



City of Grande Prairie

Development Services Department

COBBLESTONE OUTLINE PLAN OP-03-03

May 2003

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1.0 INTRODUCTION

This Outline Plan is a non-statutory development plan required by the City as a prerequisite to re-zoning and subdivision approval. The Plan, in conjunction with the required design reports, will address land use and servicing issues in greater detail than an Area Structure Plan. This Outline Plan will cover approximately 80 acres, the west half of NW 19-71-5 W6M.

1.1 Plan Framework and Compliance with Statutory Plans

This Outline Plan is consistent with the approved Meadowview Area Structure Plan.

By extension, conformity with the Area Structure Plan should indicate conformity with the Municipal Development Plan. Normally, an Outline Plan will be accompanied by appropriate Land Use Bylaw amendments which will enable the zoning of the land for the intended uses. The net effect will be to produce a comprehensive plan for the area that will provide direction for subsequent zoning and subdivision decisions.

2.0 DEVELOPMENT AREA

2.1 Site Conditions

This Outline Plan will cover only a portion (the west half) of the northwest quarter of Section 19-71-5 W6M. As per the requirements of the Area Structure Plan, development in each of the quarter sections or the balance of the subject quarter must be preceded by the preparation of an Outline Plan. The total land included in the Cobblestone Outline Plan area is approximately 80 acres. An additional Outline Plan must be prepared for the balance of the quarter prior to rezoning and subdivision of those lands.

Alternately, this Outline Plan has been prepared with a shadow plan for the east half of the quarter section. At such time that this landowner wishes to proceed, this Outline Plan can be amended to accommodate the lands in the east half of the quarter section.

2.2 Development Opportunities and Constraints

There are no environmental restrictions, topographical or physical constraints that would inhibit the development of the property. The majority of the land located in the northeast quarter area slopes gently from the northwest to the southeast. Most of the land is currently in agricultural production.

In terms of other surrounding land uses, the Smith subdivision is west of 92nd Street, the western boundary of the Outline Plan area. Ivy Lake Estates is located north of 100 Avenue, the northern boundary of the Cobblestone Outline Plan. To the south and east, the land is in agricultural production. Land to the east is also farmland with a farmstead separation and two mobile home parks further east.

3.0 DEVELOPMENT CONCEPT

3.1 Concept Overview

The overall future land use is shown on Map #4. The predominant land use in the area will be single family residential. In addition, a multi-family residential node has been provided along the west entrance to the subdivision on 96th Avenue. An area has also been set aside for a neighborhood shopping centre.

In addition, the development will feature all of the amenities normally found in any traditional neighborhood. The neighborhood will have neighborhood parks and there will be links to the train system along the arterial and collector road network. The majority of Municipal Reserve will be provided in the east half of the quarter section to accommodate a K-9 school site.

The residential development will feature both smaller lots served by lanes as well as front serviced lots with garages at the front of the dwelling units. Both styles will be integrated with each other and the street network. The road networks and servicing will be complimentary to the area and provide excellent access to the neighborhood. Where residential development is located adjacent to a major arterial roadway, noise buffering and screening, as per City standards, will be constructed to provide noise and visual attenuation.

3.2 Low Density Residential

The predominant land use in the Outline Plan area will be single family homes. The proposed densities are similar to other single family neighborhoods adjacent to Cobblestone. The gross area defined for single family residential is approximately 65 acres, which should yield approximately 325 housing units. The population generated from this area will be in the order of 975 persons.

The low density single family area has been planned using the Residential Low Density (RL) District. This district will enable the development of both laned and front serviced lots.

3.3 Combined and Medium Density Residential

Two sites have been identified for medium density residential. For the purpose of planning this area, the site has been identified as a Medium Density Residential (RM) and Combined Density Residential (RC) Districts. These districts provide a range of housing types to provide flexibility to the developer of the sites to choose a housing style and density most appropriate for the location.

The density requirements are calculated on the basis of townhouse or row house development yielding approximately 52 units per hectare.

A total of 2.0 ha or 4.94 acres have been identified for multi family housing. If the sites were to be developed, it is estimated that 80 dwelling units would be created. Based on an average household size of 2.3 persons per multi-family dwelling unit, the multi-family area would yield a total of 184 persons.

Should there not be a market for multiple family housing at the time the area is to be developed, the City, in other neighborhoods, has allowed a proposed multi-family site to develop at a lower density. This practice will be continued in this area should a market for multi family not be feasible. It is not expected that a change from multi family to single family will have a major impact on the population projections for the area or on the servicing requirements. A shadow plan has been prepared for the multi family area showing how it could be converted to single family development.

3.4 Municipal and School Reserve and Open Space

The majority of Municipal Reserve from this quarter section, according to the Area Structure Plan, will be taken as a large single parcel in the east half of the quarter section. This parcel will be developed as part of a joint school site housing a K to 9 school. It is anticipated that the school site will not be developed for several years and the reserve will not be required until future phases are developed.

The balance of the Municipal Reserve requirement will be dedicated in parcel form and developed as neighborhood parks. In this Outline Plan, three parks will be developed. The locations are indicated on Map 9.

In addition, the open spaces will be augmented by a system of trails and sidewalks running adjacent to and through the neighborhood.

3.5 Neighborhood Commercial

Provisions have been made for a neighborhood commercial site within the Outline Plan to meet the needs of the residents of the neighborhood and surrounding area. The neighborhood commercial site is designed to accommodate a major food store along with some ancillary commercial retail

space. The area will be designed to minimize the impact on adjacent residential areas. It is proposed that the CS-Commercial Service District be used for the site.

A shadow plan showing single family development has also been prepared in the event the retail development does not proceed. The shadow plan is indicated on the attached maps.

4.0 TRANSPORTATION AND CIRCULATION

4.1 Circulation

The overall transportation and circulation patterns are shown on Map #5.

Four lane divided arterial roadways along the perimeter of the planning area (100th Avenue and 92nd Street) have been identified in the Meadowview Area Structure Plan and the Transportation Master Plan. Sufficient land to accommodate a future road widening will be provided from this planning area. The development of the arterial network will proceed in accordance with City policy.

A major collector road will run south from 100th Avenue and connect with the collector road along the south boundary of this planning area, 92nd Avenue. Two other minor collector roads have been identified in the Outline Plan area and will provide connections between the 92nd Street and the interior of the subdivision.

4.2 Screening and Buffers

Appropriate measures will be provided along 100th Avenue and 92nd Street to screen and buffer the residential lands from the major arterial roadways as per City standards. 92nd Street and 100th Avenue are designated as truck routes in the Transportation Master Plan.

4.3 Transit

Two future transit scenarios are identified on Maps 6 and 6A. The first map indicates how the area could be serviced in the short term by a minor modification to the existing routes, which would enable a line to be established on 92nd Street. The second map, Map 6A, indicates the long term routing that could occur after the neighborhood is developed. The routes are tentative and subject to demand as determined by the City.

4.4 Pedestrian and Bicycle Trails/Linkages

A pedestrian and bicycle trail system is outlined on Map #8. Much of the trail system will be part of the development of the arterial road system. However, this external trail system will have extensive linkages throughout the neighborhood primarily through the use of enhanced sidewalks, as per City standards, along collector roads.

5.0 SERVICING CONCEPT

5.1 General

Detailed design reports are provided as part of the Outline Plan submission and as a condition of Outline Plan approval. The reports are reviewed and accepted by the Development Services Department prior to the approval of the Outline Plan by Council.

5.2 Sanitary Sewer

A majority of the Plan area as outlined on Map #10, will be collected via internal gravity mains and connected to the existing 450 mm diameter sanitary located on the west side of 92nd Street. The remaining lands will be collected via internal gravity mains located on the adjacent east lands connected to a temporary life station to the 450 mm diameter main. Alternately, it may be connected to the future East Trunk Sanitary Sewer Main, depending on timing of development of the subject area and extension of the East Trunk Sanitary Sewer.

Additional information pertaining to the sanitary sewer requirements for the area is outlined in the detailed design report for sanitary sewer.

5.3 Water

There are three main water feeds to the Plan area. The initial feed will be to the connection to the 200mm diameter AC watermain located west of Ivy Lake on the north side of 100th Avenue. The second water feed will be the connection to the existing 200mm diameter AC watermain located at the 92nd Street and 100th Avenue intersection. The final feed will be the connection to the existing 300mm diameter PVC watermain located at the 92nd Street and 92nd Avenue intersection. The proposed water system for the Plan area is illustrated on Map #11.

Additional information pertaining to the provision of municipal water to the development area is outlined in the detailed design report for water.

5.4 Storm Water

A temporary storm pond will be utilized to control storm water from the plan area until such time as a central storm pond located on lands to the south and accommodation of the Cobblestone flows via a piped storm system are implemented. The temporary storm water management system will consist of a dry pond and temporary connection to the 1200mm diameter concrete storm sewer located at the 92nd Street and 92nd Avenue intersection. The outflow will be directed to the existing storm sewer ultimately discharging to Woody Creek.

On-side storm water management will be employed on the commercial site at the north west corner of the development to reduce the commercial flows to the equivalent of residential flows.

Additional information pertaining to the provision of storm water management for the area is contained within the report for storm water management. Please refer to Map #12.

6.0 IMPLEMENTATION

6.1 Phasing

The phasing of future subdivision and development of land will be governed by market conditions and the logical extension of municipal services. Generally, the phasing will be from north to south to take advantage of existing servicing patterns.

To address the issue of access, a second temporary access will be required at such a time that the development exceeds 100 residential lots in the planning area. A second permanent access will be developed at a future date, as per City standards. Please refer to Map #9.

6.2 Integration with Adjacent Lands

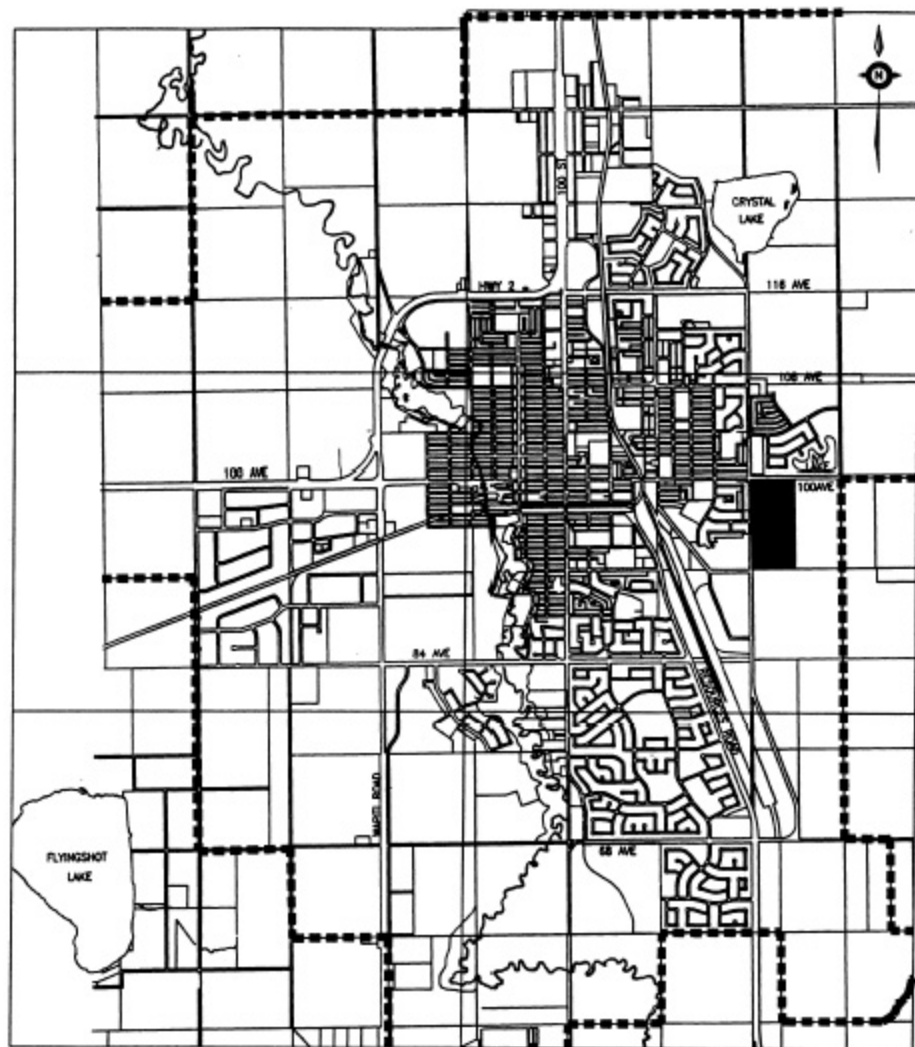
The development of the area for single family residential will be compatible with other adjacent lands. In areas where there may be potential conflicts, provisions will be made to minimize those impacts. With regard to linkage to adjacent lands, the major road patterns have been identified in the transportation section of this plan. The location of collector or arterial roads will be designed to meet all City standards. Allowances will be made to ensure that the transportation networks and trunk sanitary sewer and water services will be aligned with adjacent lands wherever possible.

6.3 Development Policies

The Outline Plan will be approved by Council resolution. The approval of the Outline Plan is required prior to the approval of any Land Use Bylaw amendments or subdivisions.

An amendment to an Outline Plan shall be required if, in the opinion of the Approving Authority, a proposed subdivision or Land Use Bylaw amendment results in one or more of the following changes to the Plan:

- A change in the general land use pattern of an area or site;
- A change in size or location of a school site or major park;
- The elimination, reclassification, or significant realignment of proposed arterial roads, or the relocation of intersections with major collector roads; or
- Significant changes to the location of major utility networks or storm water management.



legend

 PLAN AREA

 CITY / COUNTY
BOUNDARY

COBBLESTONE OUTLINE PLAN

Map 1

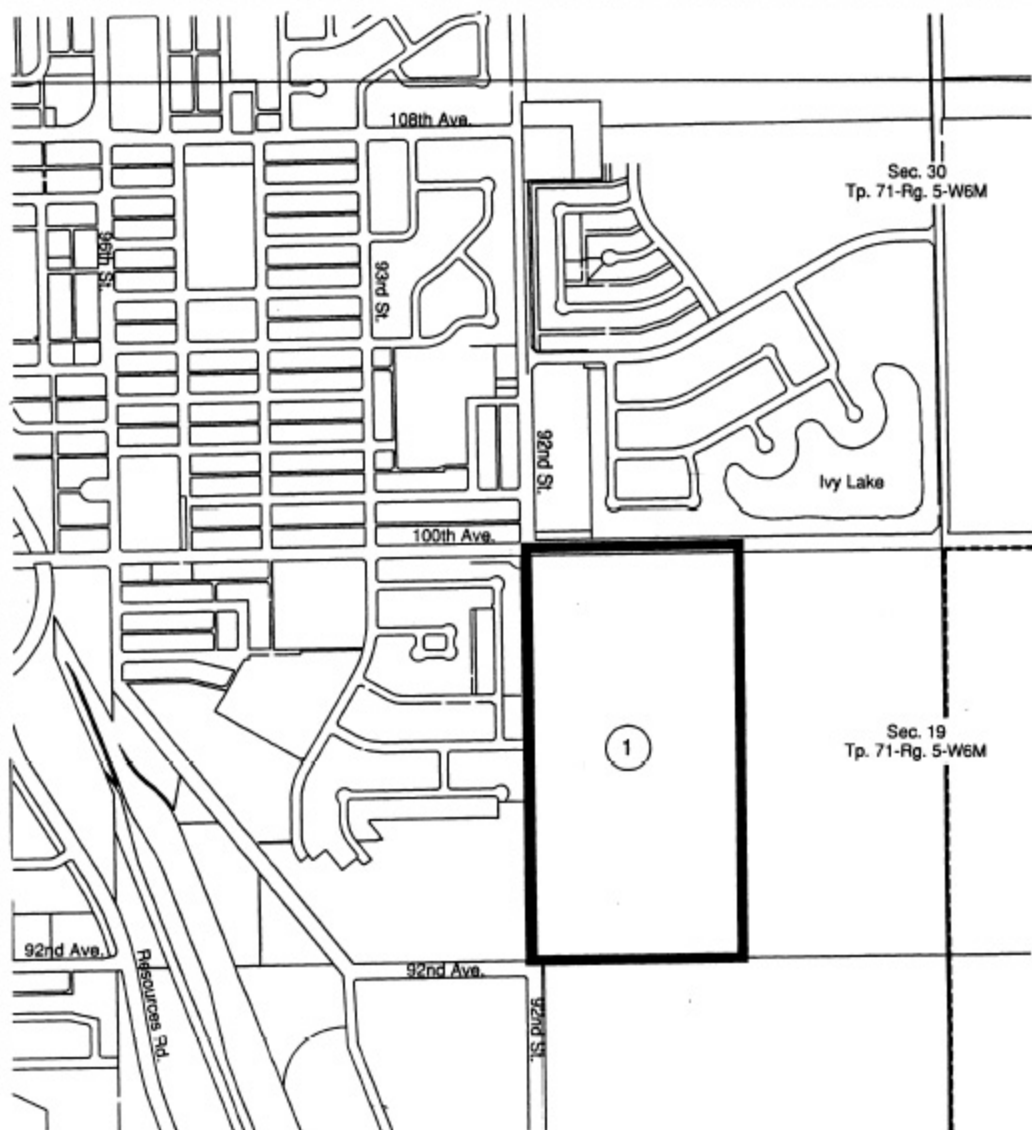
Location Map

ASD PLANNING SERVICES / GPEC CONSULTING LTD.

NOT TO SCALE

May 2003





legend

- City / County Boundary
- Plan Boundary

①

John F. Johnson
Jeannine Hendrigan
Lee B. Johnson

COBBLESTONE OUTLINE PLAN

Map 2

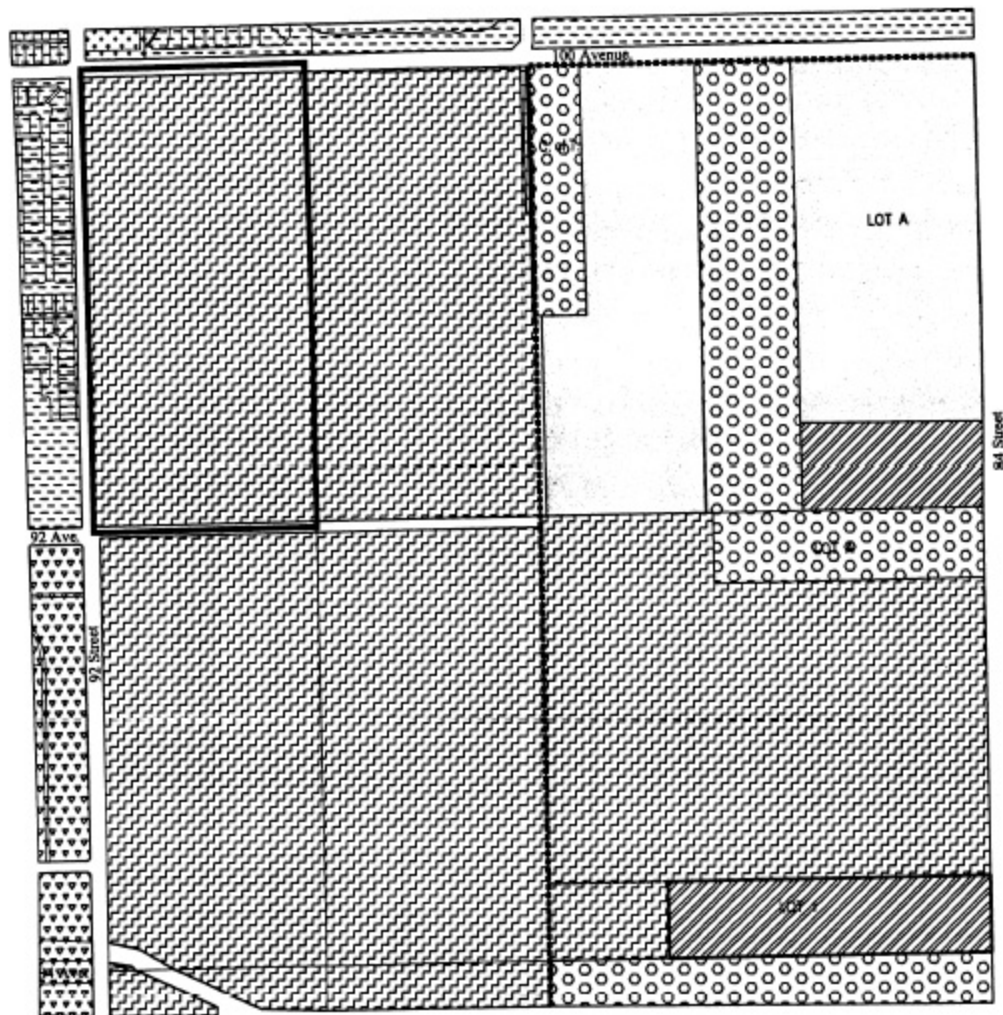
Existing Ownership

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SCALE N.T.S.

March 2003





legend



Residential



Study Area



Commercial



City/County
Boundary



Agriculture



Mobile Home Park



Recreation



Country Residential



Industrial

COBBLESTONE OUTLINE PLAN

Map 3

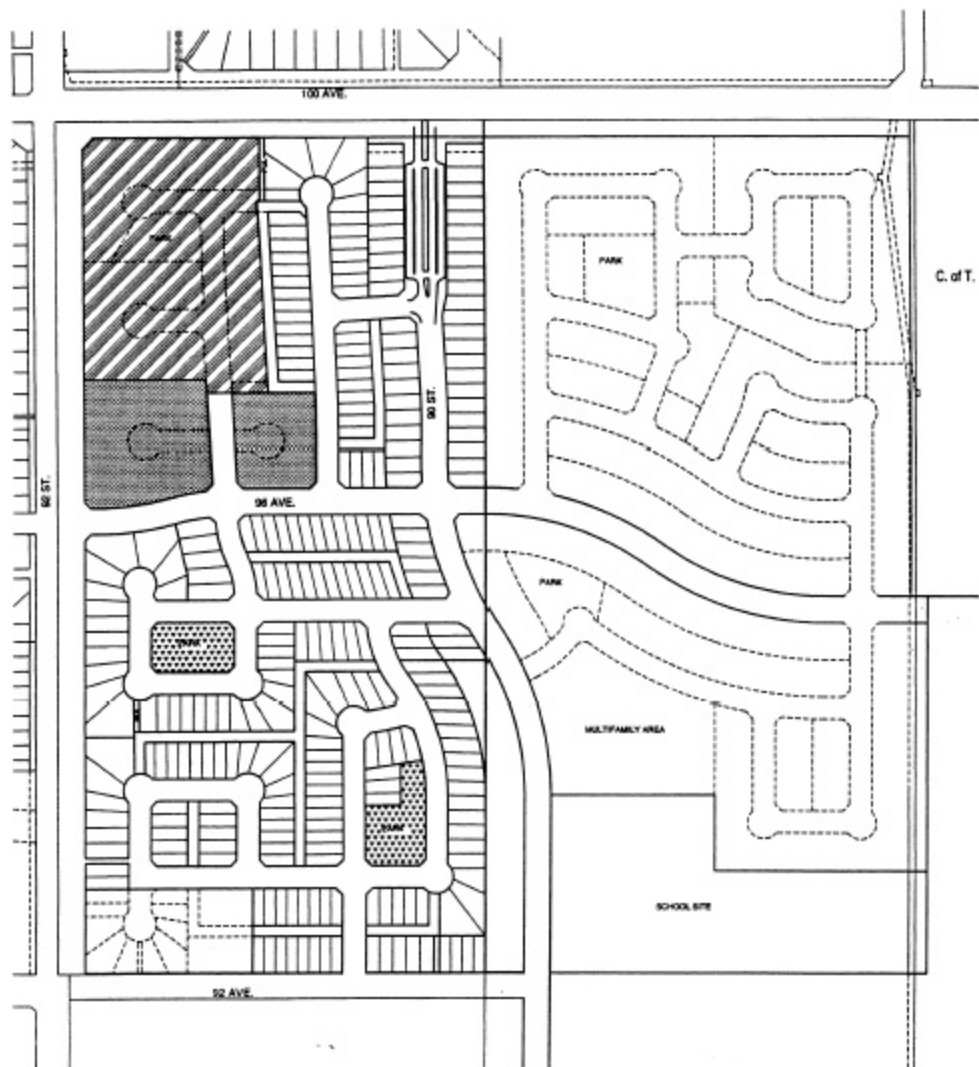
Existing Land Uses

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legend

-  Single Family Residential
-  Multi-Family Residential
-  Commercial Service
-  Park & Open Space
-  Plan Boundary

COBBLESTONE SUBDIVISION

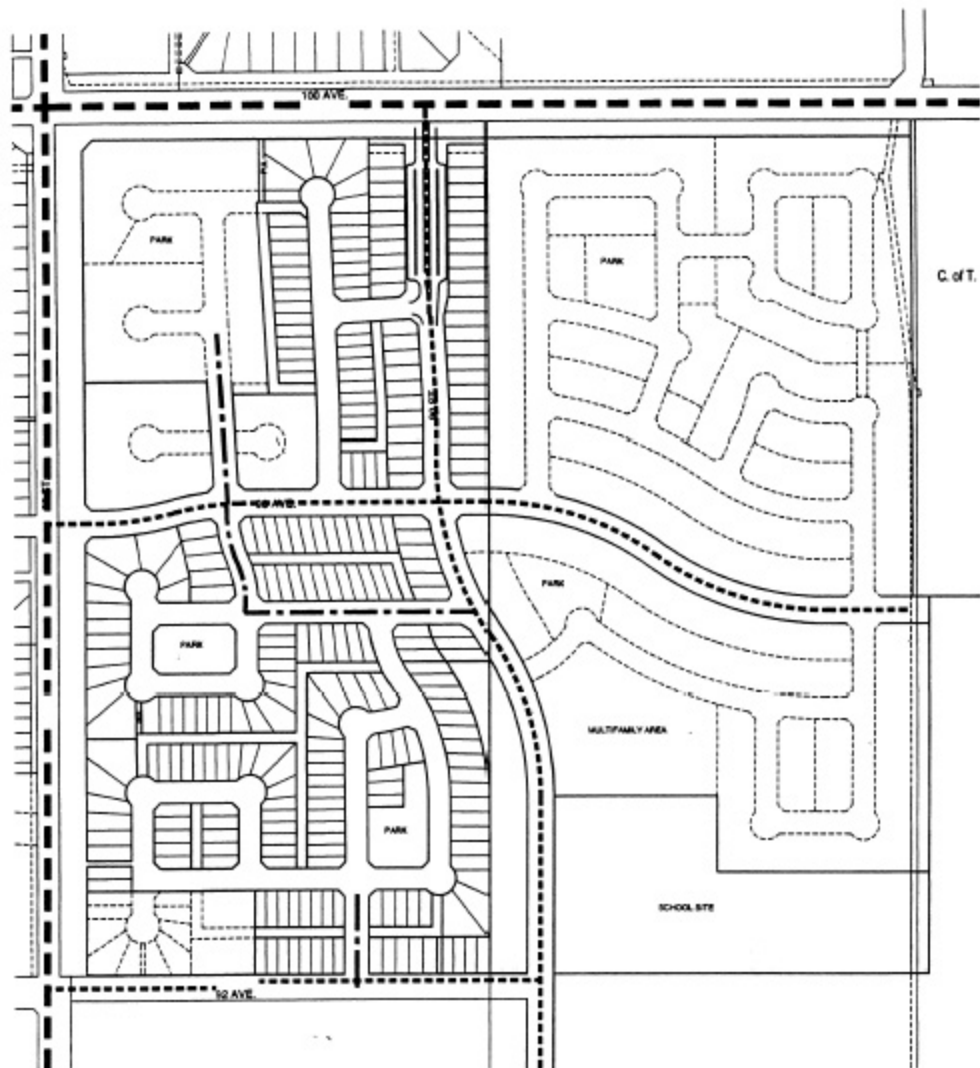
Map 4 Future Land Use

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March 2003





legend

- Arterial
- Major Collector
- Minor Collector
- Local Road / Lane
- Plan Boundary

COBBLESTONE SUBDIVISION

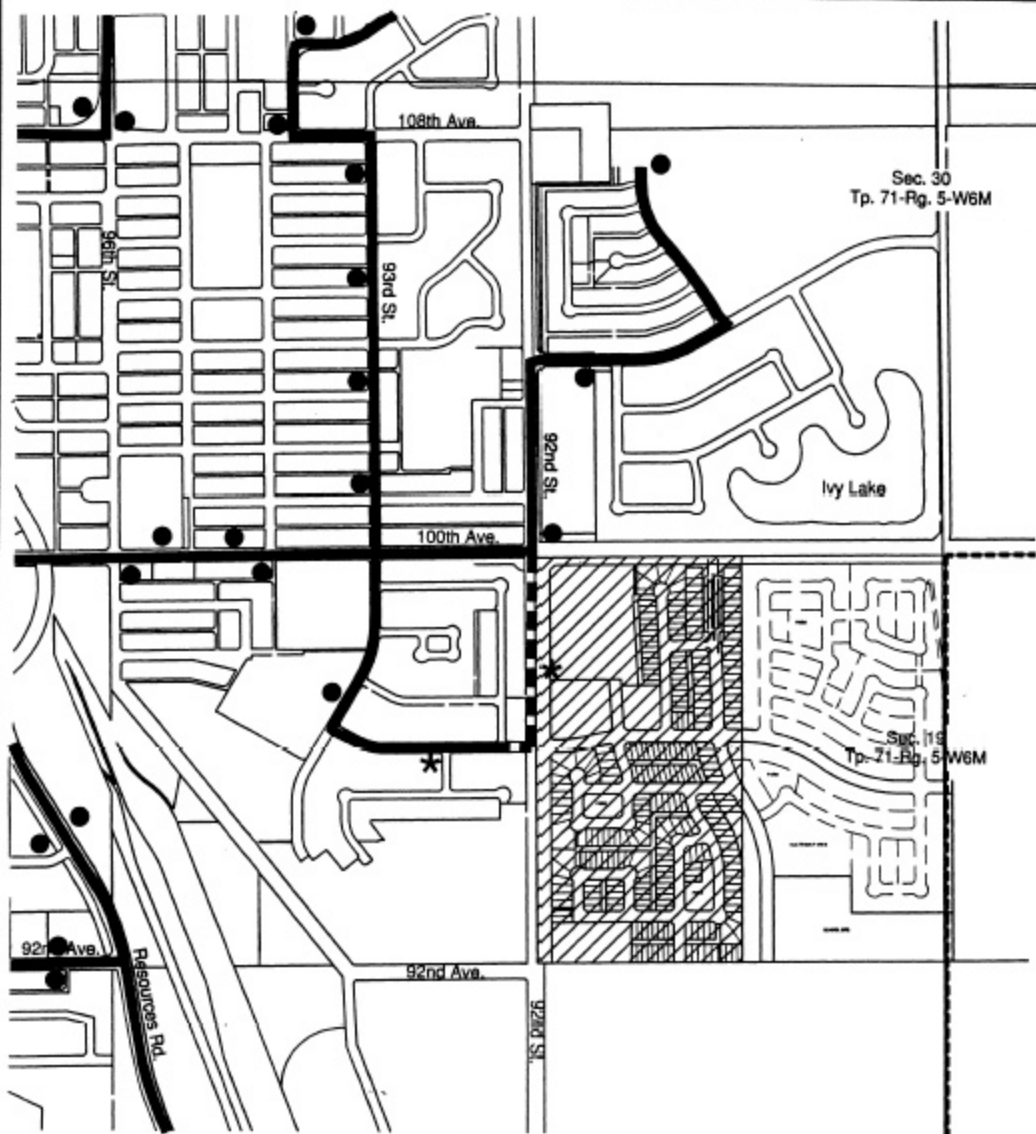
Map 5 Transportation Network

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March 2003





legend

- City / County Boundary
-  Study Area
-  Existing Route
-  Existing Bus Stop Location
-  Proposed Route - Short Term
-  Proposed Bus Stop Location

COBBLESTONE OUTLINE PLAN

Map 6A

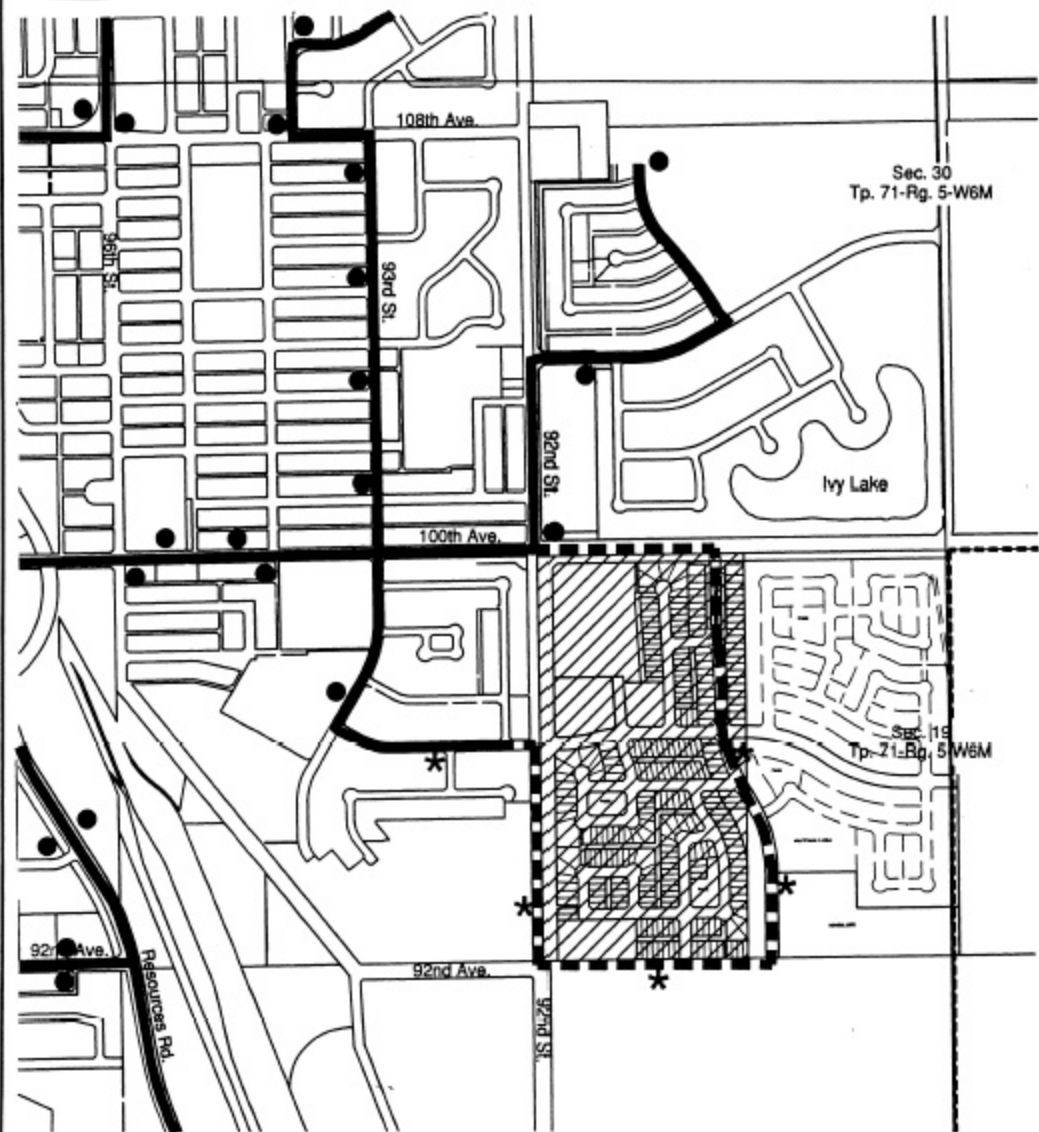
Short Term Transit Plan

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SCALE N.T.S.

May 2003





legend

- City / County Boundary
-  Study Area
-  Existing Route
- Existing Bus Stop Location
-  Proposed Route - Short Term
- ★ Proposed Bus Stop Location

COBBLESTONE OUTLINE PLAN

Map 6B

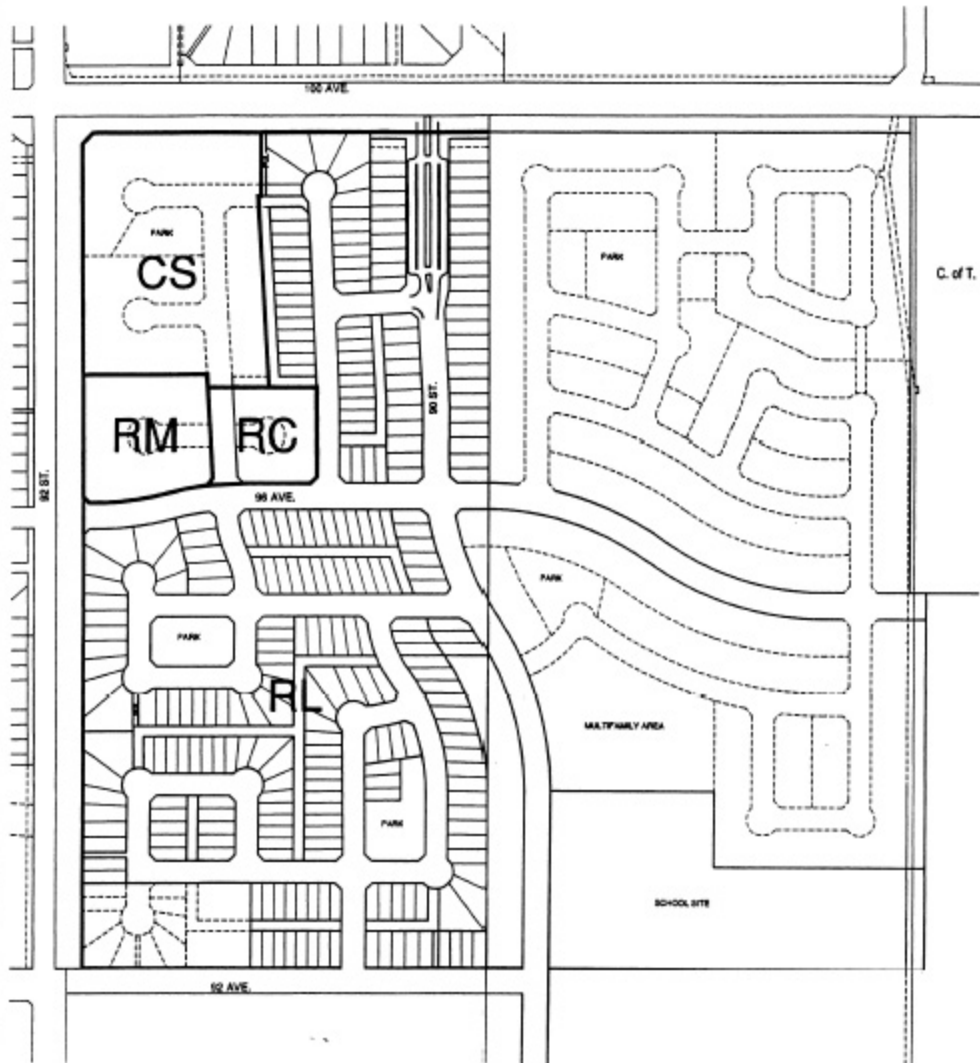
Long Term Transit Plan

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legend

- RL - Low Density Residential
- RC - Combined Density Residential
- RM - Medium Density Residential
- CS- Service Commercial
- Plan Boundary

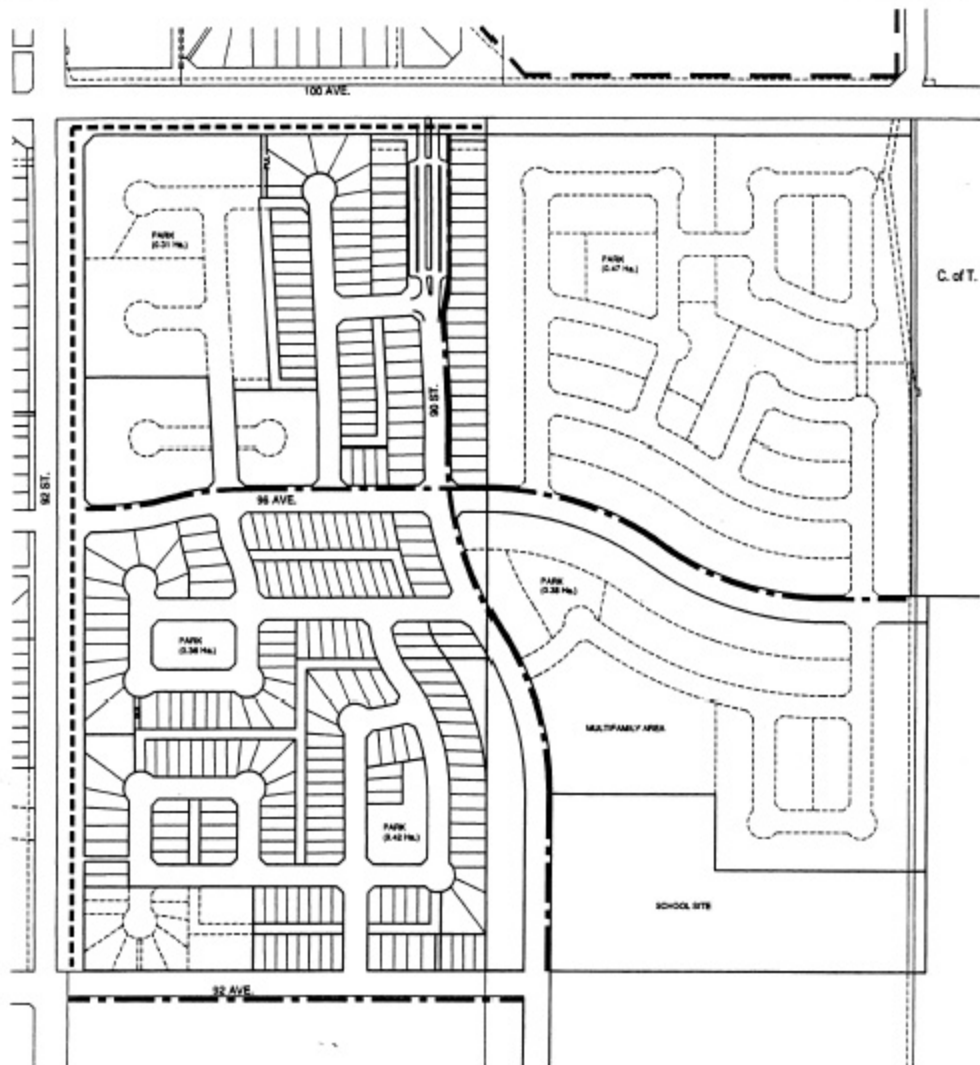
COBBLESTONE SUBDIVISION

Map 7 Proposed Zoning

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C. of T.

legend

-  Existing Trail System
-  Internal Sidewalks/Trail System
-  Arterial Trail System
-  Plan Boundary

COBBLESTONE SUBDIVISION

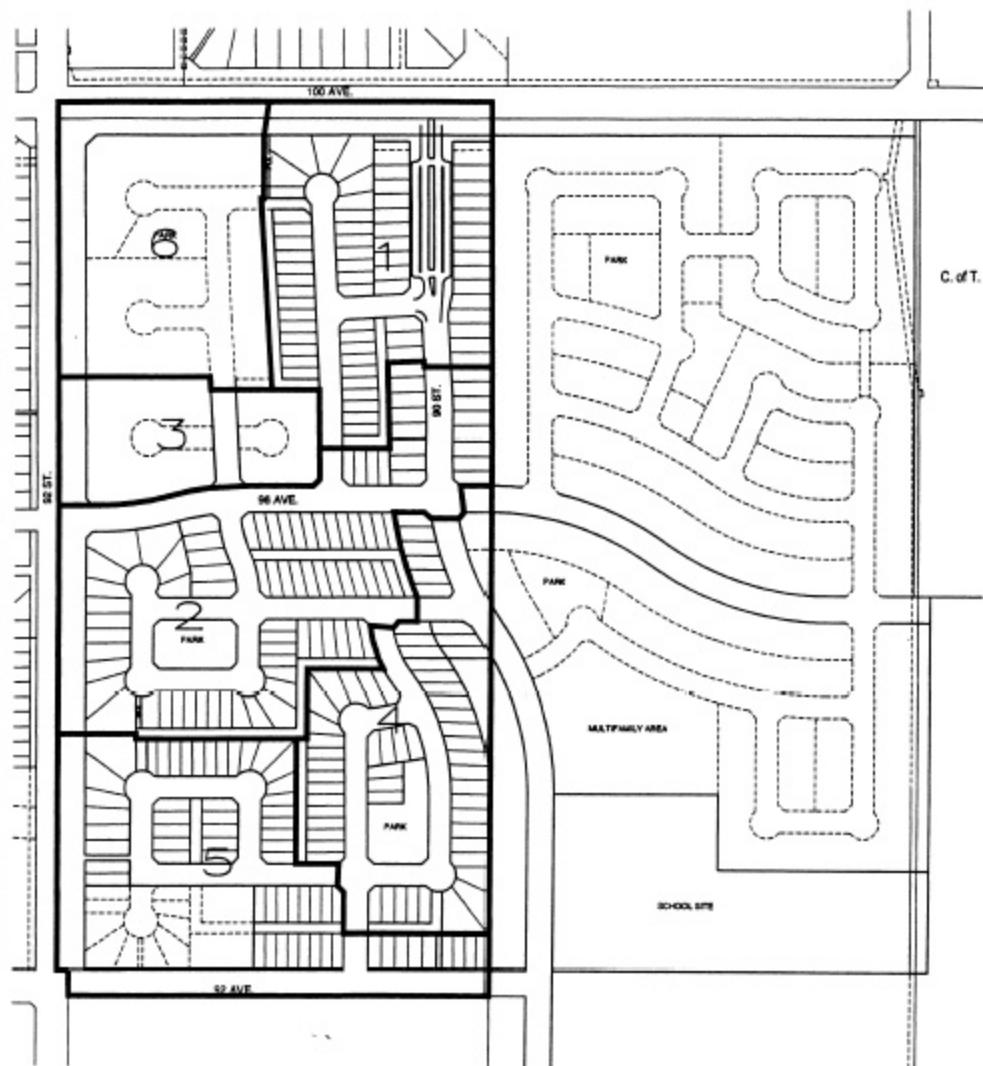
Map 8 Parks & Pedestrian Linkages

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March 2003





legend

— Phase Boundary

COBBLESTONE SUBDIVISION

Map 9

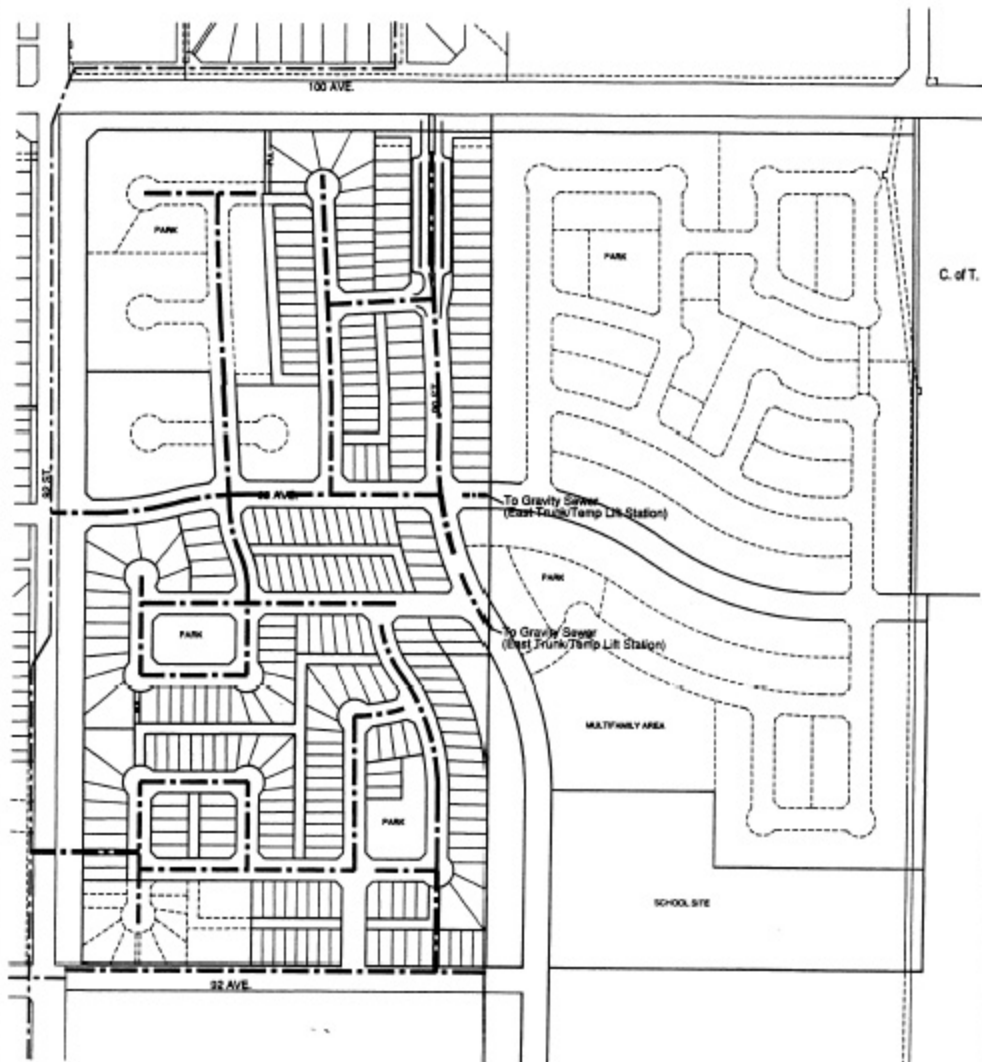
Phasing Plan

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SCALE 1:5,000

March 2003





legend

- Sanitary Sewer
- Existing Sanitary Sewer
- Plan Boundary

COBBLESTONE SUBDIVISION

Map 10

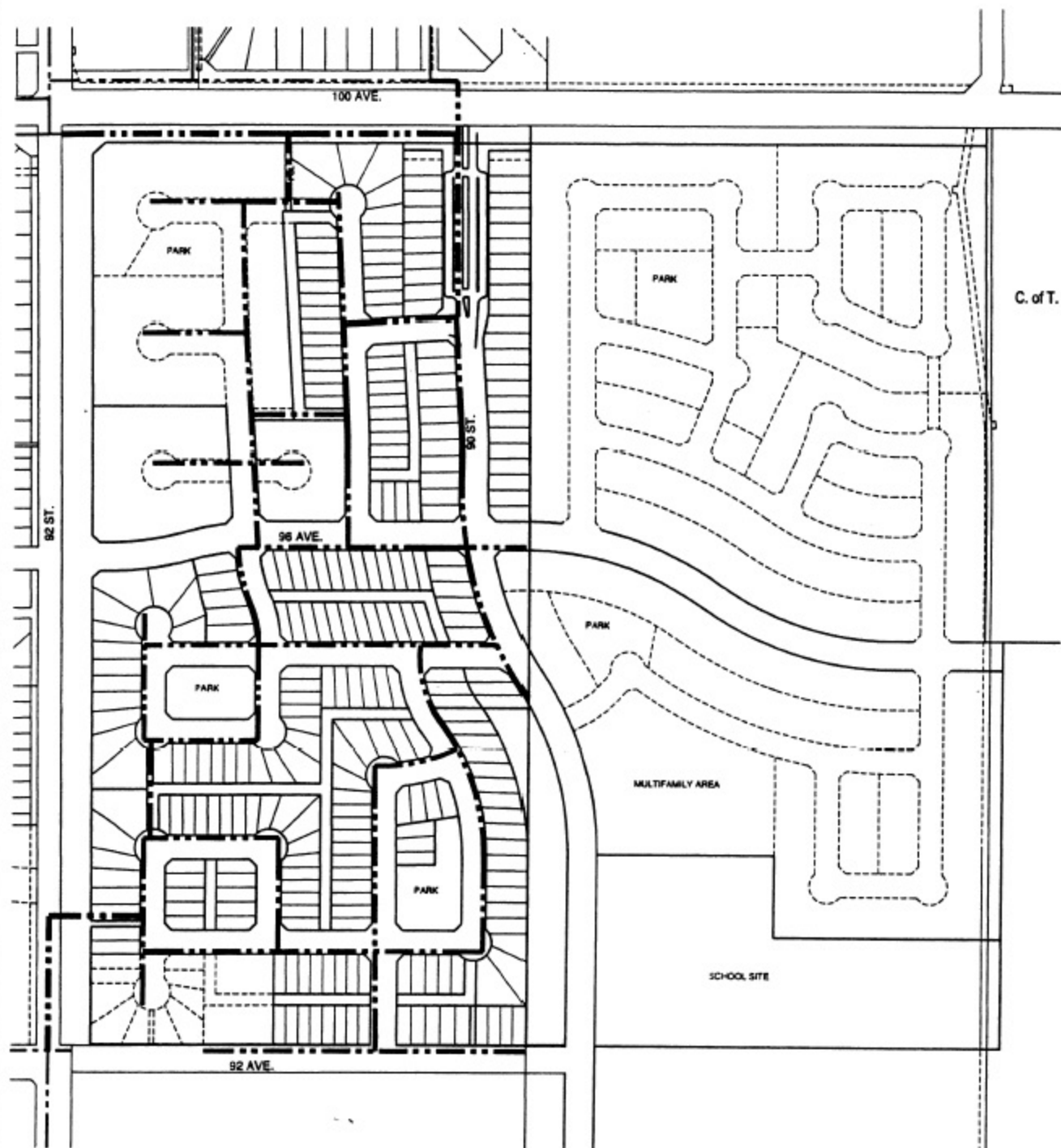
Sanitary Sewer

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SCALE 1:5,000

March 2003





legend

- Watermains
- Existing Watermains
- Plan Boundary

COBBLESTONE SUBDIVISION

Map 11

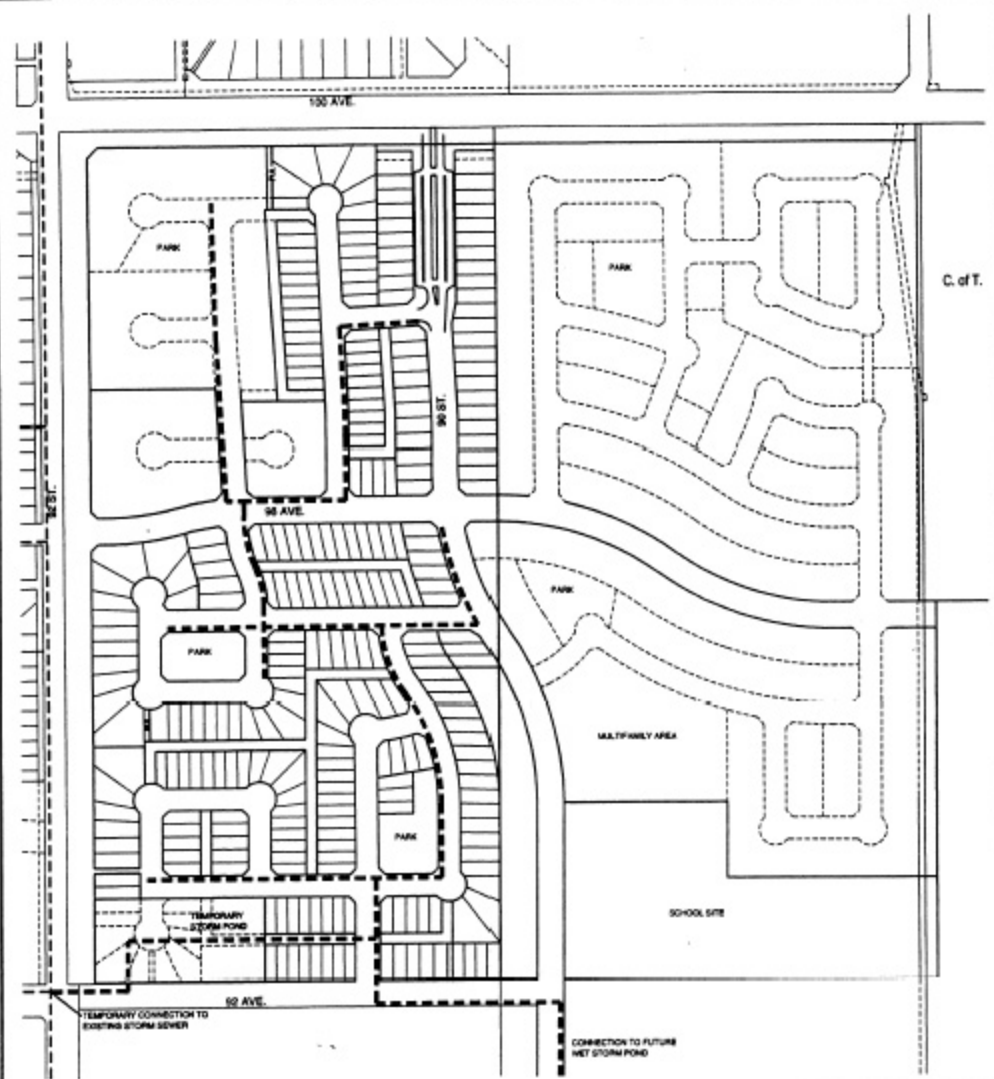
Overall Watermain Servicing

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SCALE 1:5,000

March 2003





C. of T.

legend

- Storm Sewer
- Existing Storm Sewer
- Plan Boundary

COBBLESTONE SUBDIVISION

Map 12

Overall Storm Sewer System

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March 2003



LAND USE TABLE

	HECTARES	PERCENTAGE OF GROSS DEVELOPABLE AREA	PROJECTED POPULATION
TOTAL PLAN AREA	32.131	100.00	
FUTURE ROAD WIDENING on 100th AVE & 92nd ST.	2.610	8.12	
NET DEVELOPABLE AREA	29.521	91.88	
MUNICIPAL RESERVE	0.940	2.93	
ROADWAYS	7.197	22.40	
LANES	1.421	4.42	
PUBLIC UTILITY LOTS	0.053	0.16	
RESIDENTIAL (total)	16.067	50.00	1159
LOW DENSITY (RL)	14.076	43.81	975
COMBINED DENSITY (RC)	0.668	2.08	62
MEDIUM DENSITY (RM)	1.323	4.11	122
COMMERCIAL (CS)	3.843	11.97	

COBBLESTONE OUTLINE PLAN

Chart 1

Land Use Statistical Analysis

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