



City of Grande Prairie
Development Services
Department

NORTHRIDGE
OUTLINE PLAN
OP-06-03

July 2006

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1.0 INTRODUCTION

1.1 Purpose of Plan

The Northridge Outline Plan has been prepared on behalf of the owners of the subject lands to provide a detailed framework for the future development of lands in northwest Grande Prairie for residential purposes.

This Outline Plan has been prepared in accordance with Policy 7.2.2 of the City of Grande Prairie Municipal Development Plan. As required by this policy, the Plan addresses the following:

- Physical features and development constraints;
- Future land use and development concept, including lot layout;
- Proposed transportation network, including the approximate alignment of future arterial, collector and local roads;
- Disposition of municipal reserve;
- Proposed servicing for the area; and
- Intended phasing of development.

1.2 Plan Area Location

This Outline Plan applies to 55.8 ha of land located in E½ Sec. 35-71-6-6 as indicated in Map 1. The area is bounded to the west by the Royal Oaks neighbourhood, to the east by 102 Street, and to the east and south by newly established commercial development. The future Royal Oaks North neighbourhood is proposed for vacant lands to the west, and the City's Salmond Fire Station is located on abutting lands to the south. 132 Avenue bounds the Plan area to the north.

1.3 Ownership and Dispositions

As outlined in Table 1, the Plan area consists of 55.82 ha of land under the ownership of four private owners. There are no encumbrances on title that affect the future development of the subject lands.

1.4 Policy and Regulatory Context

The Northridge Outline Plan has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP). This Outline Plan is consistent with MDP policies respecting the utilization of spare servicing capacity and the development of an efficient land use pattern.

This Outline Plan is also guided by the policies and development concepts contained in the Northridge Area Structure Plan. This Outline Plan conforms to the Northridge Area Structure Plan, and does not therefore require amendment.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
NE 35-71-6-6	J.W. Carr Holdings Ltd.	35.51 ¹
Plan 0521229, Block 3, Lot 1	Homburg L.P Management Incorporated	2.42
Plan 0521229, Block 3, Lot 2	Des-Cor Developments (Canada) Inc.	2.46
Plan 0521541, Block 3, Lot 4	272649 Alberta Ltd.	11.87 ²
Plan 0524455	Several	3.52
Plan 5MC, Lot R	City of Grande Prairie	0.04 ³
Total		55.82

The southerly portion of this Outline Plan was previously approved under the Descor Outline Plan in 2004. However, recent developments are somewhat at variance with the original Outline Plan, and are intrinsically linked with adjacent lands to the north, so the subject lands were integrated under this new Northridge Outline Plan. It is intended that the Descor Outline Plan be rescinded at the time of adoption of the Northridge Outline Plan.

The southerly portion of the Plan area (contained within the Descor Outline Plan) is currently designated as Low Density (RL) and Medium Density (RM) Residential in the Grande Prairie Land Use Bylaw. The balance of the lands are Urban Reserve (UR), and will be rezoned to reflect the land uses contained in this Outline Plan prior to subdivision and development approval.

1.5 Site Characteristics

As illustrated in Map 2 the northerly portion of the Plan area is open meadow with no vegetation of significance. Low density residential development, consisting of semi-detached dwellings in a 52 lot subdivision is currently being developed in the southeast corner of the Plan area. A high pressure gas line traverses the Plan area adjacent to the 102 Street right-of-way.

Map 3 shows that the Plan area generally slopes from the northeast to the southwest at approximately a 1% slope. On the north side of the Plan area, elevations are approximately 679 m along 132 Avenue, and falls to 665 m at the south end. The Plan area drains natural towards the proposed stormwater management facility in the southwest corner.

¹ The total lot area on title is 47.51 ha, 12.0 ha of which are commercial lands located east of 102 Street which are not included in this Outline Plan.

² The total lot area on title is 12.42 ha, 0.55 ha of which is a portion of the 102 Street right-of-way that is outside the Outline Plan area.

³ The total lot area on title is 0.09 ha, 0.05 ha of which is to be integrated into the 102 Street right-of-way.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

The Northridge Outline Plan is intended to achieve the following objectives:

1. To provide an overall framework for future residential and open space development in the northwest portion of the City that is compatible with development located on, or proposed for, adjacent lands;
2. To provide for the development of an attractive residential neighbourhood;
3. To develop a safe and efficient transportation network that meets the needs of passenger vehicles, pedestrians, cyclists, and public transit; and
4. To develop an efficient municipal servicing and phasing system for the Plan area.

2.2 Development Concept

2.2.1 General

The proposed land use concept for the Northridge Outline Plan is illustrated in Map 4, and a summary of land uses is provided in Table 2. The gross developable area available is approximately 55.8 hectares.

Table 2 – Land Use Summary

Land Use	Total Area (ha)	Percent of Total
Gross Developable Area	55.82	100.0
Residential	33.48	60.0
Low Density Single Family	25.51	45.7
Low Density Multi-Family	1.89	3.4
Medium Density	6.08	10.9
Open Space	6.34	11.4
Neighbourhood Parks	1.64	2.9
School Sites	3.13	5.6
Storm Ponds (MR Credit)	1.57	2.9
Roads	13.35	23.9
Internal Roads	12.83	23.0
Lanes	0.00	0.0
132 Avenue Widening	0.52	0.9
Utilities	2.65	4.7
Storm Pond (PUL)	2.30	4.1
Public Utility Lot	0.35	0.6

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2.2.2 Residential Development

The largest single land use in the Plan area is low density residential development, totaling approximately 27 ha in area, the majority of which is to be single family housing. The exception is that land backing on to 132 Avenue, a 1.9 ha area which is proposed to accommodate low density multi-family development in the form of semi-detached, fourplex, or similar development.

Two nodes of medium density multi-family development totaling 6.08 ha are also proposed for the Plan area. One site is located at the northeast corner of the Plan area adjacent to 102 Street and 132 Avenue. The second node is located between 121 Avenue and Royal Oaks Drive along 102 Street in the south end of the Plan area.

As illustrated in Table 3, it is anticipated that an estimated 516 single family, 60 low density multi-family and 243 medium density multi-family units may be accommodated in the Plan area. This will generate approximately 2,215 residents, of which 445 are estimated to be of school age. This equates to a residential density of 14.7 units and 39.7 persons per net developable hectare. A tentative lotting plan is provided in Map 5.

Table 3 – Population and Student Generation

Population Generation		
Low Density SF Land Area		25.51 ha
Low Density MF Land Area		1.89 ha
Medium Density Land Area		6.08 ha
Number of LD SF Units	Average 490 m2 lot area	517
Number of LD MF Units	Average 315 m2 lot area	60
Number of MF Units	Est. 40 units/ha	243
Low Density SF Population	516 units @ 3.2 ppu	1,654
Low Density MF Population	60 units @2.5 ppu	150
MF Population	243 units @ 1.7 ppu	413
Total Population		2,217
Student Generation		
Total Students	20.1% of population	446
Total Public	67.8% of Total Students	302
Total Separate	32.2% of Total Students	144
Public School Students		
Total Students		302
Total K-9	74.9% of Students	226
Total 10-12	25.1% of Students	76
Separate School Students		
Total Students		144
Total K-9	79.2% of Students	114
Total 10-12	20.8% of Students	30

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2.2.3 Open Space

The following is a detailed breakdown of municipal reserve allocation proposed for the Plan area, and is illustrated in Map 6:

- A 1.66 ha parcel of land is allocated in the northwest portion of the Plan area to accommodate the east half of a proposed K-6 school site in accordance with the Northridge Area Structure Plan. A second school site of 1.47 ha is provided at the west-central portion of the Plan area north of Royal Oaks Drive in accordance with the Northridge Area Structure Plan. This parcel forms part of a larger school site that is shared with two adjacent neighbourhoods (Royal Oaks and the future Royal Oaks North).
- Two large neighbourhood parks, averaging 0.82 ha in size are to be provided throughout the Plan area. The furnishing of these parks will be discussed in detail in the Parks Design Report.
- In accordance with the previously approved Descor Outline Plan, a substantial portion of the stormwater pond site is to receive municipal reserve credit. The pond facility is to be developed as a dry pond, within which a fully developed soccer pitch is proposed along with a playground area and outdoor skating rink. Contouring of the storm pond will ensure that a majority of these surfaces are above the 1:25 year flood level, with the playground developed above the 1:100 year flood level. In addition, parking will be provided for users of this facility, with the specific number and location of stalls to be determined in consultation with the City of Grande Prairie. Access to this site will also be enhanced through the provision of a trail which will be designed to connect to the area's broader trail network. Although subject to specific calculation at the time of detailed design, it is estimated for the purpose of this Plan that 1.57 ha will be dedicated as municipal reserve at this location.

As a result of previous subdivision activity in the SE 35, a deferred reserve caveat (Registration Number 052 360 789) in the amount of 3.53 ha is registered on the title of Lot 4, Block 3, Plan 0521541, and represents the balance of municipal reserve owing in the Plan area south of Royal Oaks Drive. For the balance of the Plan area, an additional 3.62 ha⁴ is owed for park and open space purposes, thus resulting in a total municipal reserve requirement of 7.15 ha. The open space allocation in the Plan area totals 6.36 ha, thus creating a shortfall of 0.79 ha that will be provided to the City as cash-in-lieu.

⁴ This figure represents 10% of 35.75 ha, being the area of that portion of the NE 35 contained in the Plan area, plus 0.04 ha from Lot R, Plan 5MC that is to be integrated into the north multi-family site.

3.0 INFRASTRUCTURE

3.1 Transportation Network

As illustrated in Map 7, arterial access to the Plan area is provided by 102 Street, which is currently a two lane paved roadway along the east side of the Plan area, and will be constructed to a 4 lane undivided standard from 116 Avenue to Royal Oaks Drive. 132 Avenue is a gravel road that abuts the north boundary of the Plan area and according to the City's Transportation Master Plan will ultimately be constructed to a four-lane divided standard. Additional right-of-way for the future widening of 132 Avenue is to be dedicated along the north boundary of the Plan area.

Major collector access to the Northridge area is provided via 102 Street, which abuts the east boundary of the Plan area. East-west major collector access is to be provided via Royal Oaks Drive and 128 Avenue, which provide connections to 100 Street to the east and Royal Oaks to the west. An additional major collector road is provided by 105 Street, which provides an internal connection between Royal Oaks Drive and 128 Avenue. A minor collector connection will be provided between 102 Street and Royal Oaks Drive on the 121 Avenue and 104 Street alignments. The balance of the Plan area is to be served by a network of local roads.

All lots on the east side of the Plan area will back onto 102 Street and no driveway access onto 102 Street will be permitted. These frontage lots will also require that vehicle parking be provided on the west side of 102 Street, but parking will be restricted on the east side of 102 Street in order to facilitate traffic flow.

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Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to proposed trails along 132 Avenue, as well as the two school sites.

3.2 Water Distribution

The main feed to the Plan area is an existing water main located along 102 Street. This water main is 250mm in diameter south of 128 Avenue and 300mm in diameter north of 128 Avenue. A 300mm water main extension to the west is planned along the 128 Avenue alignment. A 250mm water main extension is planned along the Royal Oaks Drive alignment that will connect to the existing Royal Oaks system.

The proposed looped water system for the Plan area is illustrated in Map 8.

Additional information pertaining to the water distribution/fire system is outlined in the detailed design report for water.

3.3 Sanitary Sewer

The majority of the Plan area will drain to the southwest corner and tie into an existing 600 mm sanitary trunk main via internal sanitary gravity mains. A 250mm diameter interceptor main is proposed to connect to the existing 102 Street sanitary sewer at approximately 120m north of Royal Oaks Drive.

The purpose of this main is to redirect the 102 Street flow southwest to the West Trunk main and take pressure off an existing 300mm main at 101 Street south of Royal Oaks Drive. The internal configuration of proposed gravity mains is depicted in Map 9.

Additional detailed information pertaining to the sanitary system is outlined in the design report for sanitary.

3.4 Stormwater Management

Stormwater management for the Plan area is to be accommodated by the development of a stormwater pond located in the southwest corner of the Plan area as shown on Map 10. This facility is designed as a dry storage pond to accommodate the 100-year storm event and to provide additional recreational facilities as outlined in Section 2.2.3. The facility will be designed as two separate ponds with an overflow connection. The westerly pond will be housed within a public utility lot (PUL) and will be grassed with 1% slopes to a catch basin located at its centre. The easterly pond will be a combination of PUL and municipal reserve; the PUL designation will apply to all lands accommodating utilities and/or below the 1:25 year flood level, while the municipal reserve will encompass all lands above the 1:25 year flood level excluding PULs.

Based on the Storm Drainage Master Plan the discharge rate will be restricted to 5 litres/second/day. A real time control system is proposed to only discharge from the facility into the Highway 43 Bypass trunk when the trunk has available capacity.

Also included in the area's stormwater management system are a series of small PULs to accommodate overland drainage. The size and location of these PULs shall be confirmed through detailed design.

Additional information pertaining to the storm drainage system is outlined in the detailed design report for storm.

3.5 Shallow Utilities

All shallow utilities (natural gas, power, telephone) are to be extended into the Plan area by the individual franchise holders as required.

In accordance with City policy, all overhead lines located adjacent to residential areas will be installed underground at the Developer's expense. In addition, the Developer shall ensure that the existing high pressure gas line located adjacent to 102 Street is protected from development.

4.0 IMPLEMENTATION

4.1 Phasing

A tentative phasing plan is provided in Map 11. It is intended that development of the subject lands continue from the existing residential development in the southeast corner of the Plan area and proceed north as market conditions warrant.

Notwithstanding the above, the north school site may be developed in advance of Phase 6 subject to the agreement of the owner, the City, the public and separate school boards and Aquatera Utilities Inc. with respect to the provision of access and services.

4.2 Proposed Zoning

Proposed zoning for the Plan area is identified in Map 12. The areas slated for low density single family development will be zoned under the Low Density Residential (RL) and Residential General (RG) Districts of the Land Use Bylaw respectively, while the Low Density multi-family area will be zoned as Combined Density Residential (RC). The other multi-family sites will be zoned under the Medium Density Residential (RM) District. The school sites will be zoned under the Public Service (PS) District. All zoning changes will be made in advance of subdivision approval.

NORTHRIDGE OUTLINE PLAN

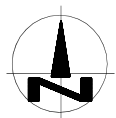
CITY OF GRANDE PRAIRIE

LEGEND

 Plan Area

 City Boundary

MAP 1 LOCATION

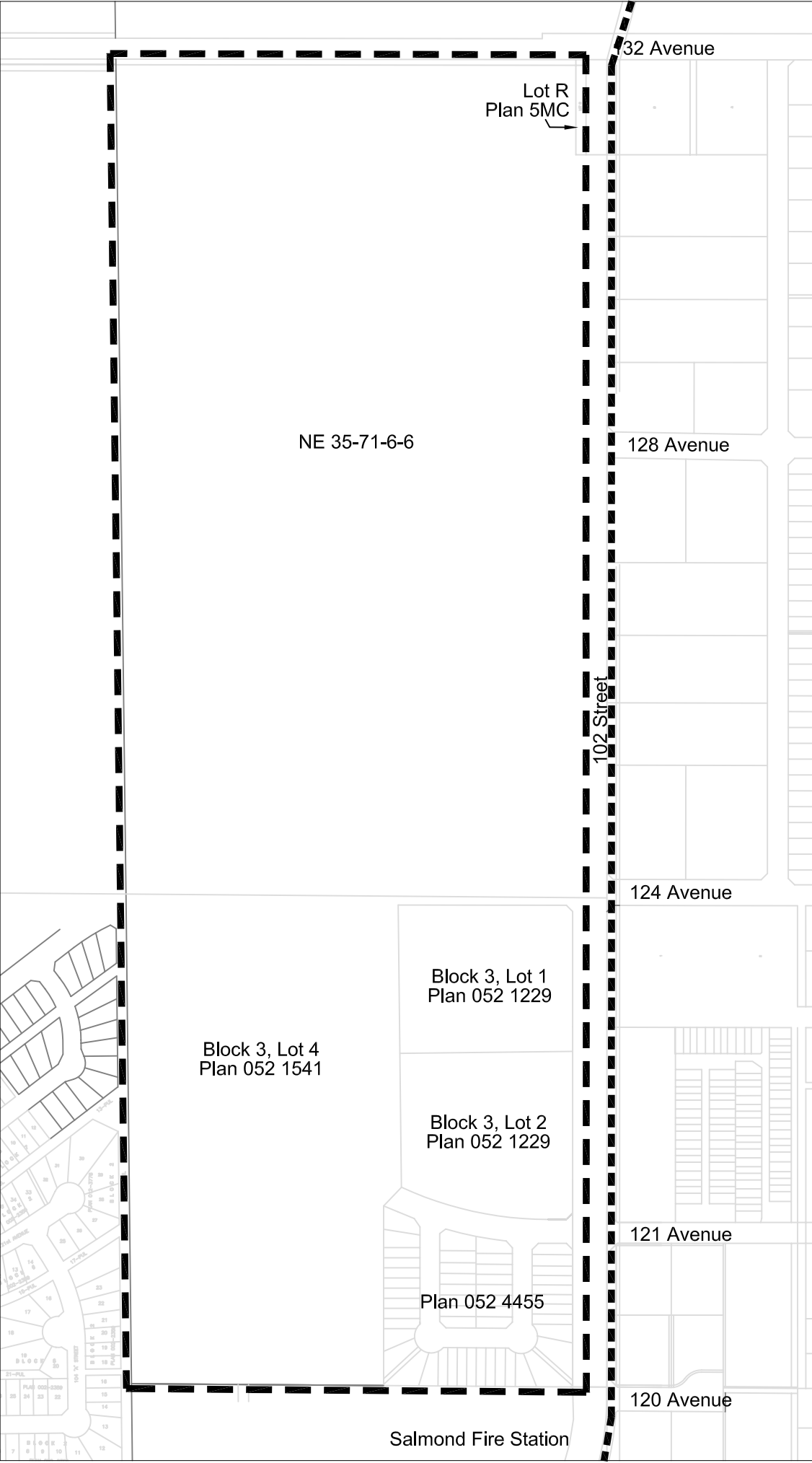


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NORTHRIDGE OUTLINE PLAN

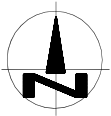
CITY OF GRANDE PRAIRIE

LEGEND

----- High Pressure
Gas Line

== Plan Boundary

MAP 2 EXISTING LAND USE



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NORTHRIDGE OUTLINE PLAN

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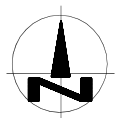
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673 Elevation

 Direction of Flow

 Plan Boundary

MAP 3 TOPOGRAPHY



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
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NORTHRIDGE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

LEGEND

-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Storm Pond
-  Public Utility Lot
-  Road Widening

 Plan Boundary

MAP 4

LAND USE

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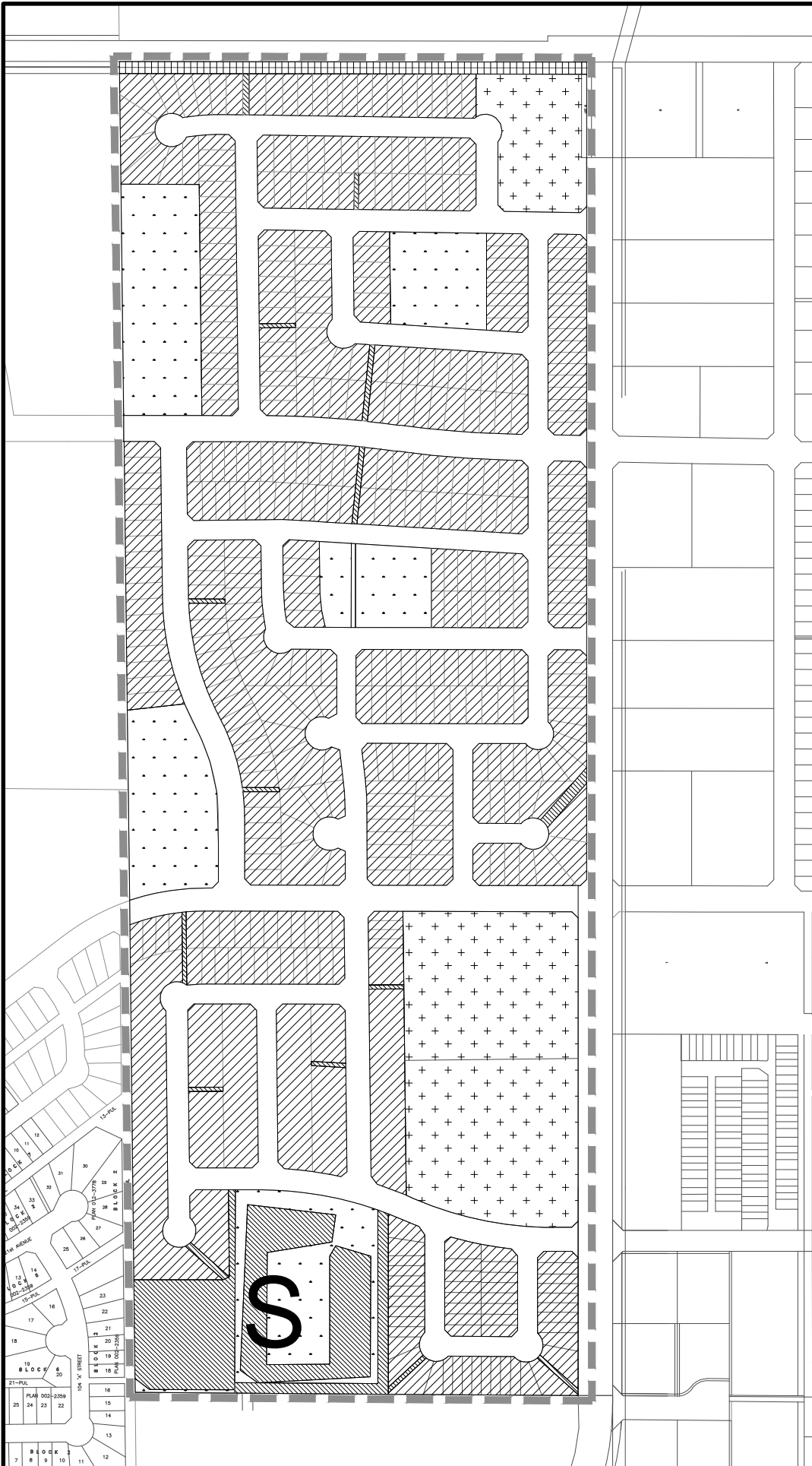


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CITY OF GRANDE PRAIRIE

LEGEND

— — Plan Boundary

MAP 5

TENTATIVE LOTTING

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LEGEND



School Site



Neighbourhood
Park



Pedestrian Link



Plan Boundary

MAP 6

OPEN SPACE

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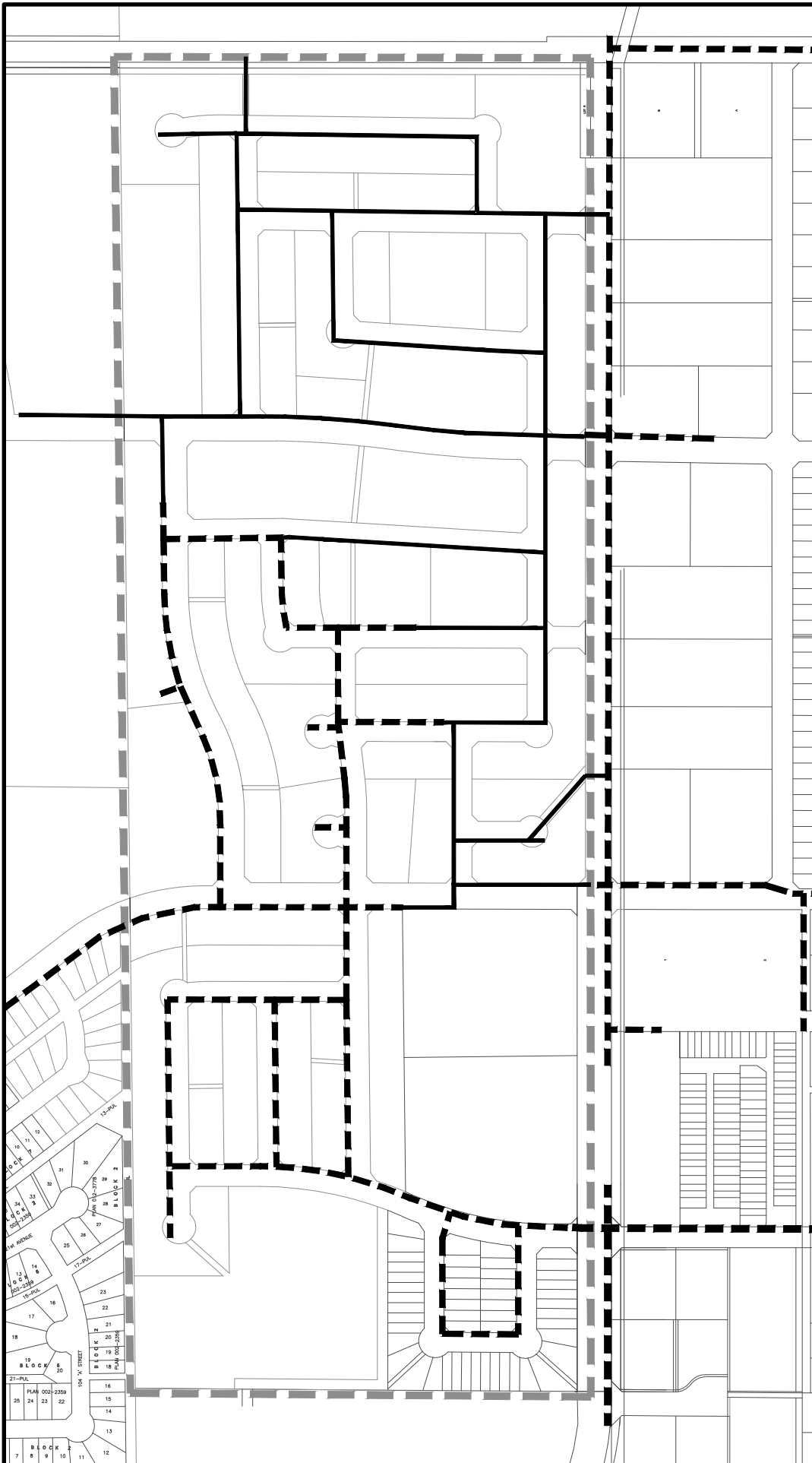
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LEGEND

--- Existing Line
— Future Line

--- Plan Boundary

MAP 8
WATER SYSTEM

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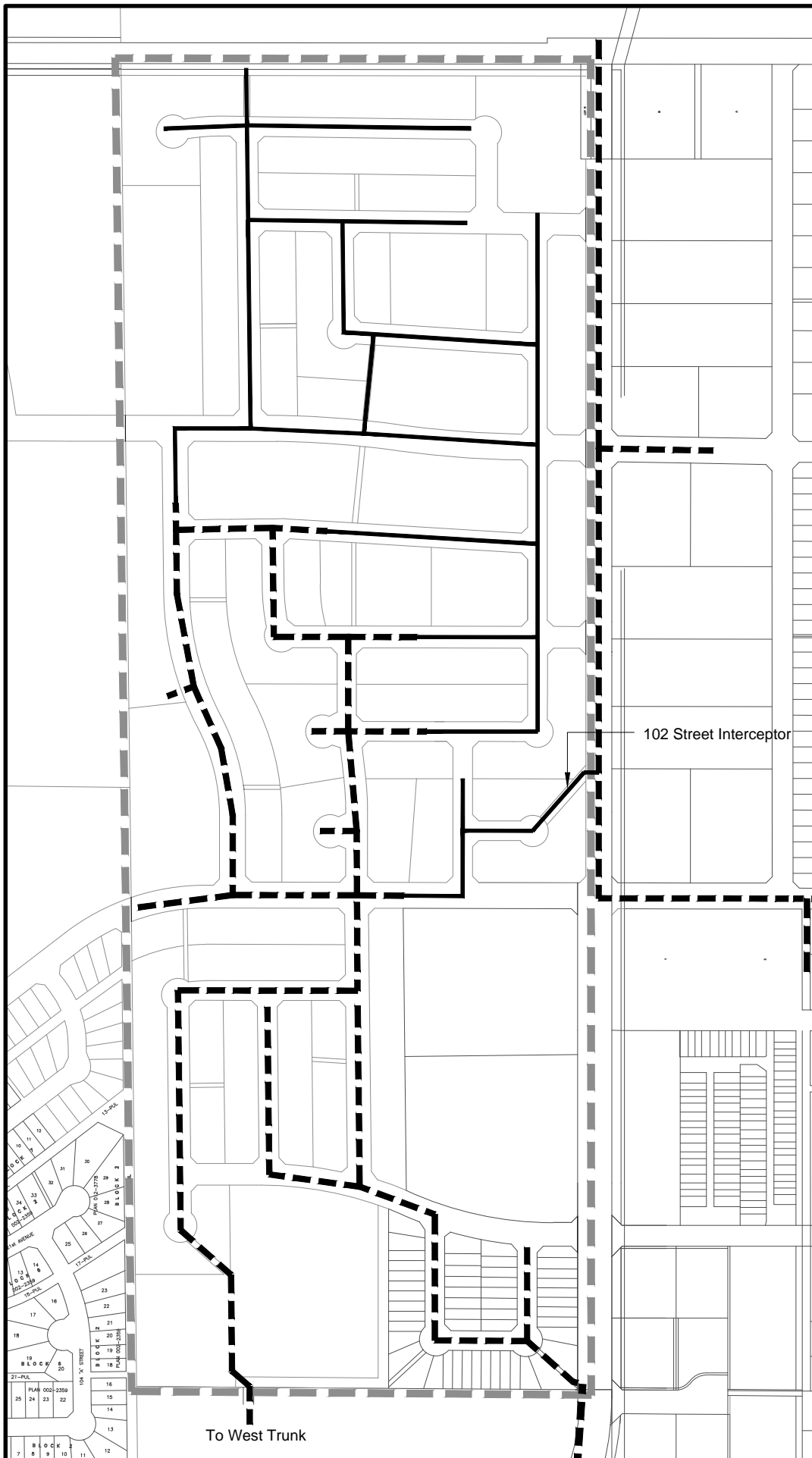
- - - Existing Line
 — Future Line

MAP 9
SANITARY SEWER
OP-06-03A
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NORTHRIDGE OUTLINE PLAN

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LEGEND

--- Existing Line

— Future Line

▨ Storm Pond

--- Plan Boundary

MAP 10

STORM DRAINAGE

OP-06-03A

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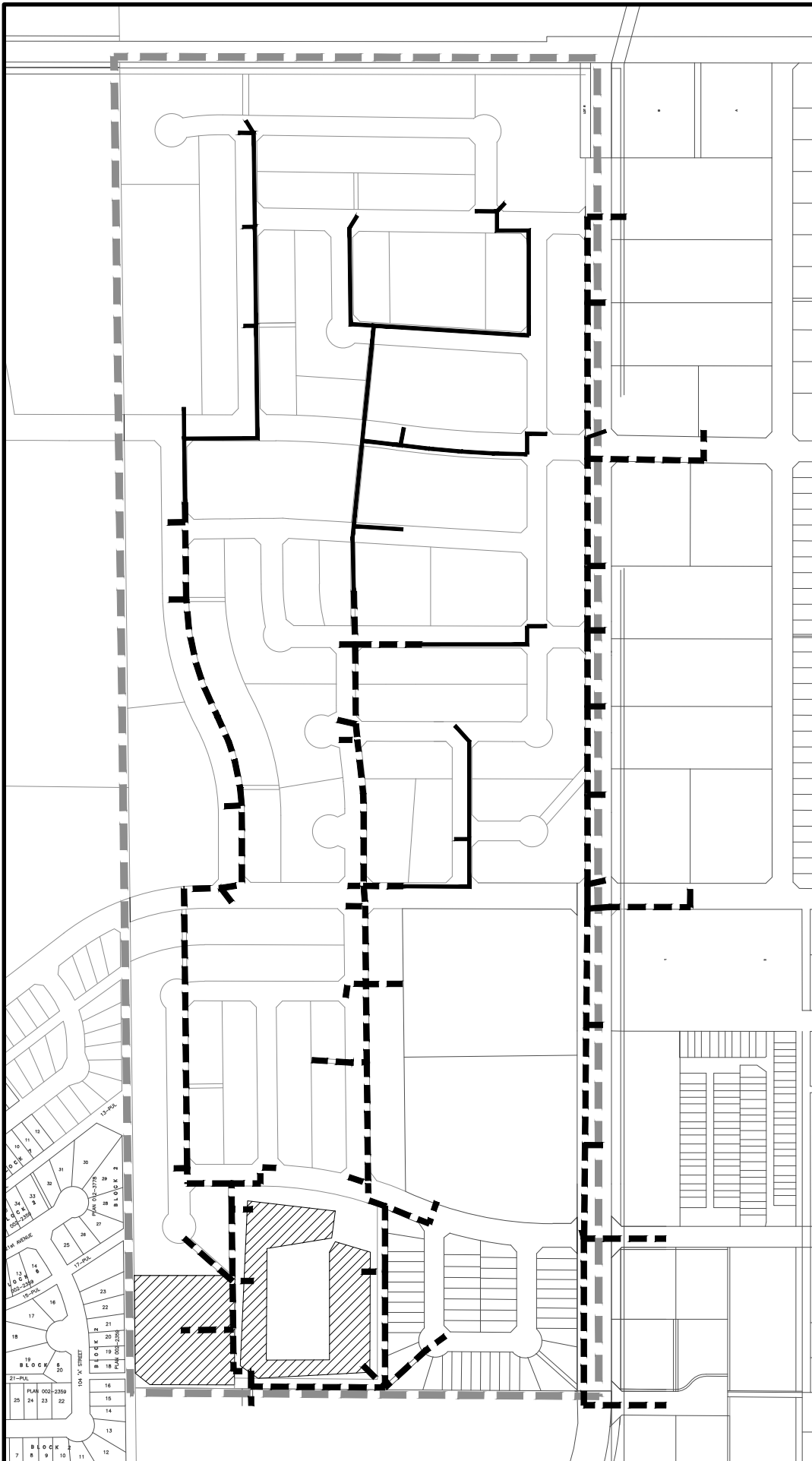


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LEGEND

1 Development
Phase

 Existing
Development

 Plan Boundary

MAP 11
PHASING
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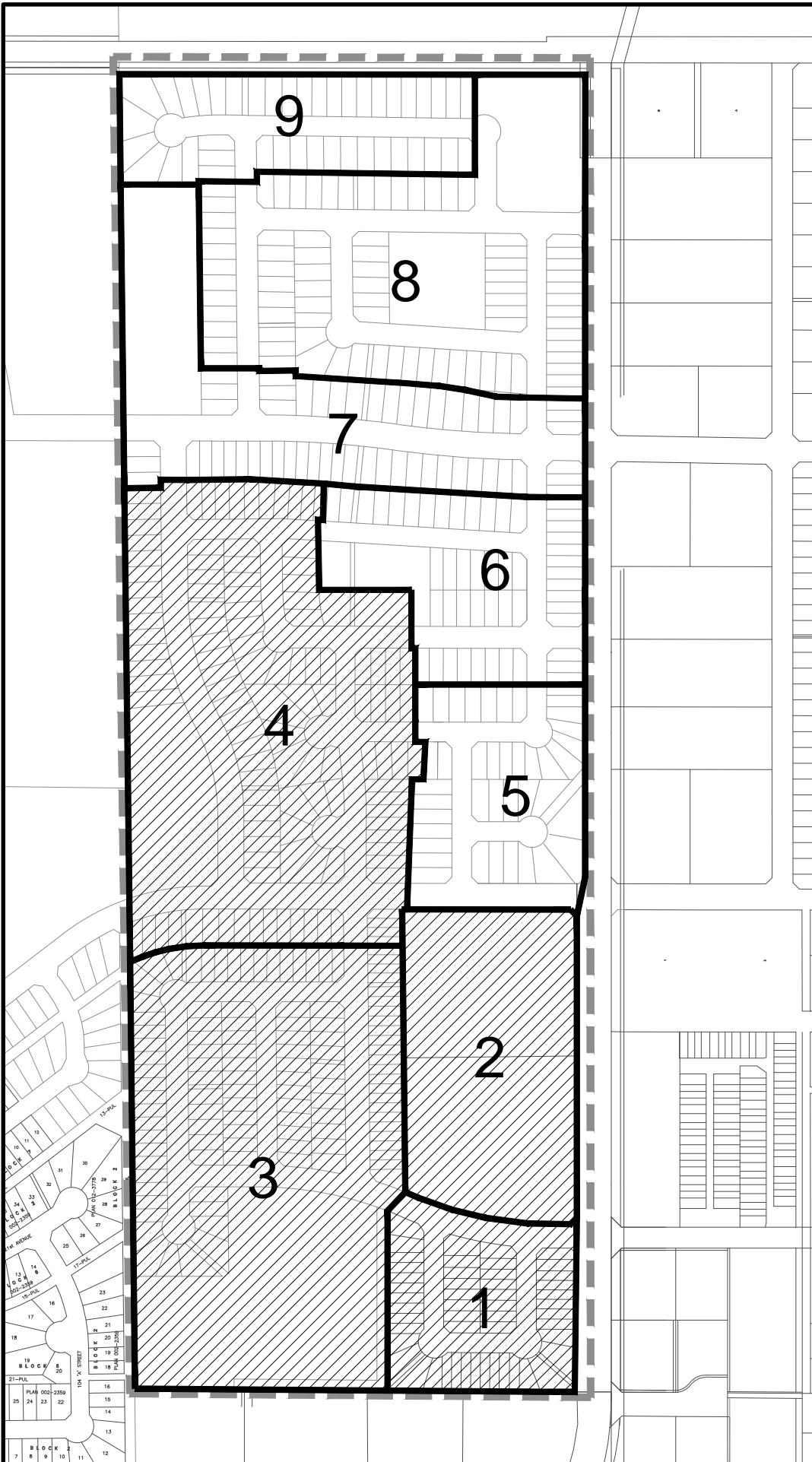


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RL	Low Density Residential
RM	Medium Density Residential
PS	Public Service

MAP 12
ZONING
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