
TRIOMPHE ESTATES

OUTLINE PLAN



Prepared for: Triomphe Land Company Inc.
Presented by: Select Engineering Consultants Ltd.
Date: April 21, 2022
RPT-141-12001-8.5-TriompheOLP-220408-TrackChanges.docx

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1.0 Introduction

1.1 Purpose

Triomphe Estates Outline Plan provides a land use and servicing framework for the future subdivision and development of lands in a manner consistent with the future land use maps and policies of the City of Beaumont.

1.2 Background

Development in the Triomphe Estates neighbourhood was initially guided by a zoning plan adopted by Council on December 11, 2007. In 2009, 61 residential lots, a stormwater management facility and some municipal reserve were registered prior to development stalling. When development resumed, the City of Beaumont required an Outline Plan to implement future land use plans for Triomphe Estates. This Outline Plan describes land uses, population density, the general location of major roads and public utilities, and the sequencing of development specifically for Triomphe Estates. The Outline Plan was adopted in 2015 and subsequently amended in 2022 to update the road network and servicing plans for the southeast corner of the neighbourhood, and to reflect the current policy and development context.

Early in the design process for Triomphe Estates the City of Beaumont expressed a need for a future 9.50 hectare school site somewhere within the remaining lands in the southeast quadrant of Beaumont. Through the design phase of Triomphe Estates several options for the school site were explored and access and stormwater locations were also considered in the Lakeview neighbourhood.

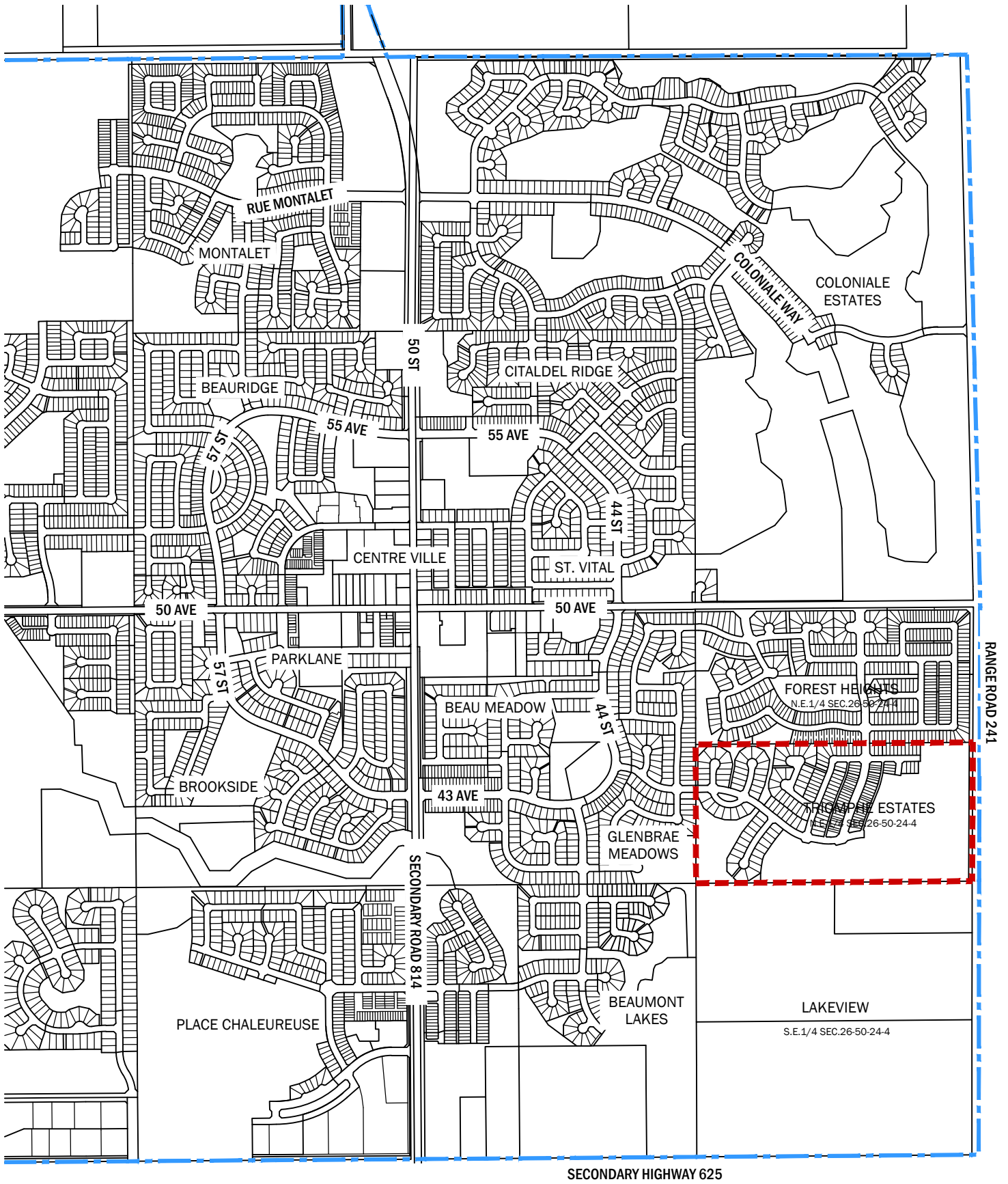
1.3 Location and Description

The Outline Plan area is bounded on the north by the Forest Heights neighbourhood, to the west by Glenbrae Meadows and Beaumont Lakes and by Range Road 241 to the east. (**See Figure 1**) Triomphe Estates comprises a land area of approximately 32.40 hectares. The vacant land to the south of Triomphe Estates (SE26-50-24-W4M) is the Lakeview neighbourhood.

1.4 Land Ownership

Triomphe Estates is located in the south half of the NE 26-50-24-W4M, and development has occurred in the west and north portion of the neighbourhood with 205 residential lots, a stormwater management facility, and some municipal reserve being registered.

Triomphe Land Company Inc. has title to all the remaining unregistered lands within the south half of the NE26-50-24 W4M. **(See Figure 2)**



SECONDARY HIGHWAY 625

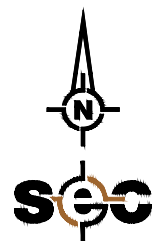
LEGEND

- - - OUTLINE PLAN BOUNDARY
- - - CITY BOUNDARY

TRIOMPHE ESTATES
CITY OF BEAUMONT

0141-12001_12_PRF001.DWG
Jcalder February 28, 2022

FIGURE 1



LOCATION PLAN

0 150 300 m scale 1:15,000

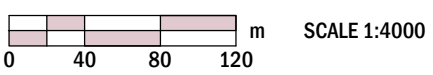
OUTLINE PLAN



- LEGEND**
- - - OUTLINE PLAN BOUNDARY
 - CITY BOUNDARY



LAND OWNERSHIP



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N.E. 1/4 SEC. 26-50-24-4
TRIOMPHE LAND COMPANY INC.

2.0 Plan and Policy Context

2.1 Municipal Development Plan

The City of Beaumont's Municipal Development Plan Bylaw 486-98 (MDP), as amended, was the City's primary land use plan that defined land use and policies for growth and development at the time this Outline Plan was initially adopted. The MDP's future land use map broadly defined the location, size, and shape of land uses, roads, utilities, and open spaces. However, the MDP's conceptual framework had flexibility to accommodate more detailed planning through the subsequent planning processes for Area Structure Plans, Outline Plans, and subdivisions.

The MDP's Future Land Use Concept, Map 5.1, identified the Triomphe Estates area as having a mix of Residential and Reserves and Public Utilities land uses. Bylaw 486-98 has since been repealed and was replaced with a new MDP, Bylaw 938-19, on March 26, 2019.

2.2 Intermunicipal Collaboration Framework

On February 25, 2020, the City of Beaumont, Leduc County, and the City of Edmonton signed the Intermunicipal Collaboration Framework Agreement to set out principles and procedures for future land use planning at their shared boundaries. Following the adoption of this agreement, the previous Intermunicipal Development Plan (Bylaw 485-98) between the City of Beaumont and Leduc County was repealed. The current agreement sets out the circumstances under which amendments to this Outline Plan would require referral to Leduc County.

2.3 Capital Region Board

The Triomphe Estates Outline Plan was initially prepared under the framework of the Capital Region Board's Growing Forward: The Capital Region Growth Plan, a comprehensive plan that provides member communities guidance on how the region is to grow in an integrated way. Within Appendix 2 of this *Plan*, is the Capital Region Land Use Plan that provides a planning framework based on six principles: protect environmental resources; minimize the regional footprint; strengthen communities, increase transportation choice; ensure efficient provision of services, and support of local economic development.

Triomphe Estates Outline Plan is located per the Capital Region Growth Plan Addendum (October 2009) within Priority Growth Area C that prescribes a Density Target of 25 - 35 dwelling units per net residential hectare. Triomphe Estates has a high proportion of estate lots already developed on its west boundary. In order to accommodate an appropriate transition for these estate lots to smaller, higher density lots in the east plan area density in Triomphe Estates is approximately 24.0 units per net residential hectare. Due to this existing constraint it is not realistic to expect Triomphe Estates to achieve the target density within its small boundary and the overall density of this Outline Plan was accepted by the Capital Region Board.

Development that meets the current greenfield density targets set out in the Edmonton Metropolitan Region Growth Plan (last amended January 15, 2020) will be accommodated in the Lakeview neighbourhood to the south.

2.4 Outline Plan

Outline Plans are used by the City of Beaumont to define an intended framework of development and must be consistent with the MDP. These Plans describe proposed land uses, population density, the general location of major roads and public utilities, and the sequencing of development. An Outline Plan is agreed to by resolution of Council.

2.5 Land Use Bylaw

Triomphe Estates is currently all approved as Conventional Neighbourhood District (CN) which was approved under Land Use Bylaw 944-19.

3.0 Site Characteristics

3.1 Natural Conditions

The natural conditions and existing land uses for Triomphe Estates are described below and shown on Figure 3.

3.1.1 Topography and Drainage

Triomphe Estates topography generally consists of rolling lands with elevations that vary across the site from a high of 736m in the northeast plan area to a low of approximately 712m in the existing stormwater management facility in the southwest. As a result of the previous development the site is highly disturbed due to grading activity and topsoil stockpiles exist in the south central and northeast Plan area.

Drainage generally flows from the north and east areas of the Plan to the southwest corner of the Plan area into the stormwater management facility.

3.1.2 Geotechnical Evaluation

A geotechnical evaluation was originally conducted in the NE 26-50-24-W4 by Shelby Engineering Ltd. in 2005. The typical on-site soil stratigraphy encountered in ten test holes consisted of topsoil underlain by clay and clay till. Groundwater was not encountered during drilling.

3.1.3 Wetland Value and Function

The Crown has not claimed any public lands in the plan area. Compensation will still be required by Alberta Environment for any wetlands that are removed or altered. Compensation will vary depending on which wetlands are removed / altered, their significance, and how much onsite mitigation is provided.

3.2 Well Information

ERCB identifies an abandoned well in the east central Plan area. The well information states that Jarvis Petroleum's Ltd. registered an interest on the property on October 3, 1952 and abandoned it on November 5, 1952. In the fall of 2014 Select Engineering Consultants conducted a field investigation and located remnants of drilling in the vicinity of the coordinates of the registered interest. The wellhead falls within the municipal reserve park site within the Triomphe Estates neighbourhood design. The wellhead has been capped and maintains a minimum 5m setback from development in accordance with Alberta Energy Regulator requirements.



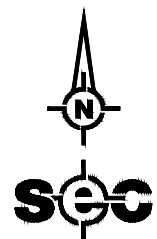
NOTE: AERIAL PHOTO, 2009

LEGEND

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- DRAINAGE FLOW

- 1.0m CONTOURS
- HIGH POINT
- LOW POINT

- EXISTING FARMSTEAD
- TOPSOIL STOCKPILE



EXISTING CONDITIONS



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3.3 Surrounding Land Use

Triomphe Estates is bordered by the predominately low density residential neighbourhoods of Forest Heights to the north and Glenbrae Meadows to the west. The lands south of Triomphe Estates are generally designated for future residential land use and undergoing initial stages of development. To the east is cultivated farmland located in Leduc County.

3.4 Access

Primary accesses to Triomphe Estates will be provided by the extension of 38 Street southward through the neighbourhood from Forest Heights and on through the future Lakeview lands. The area will also connect westward via 44 Avenue/Triomphe Boulevard and east to Range Road 241.

3.5 Existing Land Use

Two hundred and five (205) residential lots and a stormwater management facility are constructed on the west half of the neighbourhood. The balance of the land is currently vacant and has been stripped of topsoil and graded.

4.0 Development Concept

4.1 Development Concept

Triomphe Estates is a low density residential community offering a range of lot sizes that will be predominately single family dwellings with either front-attached garages or parking and garages off of a laneway. **(See Figure 4)** The area also provides opportunities east of the collector for more affordable fee-simple dwelling types including duplex, semi-detached units and townhomes.

Estate housing is developed in the west Plan area and a stormwater management facility has been constructed in the southwest Plan area. This stormwater management facility provides a pleasant open space buffer for the larger residential lots and is connected by trails to a much larger park and stormwater management cluster in adjacent Glenbrae Meadows and the Beaumont Lakes residential areas. The development modules in Triomphe Estates are generally defined by Triomphe Boulevard and 38 Street. Care will be taken to address transitions in housing product from the estate lots in the west to smaller single family, semi-detached and townhouses in the east.

A detailed land use statistics and demographic projection for Triomphe Estates is attached in Appendix A.

4.2 Residential

The predominately low density mix of residential housing proposed in Triomphe Estates reflects current market demands in Beaumont. The mix has the potential to accommodate a variety of affordability segments including the “move up” and “move down” markets, first time buyers and active adults.

Low density housing may take the form of:

- Single-detached homes with front drive garages;
- Single-detached homes with rear lane detached garages;
- Semi-detached homes with front drive attached garages;
- Semi-detached homes with rear lane detached garages; and
- Street-oriented townhouses/parking in the front or back.

Larger estate lots are already developed in the west Plan area. As the design moves eastward, the large lots transition to smaller lots and include housing with rear lanes. For safety and traffic flow the blocks along 38 Street are good locations for housing types with rear lane access. The plan includes a local road access to 38 Street.

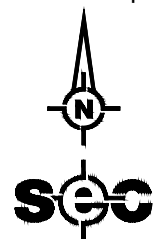


NOTE: All trails will connect to sidewalks that will create the pedestrian network.

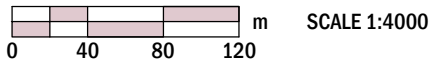
LEGEND

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PARK/MUNICIPAL RESERVE
- STORMWATER MANAGEMENT FACILITY
- ROAD WIDENING (RGE RD 241)
- PUBLIC UTILITY LOT
- PEDESTRIAN LINKAGE

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CITY OF BEAUMONT



DEVELOPMENT CONCEPT



Low density residential will be distributed in a range of units from larger estate lots to smaller single family lots. Duplex, semi-detached, and street-oriented townhouse may also be developed). If traffic volumes meet acceptable levels of service garages may be staggered front and back where townhouse and semi-detached units have a rear lane and an integrated design.

4.3 Open Spaces

4.3.1 Parks

0.84 ha of municipal reserve is registered in the northwestern plan area and a stormwater management facility is constructed south of the existing residential development.

An additional 0.295 ha of municipal reserve designated in the east plan area will accommodate a small pocket park which has been approved under SDA-19-04. This park provides an opportunity for active and passive recreation in the community suitable for young families. It is open to public roadways along its west and north boundaries. Lots proposed across from the park have a rear lane so these units will face the street. This will provide a more active streetscape in the neighbourhood.

4.3.2 Open Spaces and Pedestrian Linkages

The primary open space in Triomphe Estates is associated with the stormwater management facility constructed as part of the existing residential development in the neighbourhood. Pedestrian walkway constructed along the west and east edges of the stormwater management facility are part of a major pedestrian network that ties into the Glenbrae Meadows neighbourhood to the west and future connections to the north and south. An additional pedestrian link is proposed along the east boundary of Triomphe Pointe. That proposed pedestrian link extends north of Triomphe Boulevard past Triomphe Close and will ultimately connect with open space approved in the Forest Heights neighbourhood. Dedicated pedestrian links will also be connected to on street sidewalks that will be provided throughout the neighbourhood. A mid-block pedestrian link from 42 Avenue to Triomphe Blvd has not been recommended due to safety concerns associated with the rear lane crossing. The exact location and type of future trails will be confirmed at the time of subdivision.

4.3.3 Municipal Reserve

Municipal reserve in Triomphe Estates is under dedicated by 2.08 ha because land is being deferred to the Lakeview neighbourhood for school site purposes. The under dedication of municipal reserve will be paid as cash-in-lieu in accordance with Sections 666 and 667 of the MGA and will be determined through the subdivision process. This will provide the opportunity for the municipality to purchase the 3.0 to 4.0 ha of land in Lakeview to accommodate the school/community park site.

The need for a south school site location was identified when the City of Beaumont conducted a Community Services Needs Assessment in 2010 to more clearly identify existing and future park needs in the community. As a result of this study it was determined that a 9.50 to 10.0 ha school park site will be required in the southeast quadrant of the City in the future. The assembly of this large of a school site will require the City to purchase additional land from the Lakeview owners over and above the required 10% municipal reserve dedication.

5.0 Servicing and Utilities

The following generalized servicing plans and concepts are based on preliminary engineering that was completed with the design of Triomphe Estates. The final storm, water, and sanitary, servicing will be based on detailed design and review of applicable governing bodies including the City of Beaumont.

5.1 Stormwater Management

5.1.1 Major Flows

The major flows within the Triomphe Estates will be serviced by the existing SWMF located on the south west corner of the development and the proposed Lakeview SWMF. **(See Figure 5)**

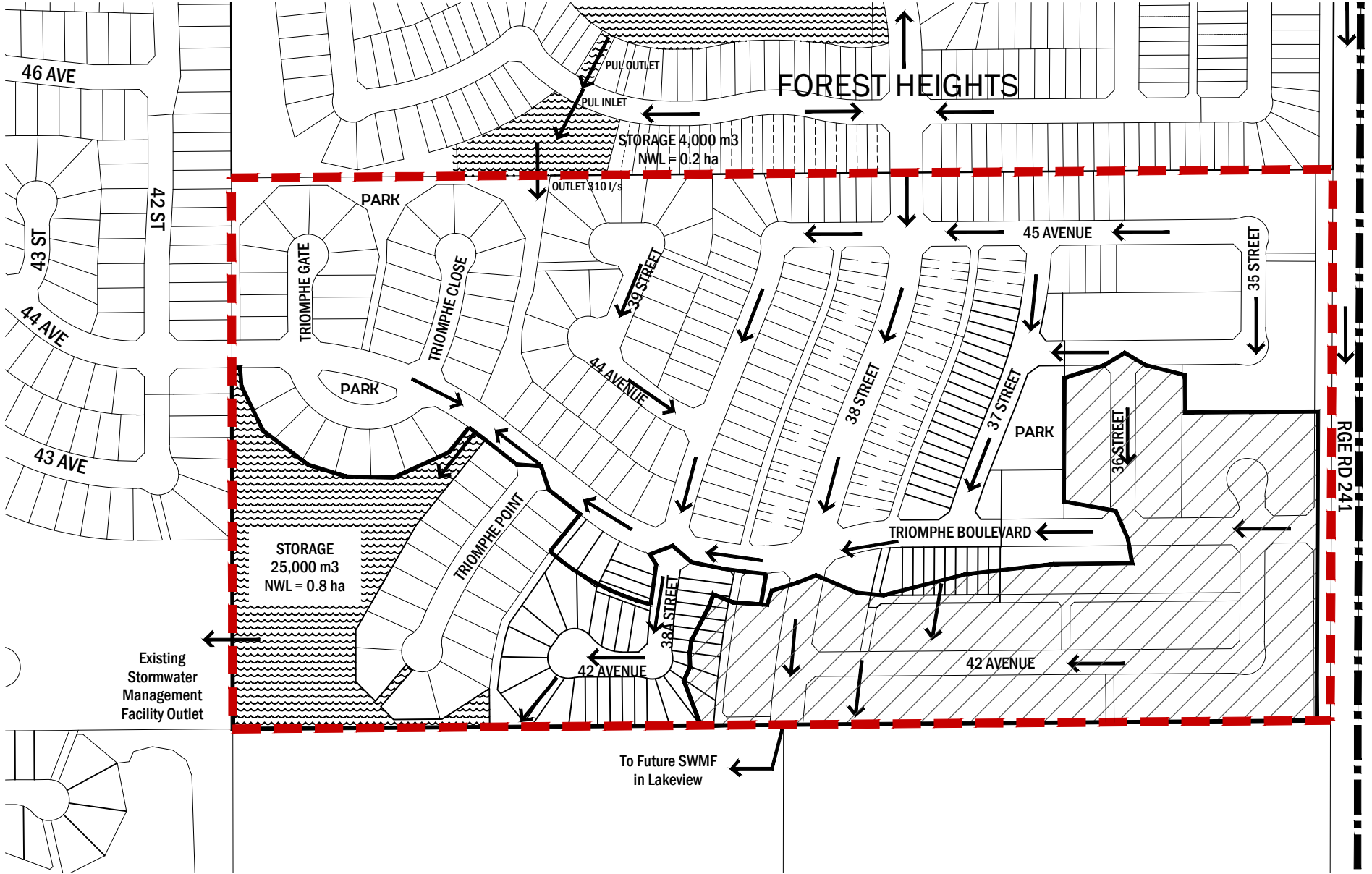
The development will be graded in such a way as to direct the major flow drainage to the SWMF. The existing pond was sized to store 1:100 year storm event at a release rate of 1.8 L/s/ha. However, model results shows that the existing SWMF doesn't have enough capacity to store runoff for the entire Triomphe Estates development, therefore approximately 7.1 ha of the southeast development is proposed to be graded to drain and store in to the south SWMF

The existing orifice capacity allows controlled flows of 1.8 L/s/ha from Triomphe Estates development only. Based on the approved "2009 Storm Water Management Plan" report by Focus, all the flows generated by the upstream lands will spill over at the SWMF overflow elevation, through the existing drainage into the Beaumont Lakes, south of the proposed development.

5.1.2 Minor Flows

The Triomphe Estates minor storm flows will be conveyed by the proposed storm sewer system to the existing storm water management facility (SWMF) located south west of the development. The minor flows will be designed according to the latest version of the City of Beaumont municipal standards.

The existing storm sewer system within Triomphe Estates is comprised of 600 mm diameter storm pipe located along Triomphe Boulevard, east of Triomphe Point. The catchment area of the proposed storm sewer system will be limited by the existing flow capacity of this pipe.



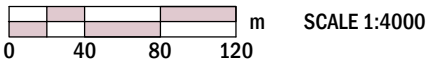
LEGEND

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- STORM SEWER FLOW
- STORMWATER MANAGEMENT FACILITY
- MAJOR/MINOR FLOWS CATCHMENT AREA BOUNDARY
- AREA TO BE SERVICED BY SWMF SOUTH OF TRIOMPHE

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CITY OF BEAUMONT



STORMWATER MANAGEMENT



The proposed minor storm sewer system deviates from the “Storm Water Catchment Plan” done by Durance Projects Ltd. due to existing storm water management facility storage volume deficiency. The remaining 7.06ha area will discharge south to the proposed Lakeview SWMF as outlined in the Lakeview NSR amendment.

To service the entire Triomphe Estates Development, two storm sewer trunks are proposed to be installed.

5.2 Water Distribution

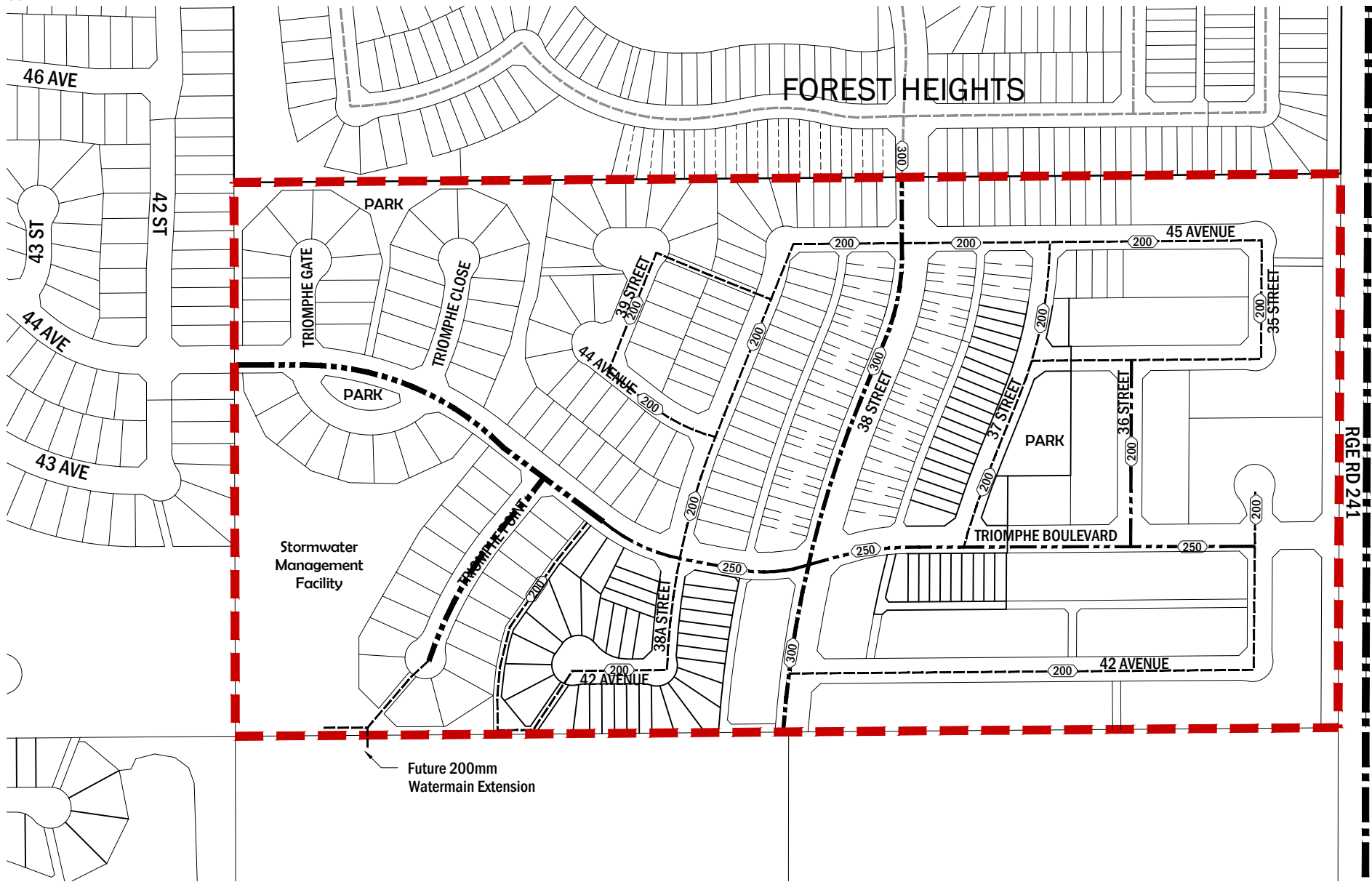
The existing “Water Network Analysis” done by AECOM, indicates that the existing 300 mm diameter watermain located on 38 Street should continue to be extended south along 38 Street, through the Triomphe Estates development. A 250 mm diameter watermain is proposed to be installed east of 38 Street on Triomphe Boulevard. The rest of the water system within Triomphe Estates will consist of 200 mm watermain looped following the proposed roads. **(See Figure 6)**

5.3 Sanitary Sewer

The Triomphe Estates development will be serviced by gravity by the existing 375 mm diameter sanitary sewer stubbed on Triomphe Boulevard, west of Triomphe Pointe. From the tie in location, the 375 mm sanitary sewer will be extended east on Triomphe Boulevard and west of 38 Street. From this intersection, a proposed 300 mm sanitary sewer will be extended north to the Triomphe Estates development boundary. The rest of the development will be serviced through the proposed 200 mm sanitary sewer mains that will follow the proposed roads alignment. **(See Figure 7)**

5.4 Franchise Utilities

Gas, power, telephone and cable are provided by franchise utilities, and are readily available.



RGE RD 241

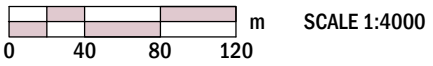
LEGEND

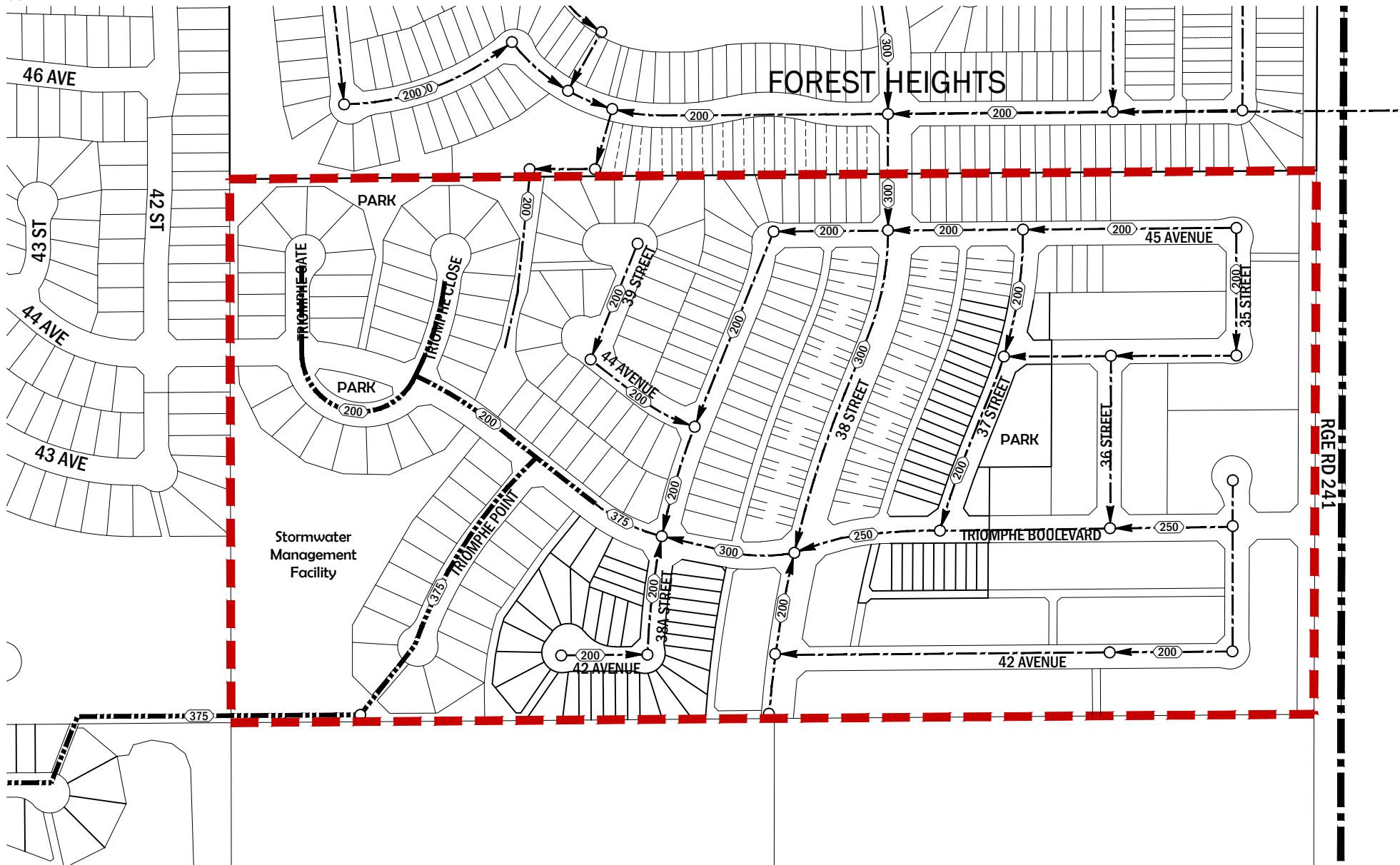
- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- EXISTING WATER MAIN
- FUTURE WATER MAIN
- PROPOSED WATER MAIN (200)
- PROPOSED WATER MAIN (250)
- PROPOSED WATER MAIN (300)

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CITY OF BEAUMONT







WATER DISTRIBUTION

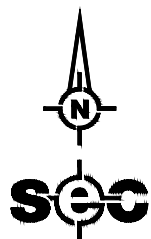




LEGEND

-  OUTLINE PLAN BOUNDARY
-  CITY BOUNDARY
-  EXISTING SANITARY SEWER
-  PROPOSED SANITARY SEWER AND SIZE

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CITY OF BEAUMONT



SANITARY SEWERS



6.0 Transportation

6.1 Transportation

The transportation system is designed around two primary roads that cross near the centre of the development area. An east/west collector roadway comes in from the west as 44 Avenue, and then transitions into Triomphe Boulevard as it moves eastward to Range Road 241. The second collector is a southward extension of 38 Street from the Forest Heights neighbourhood. 38 Street will continue south and west and ultimately connect through the Lakeview neighbourhood to Secondary Road 814. **(See Figure 8)**

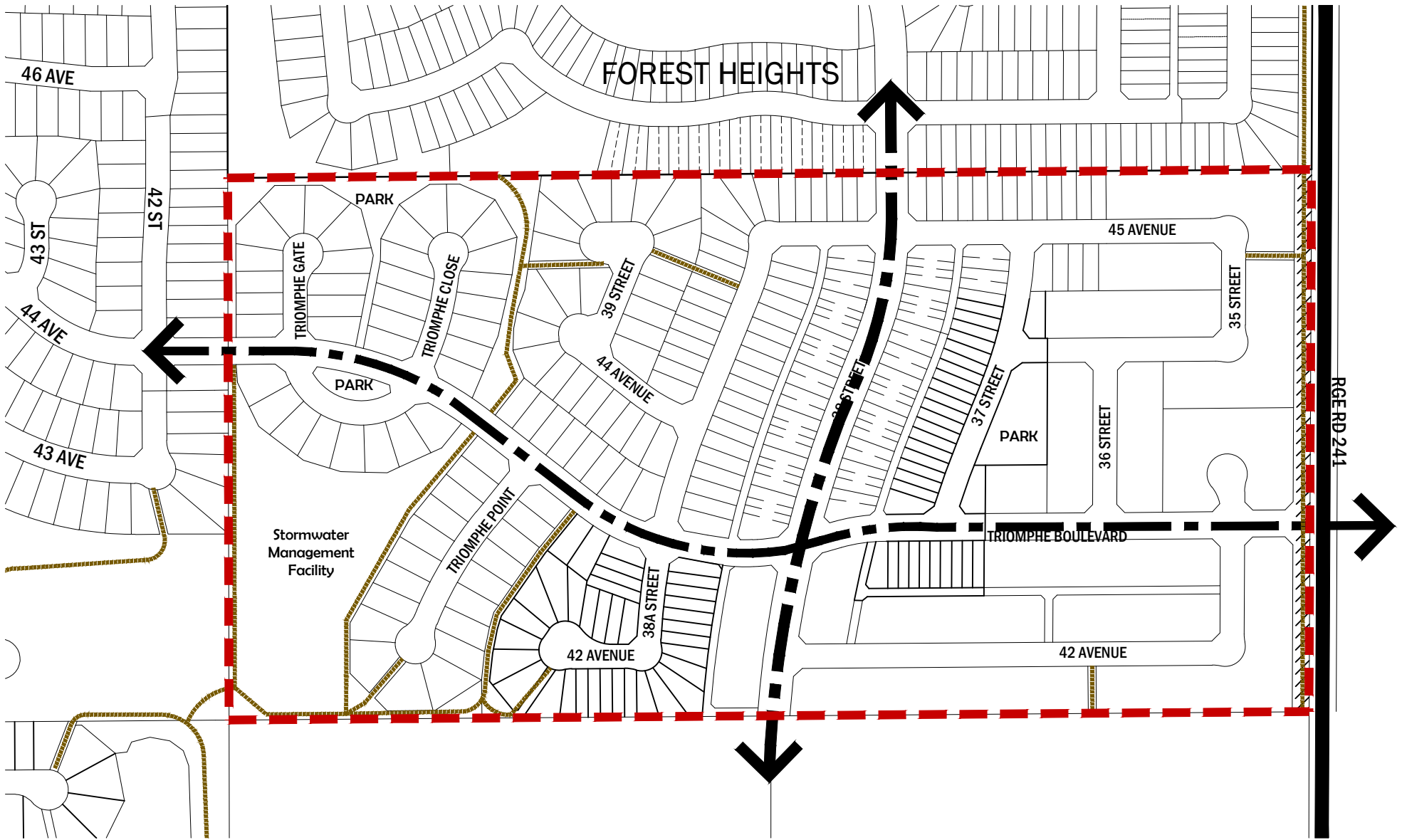
A Transportation Impact Assessment (TIA) was completed by Bunt and Associates. Based on their assessment, the extension of Triomphe Boulevard to Range Road 241 as an 11.0m minor collector roadway standard is recommended. It is further recommended that the approach to Range Road 241 be striped as a three-lane section (two outbound lanes and one inbound lane). The three-lane cross section can be established between Range Road 241 and the first local roadway intersection with Triomphe Boulevard planned approximately 50.0m west of Range Road 241. The three-lane cross-section will require a parking ban along this segment of the corridor.

Triomphe Estates east boundary is formed by Range Road 241. This road is constructed as an arterial roadway.

7.0 Development Staging

The staging for this development is conceptually depicted on Figure 9.

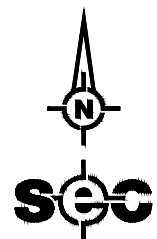
These stages respect the logical extension of roadways and other infrastructure in this area; however, the potential for development may be affected by market or other conditions and flexibility on staging may need to be reconsidered in the future.



NOTE: All trails will connect to sidewalks that will create the pedestrian network.

LEGEND

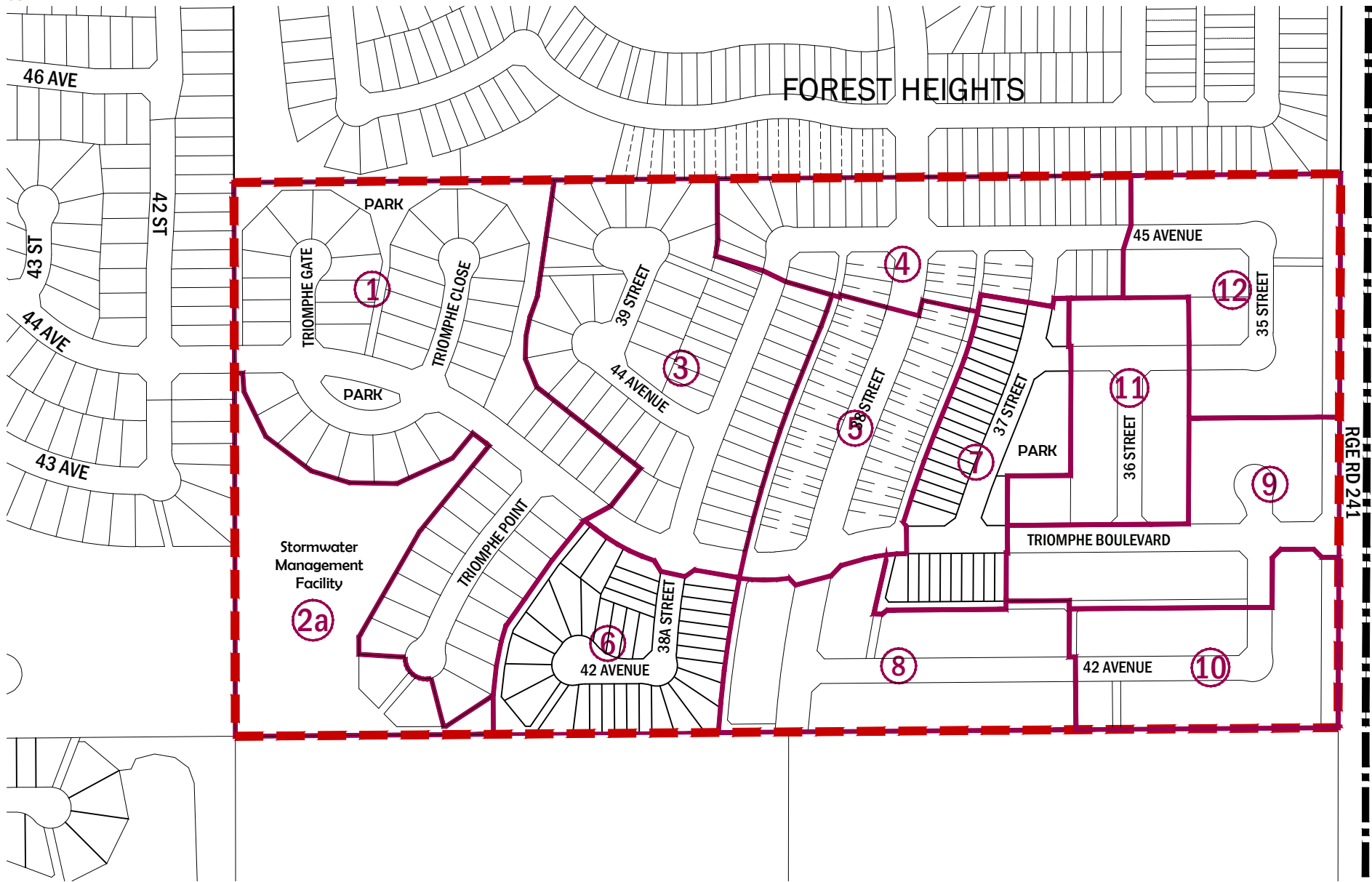
- OUTLINE PLAN BOUNDARY
- COLLECTOR ROAD
- ARTERIAL ROAD
- ROAD WIDENING (50 AVE & RGE RD 241)
- PEDESTRIAN LINKAGES






TRANSPORTATION NETWORK



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CITY OF BEAUMONT

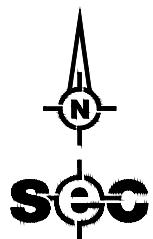


LEGEND

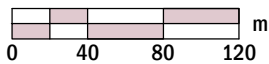
-  OUTLINE PLAN BOUNDARY
-  CITY BOUNDARY
-  DEVELOPMENT STAGES

NOTE: STAGING IS SUBJECT TO MARKETING CONDITIONS AND SERVICING AVAILABILITY AND MAY BE SUBJECT TO CHANGE.

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CITY OF BEAUMONT



DEVELOPMENT STAGING



SCALE 1:4000

APPENDIX A

Land Use Statistics

Table 1: Proposed Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.	%
GROSS AREA	32.40					
Environmental Reserve	0.00					
Road Widening	0.41					
Subtotal	0.41					
GROSS DEVELOPABLE AREA	31.99					
LAND USES						
Municipal Reserve	1.12	3.5%				
Stormwater Management Facility	2.49	7.8%				
Circulation	6.40	20.0%				
SUBTOTAL – LAND USES	10.01	31.3%				
RESIDENTIAL						
Low Density Residential	19.61	61.3%	431	82.1%	1,491	83.2%
Medium Density Residential	2.37	7.4%	94	17.8%	300	16.7%
SUBTOTAL - RESIDENTIAL	21.98	68.7%	525	100.0%	1,791	100.0%

Residential Density

Low Density Residential 22 units / hectares
Medium Density Residential 40 units / hectares

Population Density

Low Density Residential 3.46 persons / unit
Medium Density Residential 3.20 persons / unit

Table 2: Student Generations

School	Totals
Public	280
Separate	126
Total	407