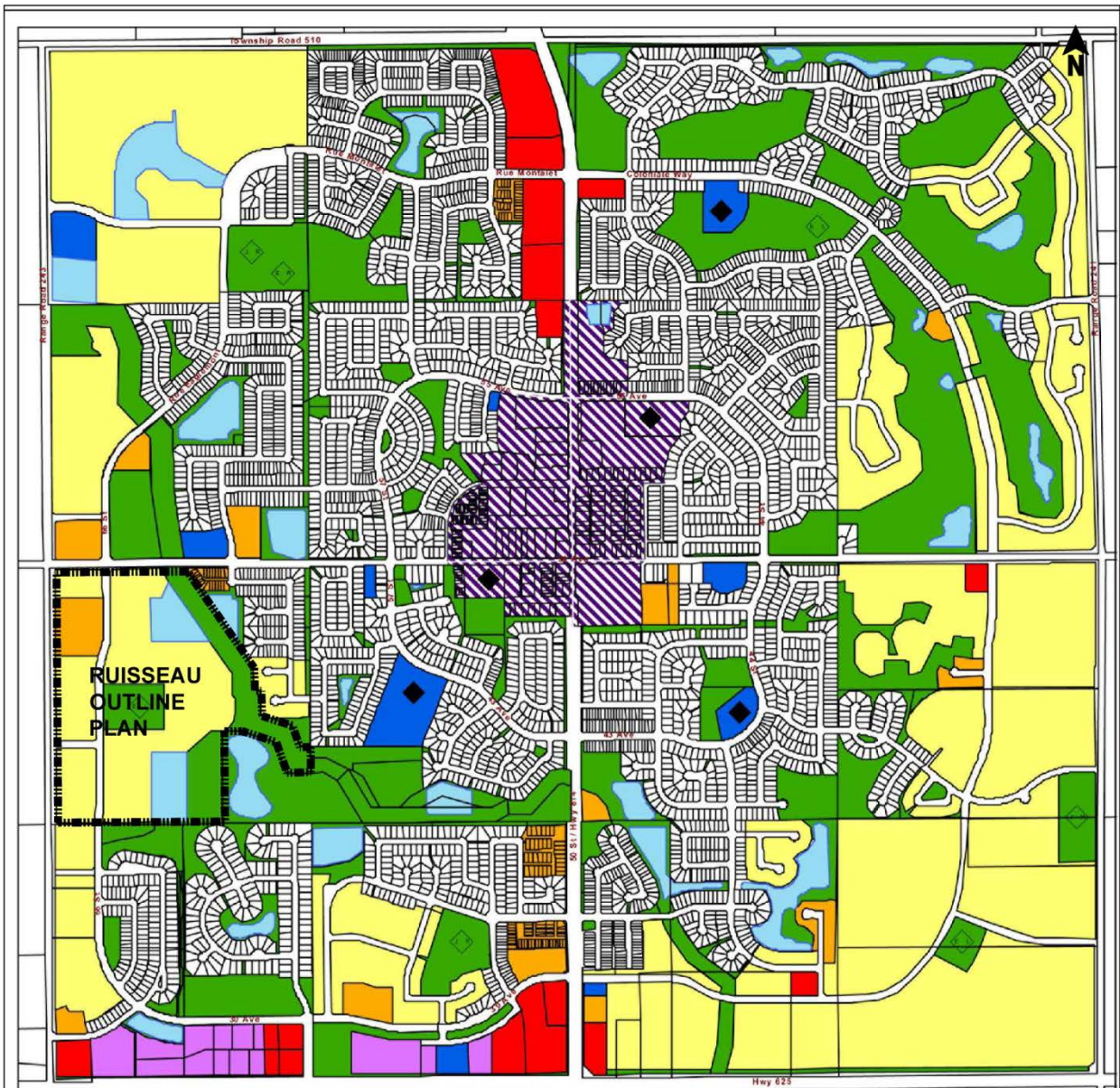
7.3.7 Proposed medium density (townhouse/apartment) housing sites shall be located in association with open space areas, and have easy access to collector roadways.

7.3.8 To ensure that medium density (townhouse/apartment) housing developments complement the low density (single-family detached/duplex) housing neighbourhood in which it is to be sited, the Town shall require submission of an architectural and site design proposal in conjunction with the subdivision application or development proposal.

7.3.9 A range of housing alternatives such as condominiums, co-op housing and seniors' accommodation (condominiums, nursing homes, and apartments) should be considered.

3.3 Land Use Bylaw

Currently, under Land Use Bylaw 796-12 the plan area is zoned Urban Services Institutional (USI), RI-B, Public Recreation Service (PRS) and Agricultural Reserve (AR). As such, rezoning of portions of the plan area will be required prior to subdivision. Much of the plan area will be developed as single-detached housing. Some duplex and multi-detached dwellings may be located within the plan area within the area noted as Low/Medium Density as shown on Figure 4. These uses will be accommodated under the following residential districts: Low Density Residential (R1-A), Low Density Small Lot Residential District (R1-B), and Residential Medium Density District 1 (RMD1) In accordance with the Town of Beaumont Land Use Bylaw 796-12, approved on January 23, 2013.



The Town of Beaumont

Municipal Development Plan
 Map 5.1 Future Land Use Concept
 Revised September 2009

This is a concept map illustrating the intended structure of urban development. It does not identify exact locations or provide site specific direction to land use regulation.

- | | |
|---|--|
|  Water Bodies |  Reserves & Public Utilities |
|  Business Park |  Residential |
|  Commercial |  Land Uses in accordance with Central Area Redevelopment Plan |
|  Institutional |  Future Schools |
|  Multi-Family |  Existing Schools |



Figure 3: Existing Town of Beaumont MDP

4.0 DEVELOPMENT CONCEPT

4.1 General Concept

Ruisseau has been developed to best suit the demand for housing as well as the existing community fabric in Beaumont. This community will consist of multiple sizes of low density residential with the opportunity for some medium density residential development. The plan area will be punctuated by parks and open spaces providing linkages to the Four Seasons park system and surrounding communities.

Development Goal: Variety in Housing Styles

The mixing of housing and sizes is encouraged throughout the neighbourhood, in order to develop a varied urban environment. Residents from a range of incomes and lifestyle choices will be encouraged to live amongst each other.

Objectives:

- Large lot sizes may be interspersed with smaller lot sizes on the same block, while respecting the lot width variation as prescribed by the Land Use Bylaw; and
- Houses are encouraged to be developed with different architectural details than those within their immediate vicinity, in accordance with the Land Use Bylaw.

Development Goal: Transition between housing types

A transition between areas that may include medium density housing and the low density residential development within the plan area will be provided by the major collector roadway running north/south through the neighbourhood.

Objective:

- To provide visual continuity between housing types within the development
- To provide adequate transitioning between housing types

Policy 4.1.1: Within Ruisseau there shall be opportunities for a range of housing types including single-detached, semi-detached, multi-attached and duplex dwellings.

The overall density of the Ruisseau plan area will be an average of 27 units per net residential hectare. Each attribute of the built form of this community will be discussed in turn, to highlight its role in contributing to the community's composition.

4.2 Low Density Residential

Low density residential housing will comprise the majority of the development in the Ruisseau neighbourhood. As it is the primary land use within the plan area, its ultimate development will have a significant impact on the character of the overall neighbourhood.

A variety of low density housing forms and lot sizes are encouraged to promote a wide range of housing choices to incorporate neighbourhood diversity allow residents lifestyle variety within the plan area. These housing forms may include single-detached, duplex, or semi-detached dwellings. Several lots and housing types will be available. A discussion of each follows:

Detached Residential Lots

Conventional lots will be located throughout the plan area. They will be developed in accordance with the provisions of the existing low density land use districts found in the Land Use Bylaw.

Architectural details will be varied throughout the development to ensure choice and a pleasing streetscape. The character and appearance of housing within the Ruisseau neighbourhood must be harmonious to provide an overall thematic impression for the development.

The use of a range of front access garage methods is encouraged to promote a varied streetscape and more visual interest to the community. A variety of options for the provision of a front access is available. Garages may be attached and extend beyond the façade of the house, which is typical practice for many low density residential communities. On wider lots, a few additional options are also available. Garages can also be attached and recessed slightly from the primary façade, or attached directly to the primary façade. A range of garage treatments is encouraged to provide visual interest and streetscape diversity.

Policy 4.2.1: Low density residential development within Ruisseau shall be generally located in the area noted as “Low Density Residential” or “Low/Medium Density” within the Development Concept (Figure 4).

4.3 Medium Density Residential

The Ruisseau neighbourhood will also include a small area where medium density residential development may be located, which is shown within the area demarked “Low/Medium Density” on the west side of the Ruisseau neighbourhood. This area may accommodate development ranging from single-detached housing to duplexes or multi-detached dwellings to a maximum density of 40 units per hectare. Transition areas between single-detached units to the north and south of the medium density will consider transition treatments to ensure the overall development blends well, including larger lot widths abutting single detached lots and fencing.

The opportunity for rear access garages has been included throughout this part of the plan area with the provision of lanes.

Policy 4.3.1: Medium density residential development within Ruisseau shall only be allowed within the area designated as Low/Medium Density Residential within the Development Concept (Figure 4).

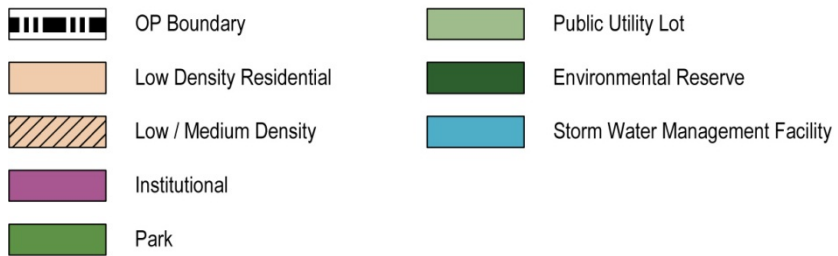
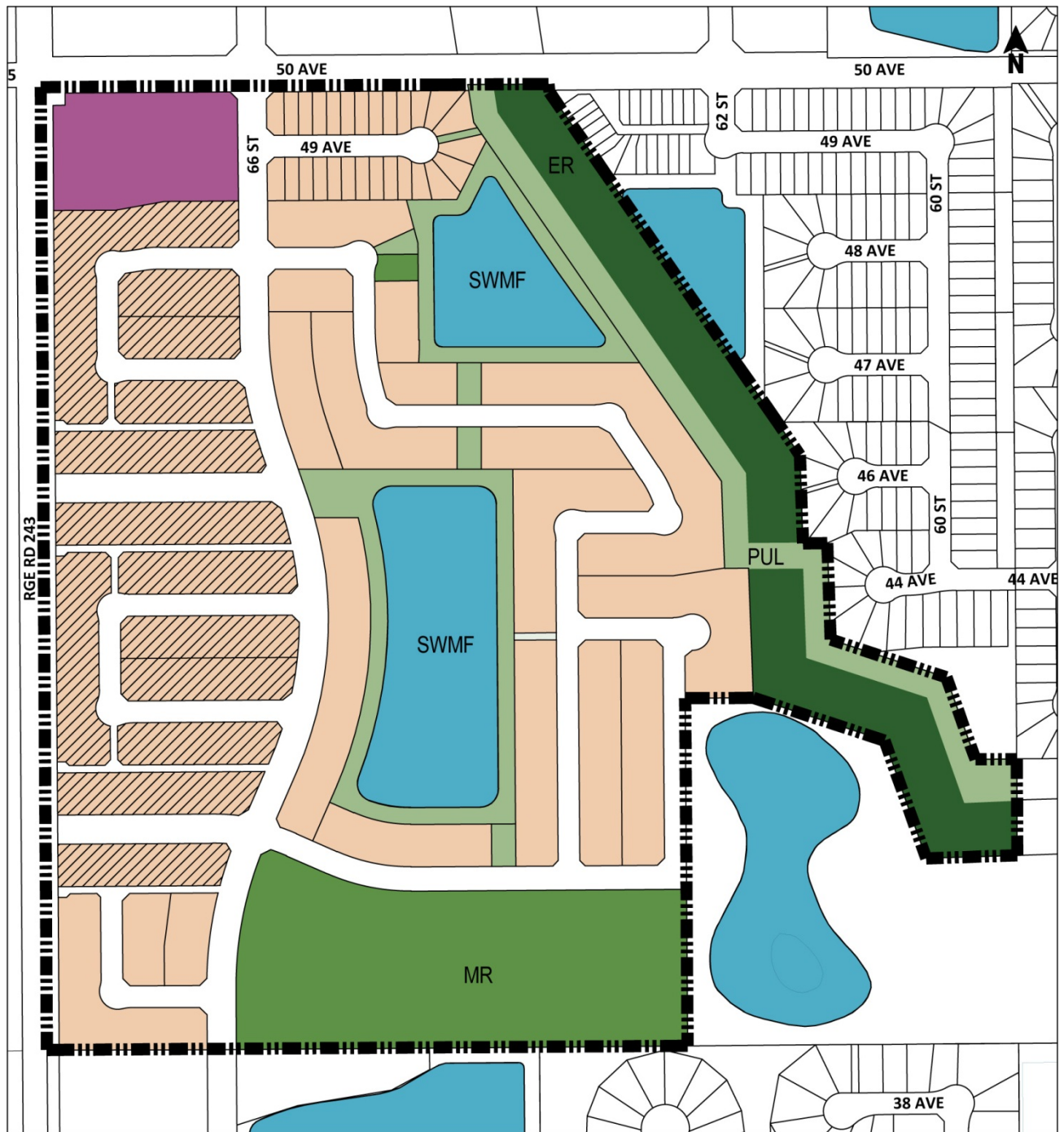


Figure 4: Ruisseau Development Concept

4.4 Development Statistics

Preliminary Development Statistics

	ha	%GDA
Gross Area	45.7	100.0%
less Environmental Reserve	3.7	8.1%
Gross Developable Area (GDA)	42.0	91.9%
Park - Municipal Reserve	5.1	11.2%
Stormwater Management Facilities	6.2	13.6%
Public Utility Lots	1.7	3.7%
Institutional	1.4	3.1%
Collector Roads	2.7	5.9%
Local Roads	4.7	10.3%
Lane	0.5	1.1%
Road Widening	1.0	2.2%

Net Developable Area	23.3	51.0%
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Net Land Uses	ha	Units	Frontage	Population ¹
Low Density Residential ²	6.2	137	1645	439
Low / Medium ³	7.2	263	2109	763
Large Lot Single Family	5.3	98	1369	313
Total	18.7	498	5123	1514

Student Population	Public	Separate
Kindergarten - Grade 9	189	85
Grade 10-12	47	21
Total	236	106

Notes:

1. 3.2 persons/unit for LDR and Estate, 2.9 persons/unit for Duplex / Townhome
2. Unit total based on average unit width @ 12.0m divided by total frontage
3. Unit total based on average unit width @ 8.0m divided by total frontage
4. Unit total based on average unit width @ 14.0m divided by total frontage
5. Student Generation (students / unit)
 - 22.6% of Total Population
 - Public 69% of Students & Separate 31% of Students
 - K-9 is 80% of Students & 10-12 is 20% of Students

5.0 OPEN SPACES

5.1 General

The open space system in Ruisseau has been designed to provide residents with neighbourhood open spaces and connections to the larger park system in the surrounding area (Figure 5).

Open Space Goal: Provision of amenities for the neighbourhood and district

Several different park styles will be provided to appeal to all resident interests and activity levels. Stormwater management facilities have been incorporated into the neighbourhood to provide passive recreation amenities. Additional open spaces will provide passive recreational opportunities along the eastern boundary of the plan area and provide connectivity between sidewalks and stormwater management facilities. One pocket park within the plan area will provide opportunities for a tot lot within a residential neighbourhood.

The large district park in the south-eastern corner of the plan area will provide a much needed area of open space for the utilization of all of the residents of Beaumont. Appropriately located directly adjacent to the popular Four Seasons Park within the Town, this additional open space, will provide additional attractions in the area, as well as improve parking and connectivity for current park users. Adequate parking will be provided on site to ensure that the new district park is user-friendly and contributes to the desirability of the Four Season's Park continued use into the future.

Objectives:

- Both passive and active recreation opportunities will be provided within the plan area
- To provide better connectivity to current open spaces within the Town of Beaumont
- To provide a district amenity

5.2 Park Spaces

An over-dedication of park space has resulted in the inclusion of a pocket park in the north-central portion of the plan area. It will be developed in the first phase to provide an amenity feature for residents. This pocket park will make a small portion of the larger park system which includes two Stormwater Management Facilities and a district park that will provide local and regional park facilities within the plan area.

The District Park has been allocated in the south eastern portion of Ruisseau which serves as an extension to the Four Seasons Park. This park will provide access to the existing lake and the existing park to the south of the plan area, which will enhance the Town's overall Open Space system. This park has been designed with enough programmable space to accommodate three baseball diamonds and additional play structures. This park would provide alternative baseball diamond locations for the Town of Beaumont which is currently required.

There is an opportunity to develop the district park in the first stage of residential development, even though the two areas are not linked geographically. It would be beneficial to the Town of Beaumont to enhance its Open Space network and provide better accessibility to the existing Four Season's Park through the District Park proposed in this area. This would not only benefit the current residents and visitors to the

Town of Beaumont, but would encourage future residents to relocate within the Ruisseau plan area in the near future.

5.3 Public Utility Lots

A large Public Utility Lot will be dedicated along the eastern boundary of the site to accommodate the Leblanc Canal system, which flows through the Four Seasons park system. This canal system will also accommodate pedestrian trails to integrate the canal into the community and facilitate its amenity function in conjunction with its utility function.

5.3.1 Stormwater Management Facilities

Two Stormwater Management Facilities (SWMF) have been accommodated within the plan area. These SWMFs also serve as amenities for residents by incorporating a functional water feature within their community. The first SWMF is located in the southern portion of the plan area, is incorporated as a community feature, and will contribute to the overall amenity of Four Seasons Park. The second SWMF is located in the northeast portion of the plan area, and has been situated to integrate well into the larger canal system, providing a contiguous open space and connection to the Four Season park system further to the south.

Both SWMFs will provide an amenity value to the community, as well as providing as important utility function. A portion of Open Space surrounding the two SWMFs will provide opportunities for passive recreational use.

The Town of Beaumont General Design Standards state that Stormwater Management Facilities shall be designed with a minimum of 30% of the property open to adjacent municipal roadways. It has been determined that this frontage requirement may be reduced within the Ruisseau Outline Plan area as compensation for the provision of the district park. The specifics of the allowable reduction will be determined at the subdivision stage.

5.4 Trails

A number of multi-use trails will be developed throughout the plan area to provide area residents with access to the Open Space amenities. It will also provide non-motorized circulation opportunities throughout the plan area and into surrounding area.

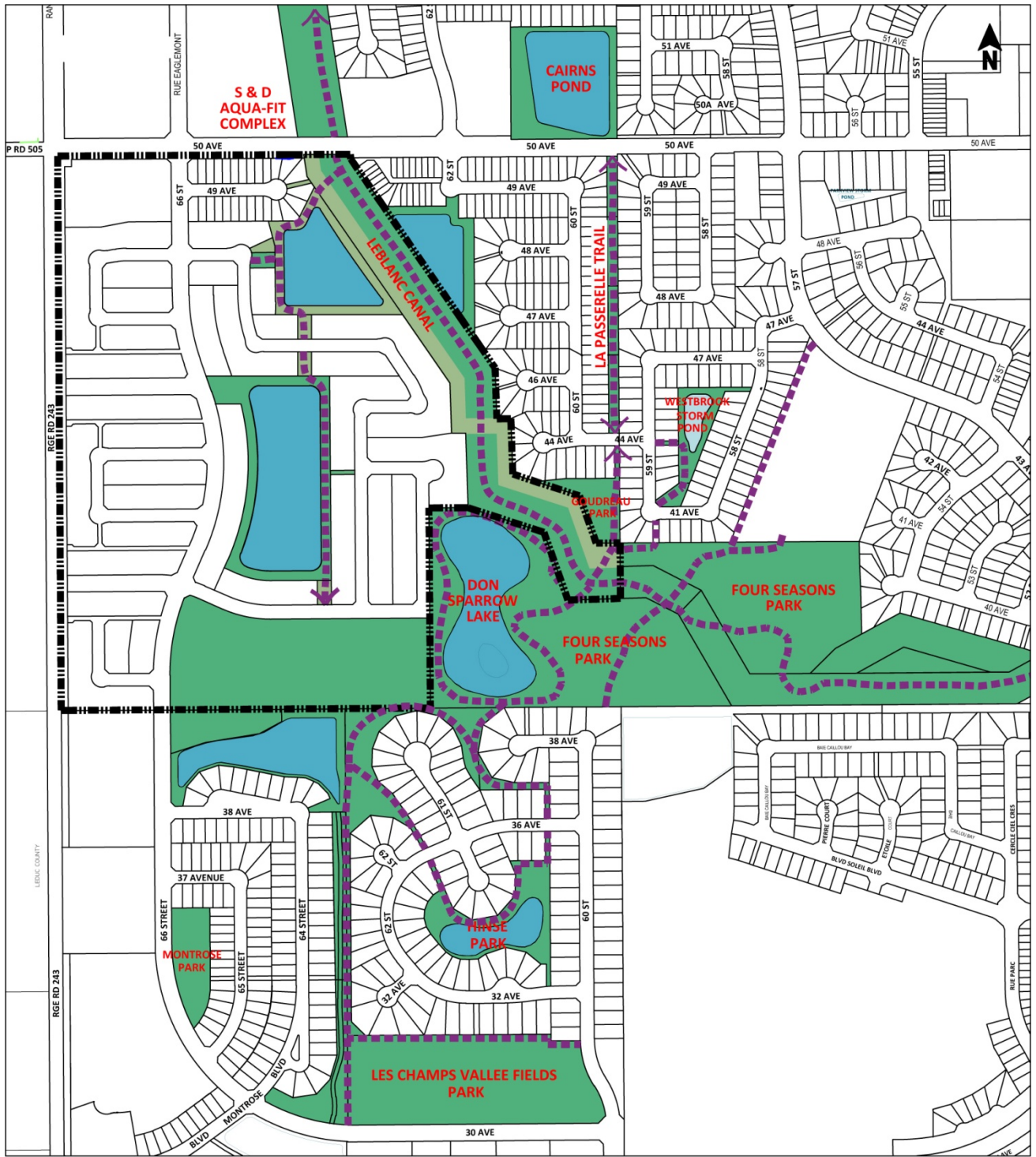


Figure 5: Ruisseau Open Space Plan

6.0 TRANSPORTATION

6.1 Overview

A logical and efficient transportation system is imperative for the functionality and connectivity of any neighbourhood. A functional roadway hierarchy will be put in place to provide convenient access for all residents of the area (Figure 6).

6.2 Transportation Network

The transportation system will consist of two collector roadways providing entrances to the development area from the west, connecting to a major collector roadway proposed to run north-south through the development area, with local roadways radiating from this major collector. This will allow heavier traffic to concentrate on higher order roadways capable of handling larger volumes. This also keeps traffic on local streets to a minimum, thereby improving safety and contributing to the residential nature of these roadways.

The collector system will connect to 50th Avenue and travel south through the community. As development in Beaumont continues, this stretch of roadway will eventually tie into future roadways to the north and south of Ruisseau to make up Beaumont's outer ring road. A minor connection will be made on the west portion of the plan area to Range Road 243 in order to provide a secondary site access. The remaining lands will be accessed by local roadways radiating out of the higher order roadways.

6.3 Entrance Features

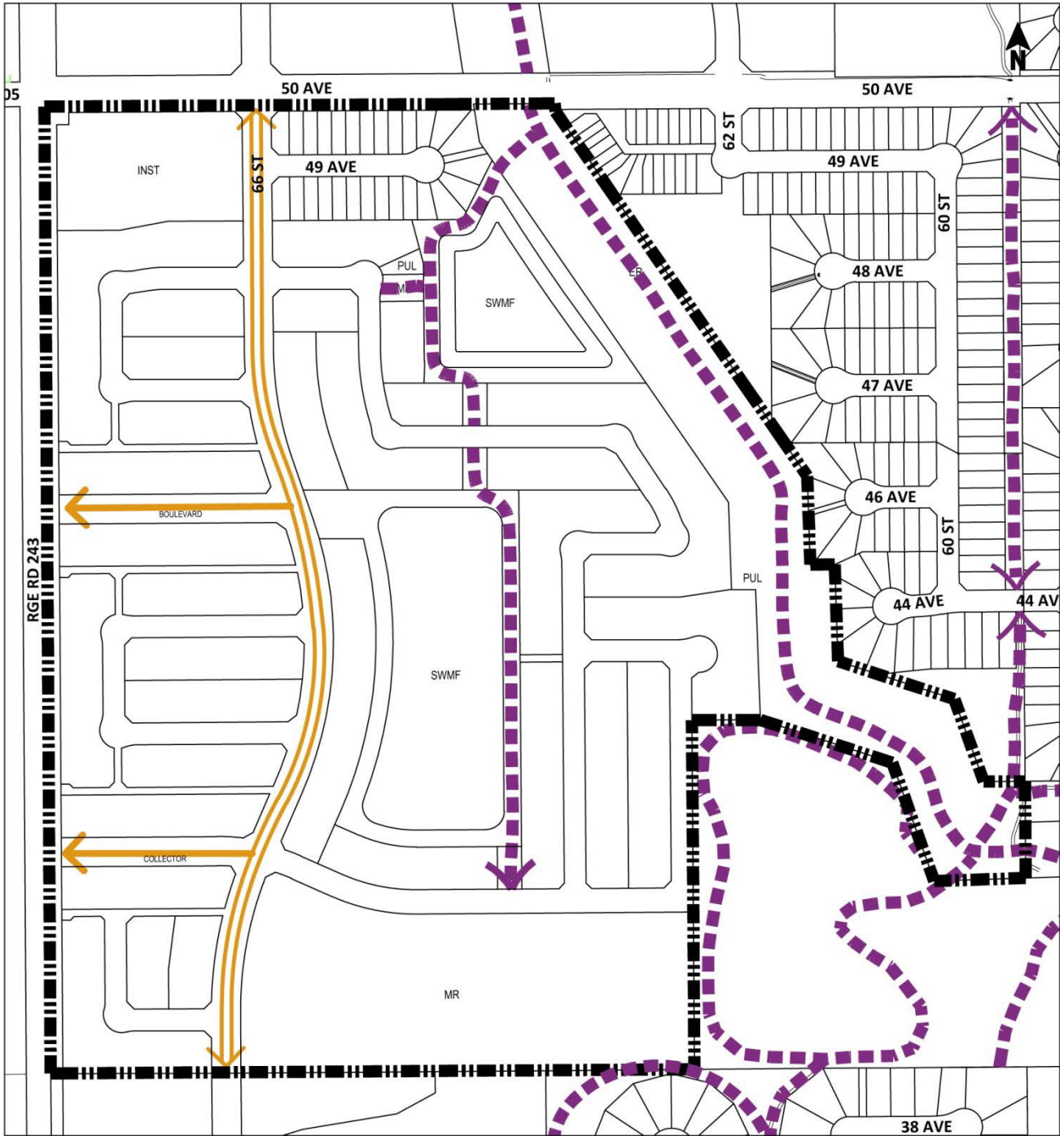
There are two main points of entry into the development on the west side. The most northerly point will provide a beautiful entrance to the community with a central boulevard, wide driving surface and a view of the central Stormwater Management Facility.

The more southerly entrance will provide direct access for residents and visitors to the District Park in the southern part of the plan area. This park is directly connected to the existing Four Seasons Park. This entrance will be developed to a collector standard to accommodate the anticipated higher volumes of traffic due to the park access.

6.4 Multi-Use Trails

Pedestrian and bicycle linkages will be provided throughout the plan area to facilitate non-vehicular movement in the form of multi-use trails. These trails will promote mobility throughout the neighbourhood.

The most important community linkages will be focused on the Leblanc Canal system along the eastern boundary of the site, which allows the community access to this linear park and stormwater system. As the system will eventually connect to the Four Seasons park system, it is anticipated that this trail system will be well used by area residents.







-  OP Boundary
-  Minor Collector 24m
-  Major Collector 24m
-  Multi-use trail

Figure 6: Ruisseau Transportation Plan

7.0 UTILITIES AND SERVICING

7.1 General

Servicing for the Ruisseau plan area will be provided in accordance with municipal standards and requirements.

7.2 Water Servicing

Water service in Ruisseau will be provided by initially connecting to an existing 300mm diameter water main stub east of the Leblanc Canal constructed as a part of the Goudreau Terrace development. This 300mm water main will be oriented along the north-south roadway and will become a part of the Town of Beaumont's outer ring road trunk water main loop. A water main stub will be provided to Range Road 243 to the west to allow for future connections. Water main modeling will be performed to determine the sizing of the west connection point as well as all internal distribution mains.

Policy 7.2.1: Water servicing with Ruisseau will be provided by a municipal system, in general accordance with Figure 7.

Policy 7.2.2: Water Servicing within Ruisseau shall be to the satisfaction of the Town of Beaumont.

7.3 Sanitary Servicing

Sanitary sewer servicing in Ruisseau will be provided through connection to the existing Alberta Capital Region Wastewater Commission (ACRWC) sanitary trunk sewer, located adjacent to the Leblanc Canal right-of-way on the eastern boundary of the plan area.

Two gravity connections will be made into the ACRWC system. The northern connection point will be a trunk sewer intended to serve the northeast and west portions of the plan area, in addition to providing a future sanitary service connection point for undeveloped lands west of the Ruisseau area. The second and more southerly connection point will provide a collection service to the south eastern corner of the site. The trunk sewer connection will be made at an elevation close to the invert of the existing ACRWC main. The collection main may be at a higher elevation than the trunk, in accordance with the Town of Beaumont standards (Figure 8).

Policy 7.3.1: Sanitary servicing with Ruisseau will be provided in general accordance with the plan described in Figure 8.

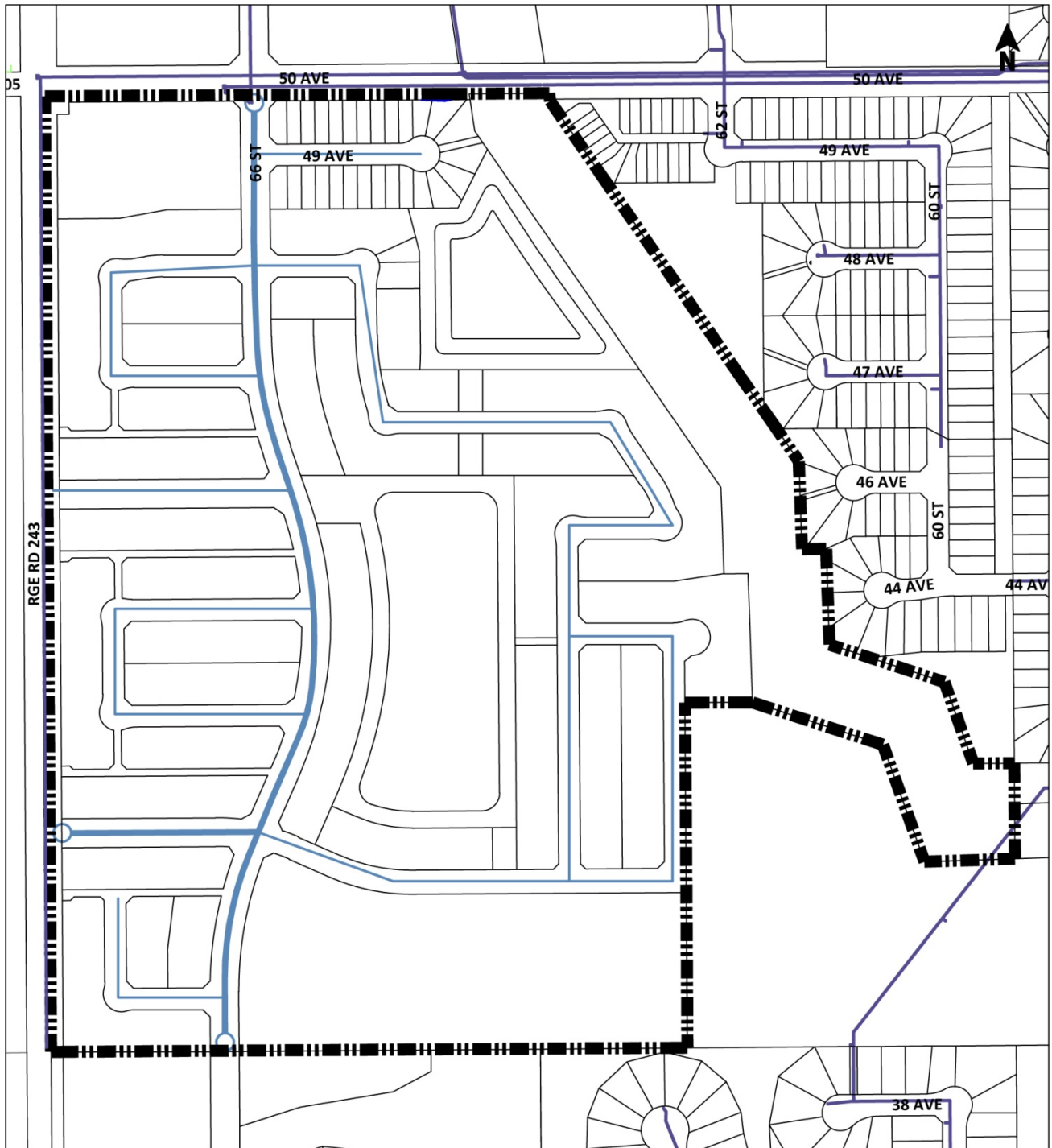
7.4 Stormwater Management

The stormwater management system will consist of two Stormwater Management Facilities and an associated storm sewer system, ultimately discharging to Leblanc Canal at a controlled rate. One stormwater facility will be located in the south central portion of the plan area, with a second smaller facility located in the northeast. The stormwater management system will be designed to provide flow through capacity for Montrose Estates and Four Seasons Estates to the south.

The stormwater management system is required to provide the same volume of floodplain storage for Leblanc Canal as is currently accommodated without development. This may be accomplished through the installation of a submerged pipe between the two Stormwater Management Facilities to lower the normal water level of the southern facility. The required floodplain storage would then be provided within the boundaries of the two Stormwater Management Facilities previously identified. While this method is

currently the preferred option, alternatives may be considered in consultation with the Town of Beaumont at the subdivision stage (Figure 9).

Policy 7.4.1: The stormwater management plan for Ruisseau shall generally follow the plan described in Figure 9.






-  OP Boundary
-  Proposed Water Main
-  Existing Water Line

Figure 7: Ruisseau Water Servicing

Figure 7 - Sanitary Servicing

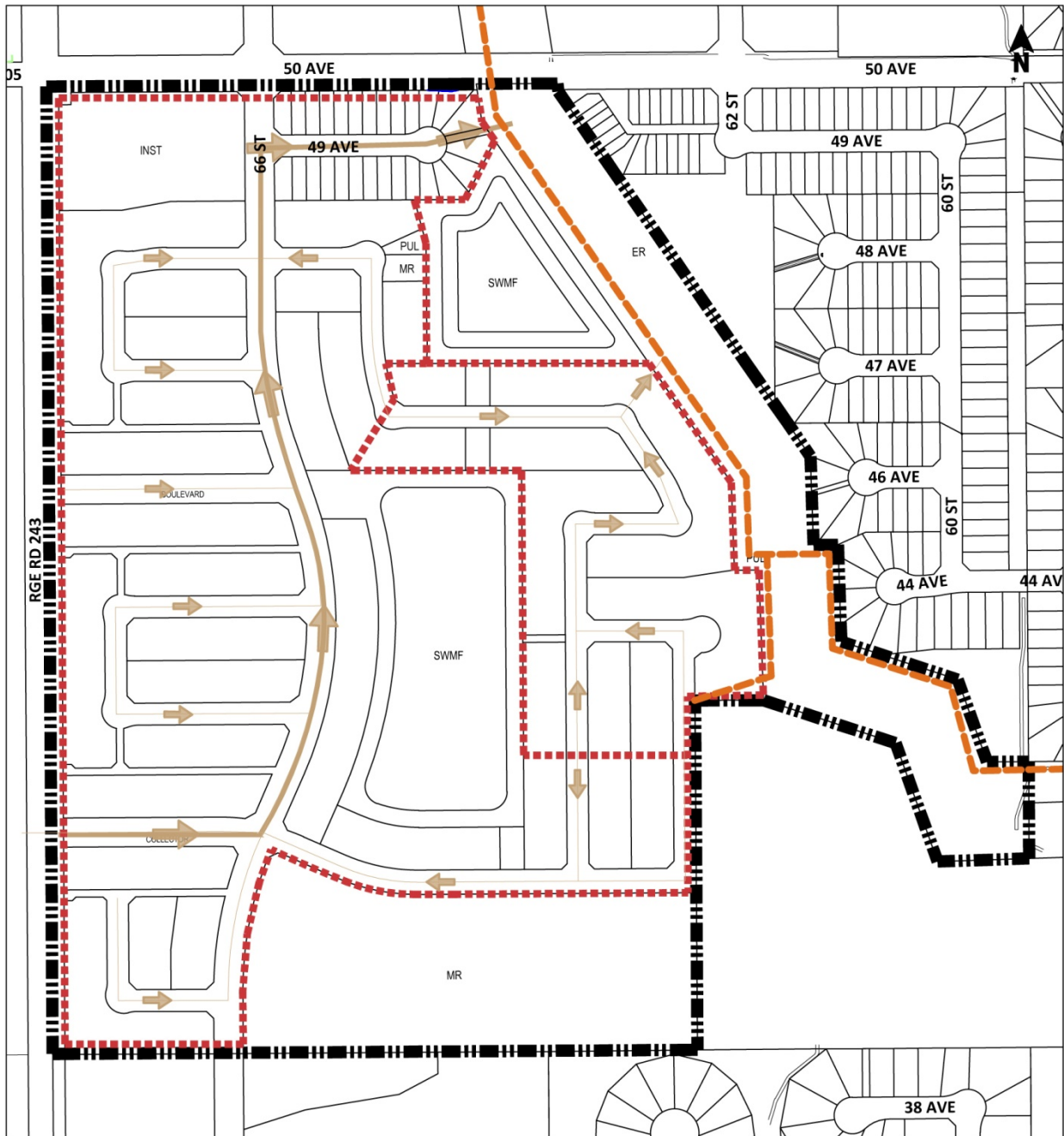
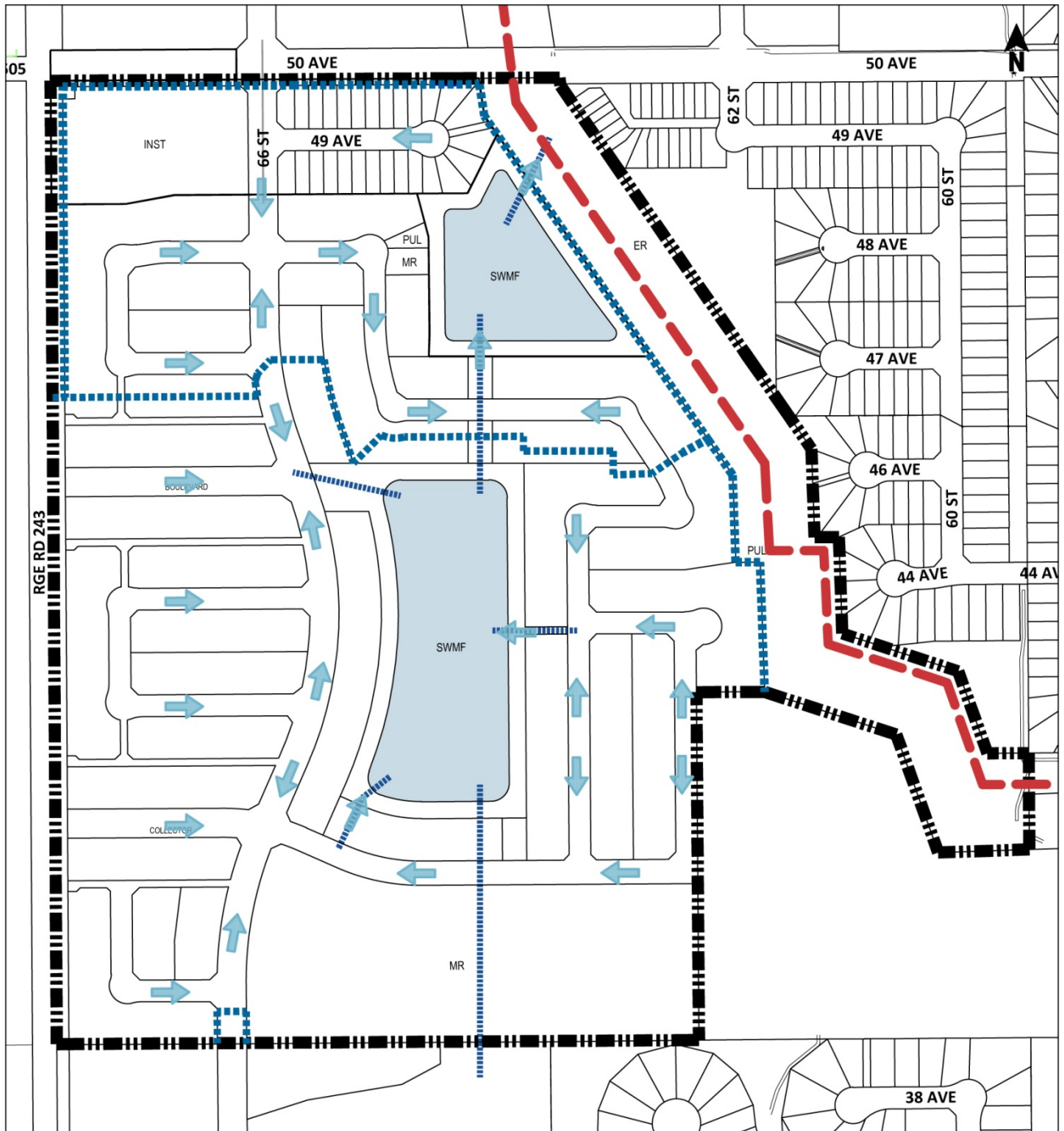


Figure 8: Ruisseau Sanitary Servicing



-  OP Boundary
-  Direction of Flow
-  Proposed Storm Trunk
-  Basin Boundary
-  Le Blanc Canal Drainage Ditch

Figure 9: Ruisseau Stormwater Management Plan

8.0 IMPLEMENTATION

8.1 Rezoning

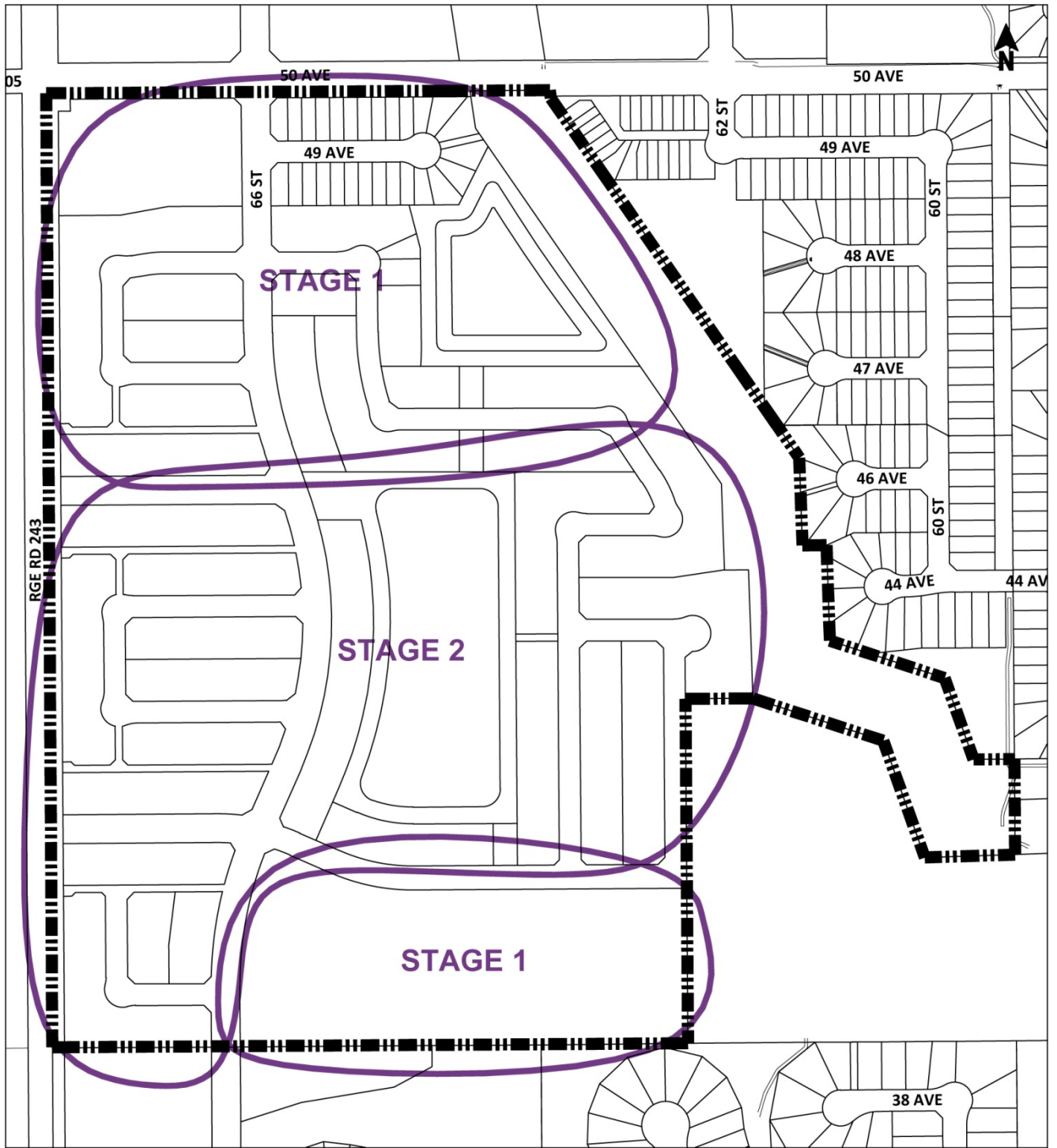
Currently, under Land Use Bylaw 796-12 the plan area is zoned Urban Services Institutional (USI), RI-B, Public Recreation Service (PRS) and Agricultural Reserve (AR). The portions of the plan area that are zoned AR will require rezoning in order to allow for the development that is being proposed in this plan.

8.2 Staging

Staging will commence at the access to 50th Avenue in the northwest corner of the plan area. Stage one will include construction of the north-east storm facility.

There is an opportunity for the District Park to be developed in conjunction with Stage 1 to provide this amenity to current and future residents of Beaumont as soon as possible. The development of this park will not only provide better connectivity to the existing Four Seasons Park to the east of the plan area, but make the residential development planned within the Ruisseau area more desirable to potential residents of Beaumont. Subsequent development will generally occur in Stage 2, as shown on Figure 10.

Policy 8.1.1: Staging for Ruisseau shall be in general accordance with the development pattern depicted in Figure 10.




 ASP Boundary

Figure 10: Ruisseau Staging Plan

9.0 PUBLIC CONSULTATION

A very important component to any land development project is public input. Land use planning must consider public input at an early stage to include the community and resolve any issues or concerns that may arise.

Public Consultation in the form of an Open House will occur before this plan is presented to City Council for approval by resolution. If there are issues raised at the Open House that require amendments to the plan, these will be completed prior to its official presentation to City Council. Details of the results of the public meeting will be provided in the final draft of the Outline Plan.

Appendix A- Certificate of Title