



City of Grande Prairie
Development Services
Department

**ROYAL OAKS NORTH
OUTLINE PLAN
OP-07-03**

NW 35-71-6 W6M

May 7, 2007

TABLE OF CONTENTS

1.0	INTRODUCTION	3
1.1	Purpose of Plan	3
1.2	Plan Area Location	3
1.3	Ownership and Dispositions	3
1.4	Policy and Regulatory Context	4
1.5	Site Characteristics	4
2.0	DEVELOPMENT PLAN	5
2.1	Plan Objectives	5
2.2	Development Concept	5
2.2.1	General	5
2.2.2	Residential Development	6
2.2.3	Church Site	7
2.2.4	Open Space	7
3.0	INFRASTRUCTURE	8
3.1	Transportation Network	8
3.2	Water Distribution	8
3.3	Sanitary Sewer	9
3.4	Stormwater Management	9
3.5	Shallow Utilities	9
4.0	IMPLEMENTATION	10
4.1	Phasing	10
4.2	Statutory Plan Amendments	10
4.3	Proposed Zoning	10

LIST OF MAPS

Map 1	Plan Area Location	OP-07-03 September 10, 2007
Map 2	Existing Conditions	OP-07-03B July 12, 2010
Map 3	Topography	OP-07-03 September 10, 2007
Map 4	Land Use	OP-07-03B July 12, 2010
Map 5	Tentative Lotting	OP-07-03B July 12, 2010
Map 6	Open Space	OP-07-03B July 12, 2010
Map 7	Transportation	OP-07-03B July 12, 2010
Map 8	Water System	OP-07-03B July 12, 2010
Map 9	Sanitary Sewer	OP-07-03B July 12, 2010
Map 10	Storm Drainage	OP-07-03B July 12, 2010
Map 11	Phasing	OP-07-03B July 12, 2010
Map 12	Zoning	OP-07-03B July 12, 2010

LIST OF TABLES

1	Plan Area Composition
2	Land Use Summary
3	Population and Student Generation

1.0 INTRODUCTION

1.1 Purpose of Plan

The Royal Oaks North Outline Plan (OP) 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 OP 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 OP applies to 63.5 ha of land that is bounded to the north by 132 Avenue and to the west by 108 Street as indicated in Map 1.

The Royal Oaks neighbourhood is located to the south of the subject land, while the lands to the north, west and east are currently in agricultural use, but are all proposed for future residential development.

1.3 Ownership and Dispositions

As outlined in Table 1, the Plan area consists of two parcels totaling 63.5 ha. There are no encumbrances on title that affect the future development of the subject lands.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
NW 35-71-6-W6M	Diamond Head Enterprises Ltd.	54.7
Pt. NW 35-71-6-W6M	L. and D. Larsen	8.5
Road Plan 942-2351	City of Grande Prairie	0.3
Total		63.5

1.4 Policy and Regulatory Context

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

This OP is also guided by the policies and development concepts contained in the Northridge ASP. This OP is at variance with this ASP, warranting an amendment as outlined in Section 4.2.

The Plan area is currently designated as Urban Reserve (UR) in the Grande Prairie Land Use Bylaw. The subject lands will be rezoned to reflect the land uses contained in this OP prior to subdivision and development approval.

1.5 Site Characteristics

As illustrated in Map 2 the Plan area is predominantly farm land. The northwest portion of the Plan area is characterized by a low marsh area of approximately 11 ha in size. Although predominantly in its natural state, a portion of this wetland located on the parcel identified as the 'Larsen Property' has been the subject of peat excavation, creating a water body in this area. Current development is limited to a farm site on the 'Larsen Property'.

Map 3 shows that the Plan area is characterized by relatively flat topography, with elevations ranging from 673 m at the northeast corner to 665 m at the southwest corner and the marsh area. Generally the north 60% of the Plan area drains to the marsh, while the remainder drains to the southwest.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

The Royal Oaks North OP is intended to achieve the following objectives:

1. To provide an overall framework for future residential and open space development in northwest Grande Prairie 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 Royal Oaks North OP is illustrated in Map 4, and a summary of land uses is provided in Table 2. It is proposed that the Plan area be developed predominantly for low density residential use. As indicated in Table 2, the net developable area available is approximately 63.2 hectares.

Table 2 – Land Use Summary

Land Use	NW 35 (ha)	Pt. NW 35 (ha)	Total (ha)	Percent
Gross Area	55.00	8.50	63.50	
Less Road Plan 942-2351	0.29	0.0	0.29	
Net Developable Area	54.71	8.50	63.21	100.0
Residential	29.89	0.0	29.89	47.2
Single Family	23.60	0.0	23.60	37.3
Multi-Family (Low Density)	2.61	0.0	2.61	4.1
Multi-Family (Medium Density)	3.68	0.0	3.68	5.8
Open Space	7.07	0.0	7.07	11.2
Neighbourhood Parks	0.73	0.0	0.73	1.2
School Sites	6.17	0.0	6.17	9.7
Roads	13.25	0.67	13.92	22.0
Road Widening	0.93	0.67	1.60	2.5
Internal Roads	12.32	0.0	12.32	19.5
Utilities	4.67	2.19	6.86	10.8
Storm Pond	4.32	2.19	6.51	10.3
Public Utility Lots	0.35	0.0	0.35	0.5
Church	0.0	5.64	5.64	8.9

2.2.2 Residential Development

The largest single land use in the Plan is single family residential development, totaling approximately 23 ha and occupying 37% of the Plan area. The majority of the single family lots are to have a minimum lot width of 12.19 m, totaling 535 units as outlined in Table 3. A tentative lotting plan is provided in Map 5.

A node of low density multi-family development totaling 3.4 ha is proposed for the west side of the Plan area adjacent to 108 Street. Assuming an average lot width of 7.4 m, an additional 131 units may be developed at this location. It is assumed that semi-detached or similar dwelling forms that are compatible with adjacent single family residential development would be developed in this area.

Table 3 – Population and Student Generation

Population Generation		
Single Family Units Single Family Population	23.60 ha @ 430.5 m ² min. lot size 548 units @ 3.2 ppu	548 units 1,753
Multi-Family Units (LD) Multi-Family (LD) Population	2.60 ha @ 260 m ² avg lot size 100 units @ 2.5 ppu	100 units 250
Multi-Family Units (MD) Multi-Family (MD) Population	3.68 ha @ 50 units/ha 184 units @ 1.7 ppu	184 units 313
Total Multi-Family Population		563
Total Population		2,316
Student Generation¹		
Total Students	20.5% of Population	475
Total Public	62.2% of Total Students	295
Total Separate	37.8% of Total Students	180
Public School Students		
Total Students		295
Total K-9	74.6% of Students	220
Total 10-12	25.4% of Students	75
Separate School Students		
Total Students		180
Total K-9	80.7% of Students	145
Total 10-12	19.3% of Students	35

Two medium density multi-family nodes are also proposed for the Plan area, one 1.7 ha site located adjacent to the north school site and 132 Avenue, and another 2.0 ha site at the east entrance to the neighbourhood. Assuming a density of 50 units per hectare, 184 units may be accommodated at these locations.

¹ Based on school enrolments as of September 29, 2006.

As illustrated in Table 3, it is anticipated that a total of 832 units and 2,316 residents may be accommodated in the Plan area, with 475 estimated to be of school age. Overall, the area will accommodate an average residential density of 13.25 units and 36.6 persons per net developable hectare².

2.2.3 Church Site

The portion of the Plan area referred to as the 'Larsen Property' has recently been purchased for the development of a church, and a site of approximately 5.6 ha has been identified on the west side of the Plan area for this purpose. The actual size of the site will be determined at the time of detailed engineering design and survey, however, as it will be dependent on the amount of land required for stormwater management purposes.

2.2.4 Open Space

The following is a detailed breakdown of municipal reserve allocation as illustrated in Map 6:

- A 4.03 ha parcel of land is allocated in the southeast corner of the Plan area to accommodate a portion of a proposed joint school site in accordance with the Northridge ASP. A 2.14 ha parcel is also allocated in the northeast portion of the Plan area to accommodate a proposed elementary school site.
- Two neighbourhood parks, averaging 0.36 ha in size is to be provided in the Plan area. The furnishing of these parks will be discussed in detail in the Parks Design Report.

It should be noted that the MR dedication for the Plan area is approximately 11% of the total available in the Plan area, which exceeds the 10% maximum provided in the Municipal Government Act by 0.58 ha. This is attributable to the school site allocation and a lack of reserve dedication on the Larsen property due to the nature of the development proposed. As outlined in Table 4, the NW 35 is over dedicated by 1.43 ha. Although the 0.85 ha amount may be recovered from the owners of the Larsen property at such time as it is subdivided, it is also necessary that the City compensate the owner of the NW 35 for the additional 0.58 ha owed that is directly attributed to the provision of the school sites.

Table 4 – Municipal Reserve Allocation

	NW 35	Pt NW 35	Total
Reserve Allocation (ha)	6.90	0.0	6.90
Reserve Owing (10% of Area) (ha)	5.47	0.85	6.32
Percent of Developable Area	12.6	0.0	10.9
Over/Under Dedication (ha)	+1.43	- 0.85	+0.58

² For the purpose of this calculation, the 'Larsen Property' has been excluded from the Net Developable Area as no permanent residents will be located on the property. The Net Developable Area is therefore limited to 54.71 ha.

3.0 INFRASTRUCTURE

3.1 Transportation Network

As illustrated in Map 7, the Plan area is served by two arterial roadways: 132 Avenue to the north and 108 Street to the west. Both of these roads are currently developed to a two-lane gravel standard, but according to the City's Transportation Master Plan are to be ultimately constructed to a four-lane divided arterial standard. In order to accommodate the eventual upgrading of these roads, lands along the north and west boundaries of the Plan area have been set aside for widening. In addition, lots backing on to these roads have been designed with extra depth in order to accommodate noise attenuation measures.

Major collector access to the Royal Oaks North area is provided from 108 Street at 128 Avenue, from 132 Avenue at 104A Street, and via 105 Street from Royal Oaks to the south. 128 Avenue also bisects the centre of the Plan area, linking to 108 Street to the west and the future Northridge neighbourhood to the east. The balance of the Plan area is to be served by a network of local roads.

The 'Larsen Property' currently obtains access directly from 108 Street, and it is assumed that direct access to this site will remain once the site is developed for a church. It is anticipated that this access will be located approximately 300m south of 132 Avenue, but will be confirmed through the preparation of a Traffic Impact Assessment prior to development of the church site. An alternative access (requiring OP amendment) internal to the subdivision is shown in Map 7 should the Larsen property be amended and developed under a different land use. Access to 108 Street will be reviewed by the City at the time of OP amendment.

Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to future trails along 132 Avenue and 108 Street. Internal connections are also provided to the school sites in accordance with the Northridge ASP.

3.2 Water Distribution

There are three main water feeds to the Plan area. The first connection of the water system will be to an existing 300mm diameter PVC main installed as part of the Royal Oaks Phase 5B development. This main is currently stubbed at the SW corner of the subject land. The second connection will be to a 150mm diameter PVC watermain at the north limit of the existing 105 Street. This main was installed as part of the Royal Oaks Phase 5D development. The final connection is a 300mm diameter PVC main and will be on the east limit of the subject land at 128 Avenue. No development or piping exists in this area at this time, but it is anticipated that this infrastructure will exist prior to Royal Oaks North phasing in this area. The proposed watermain system for the area is outlined 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

Sanitary sewer flows for the subject land will all be collected through a 450mm diameter main aligned internally through the subdivision. Ultimately, this sanitary main will also accommodate the lands to the north (SW 2-72-6-W6M) and approximately two thirds of the lands to the northwest (SE 3-72-6-W6M). The internal network of piping will consist of a series of 200mm diameter mains. The proposed sanitary sewer system for the Plan area is illustrated on Map 9.

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

3.4 Stormwater Management

A portion of the stormwater flows from the subject lands can be accommodated through the existing Royal Oaks storm sewer system. The southwest portion of the development will flow through existing storm mains and into the Royal Oaks storm retention pond. The remainder of the storm flows will utilize a wet pond constructed as part of the Royal Oaks North development. This pond will also be sized to handle flows from the lands to the north (SW 2-72-6-W6M). This storm facility will be located in the centre of the subject land and is currently a low-lying area which cannot be used for agricultural or development purposes. Engineered fill shall be applied to that portion of the wetland that is to be redeveloped for residential purposes to ensure that it is suitable for development³. The redevelopment of the wetland for stormwater management purposes is in the process of being approved by Alberta Environment, and will be the subject of compensation to the Department⁴. The wet pond will be constructed in the second phase of the development, as a result, only the rezoning of Phase 1 will be permitted by the City until such time as this pond is developed. The proposed storm sewer system for the Plan area is illustrated on Map 10.

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

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. The right-of-way for the existing natural gas pipeline located on the north side of the Plan area shall be incorporated into the widened 132 Avenue road right-of-way.

In accordance with City policy, with the exception of 25 kV and higher feeder lines, any overhead distribution lines located adjacent to residential areas will be installed underground at the developers expense.

³ In addition, the specific sizing of that portion of the wet pond located on the 'Larsen Property' will be confirmed through detailed engineering design. As noted in Section 2.2.3, the storm pond requirements will determine the developable area available for the church site.

⁴ At the time of writing of this outline plan, the amount of compensation has been determined and development approvals from Alberta Environment are forthcoming.

4.0 IMPLEMENTATION

4.1 Phasing

A tentative phasing plan is provided in Map 11. It is intended that development of the subject lands start at the west side of the Plan area in order to take advantage of service and access connections from Royal Oaks. Development will then proceed to the north and south as conditions warrant.

Notwithstanding the above, the north school site may be developed in advance of Phase 4 subject to the agreement of the owner, the City, the public and/or separate school board and Aquatera Utilities Inc. with respect to the provision of access and services.

4.2 Statutory Plan Amendments

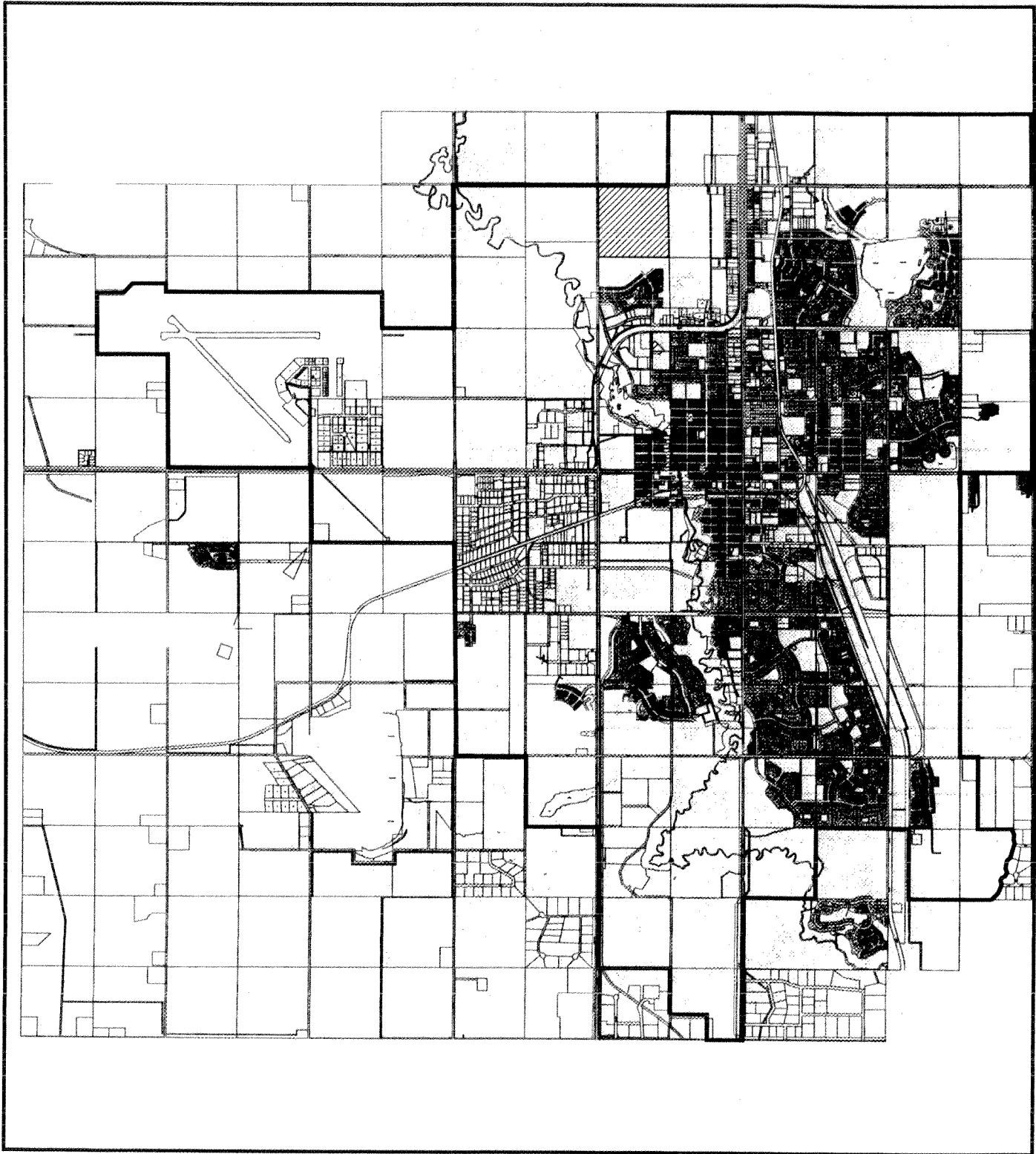
The Northridge ASP was approved in August 1999 and subsequently amended in May 2002. In order to accommodate this OP, however, additional amendments were required as follows:

- The proposed collector road network is at variance with that shown in the ASP as the intersection of the east-west collector (128 Avenue) with 108 Street is provided at a point further to the south than is shown in the ASP.
- The size and configuration of the medium density residential illustrated adjacent to the east-west collector has been changed, and a second multi-family site has been added.
- The southerly portion of the 'Larsen Property' is being changed from low density residential to a church site.

In addition, the access locations into the Plan area were at variance with the Hidden Valley ASP, which addressed future development on the west side of 108 Street. An amendment to this ASP was also required to address this issue.

4.3 Proposed Zoning

Proposed zoning for the Plan area is identified in Map 12. The areas slated for single family residential development will be zoned under the Residential General (RG) District of the Land Use Bylaw. Combined Density Residential (RC) and Medium Density (RM) zoning is proposed for the multi-family nodes located on the west side and north side of the Plan area respectively. The school and church sites will be zoned under the Public Service (PS) District. Due to the phasing of the storm pond, only the rezoning of Phase 1 will be made concurrently with OP approval. The rezoning of all other areas will be made in advance of subdivision.



ROYAL OAKS NORTH OUTLINE PLAN
CITY OF GRANDE PRAIRIE
MAP 1 - LOCATION

ISL

QDEC
CONSULTING LTD.



ROYAL OAKS NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

Scale: N.T.S.

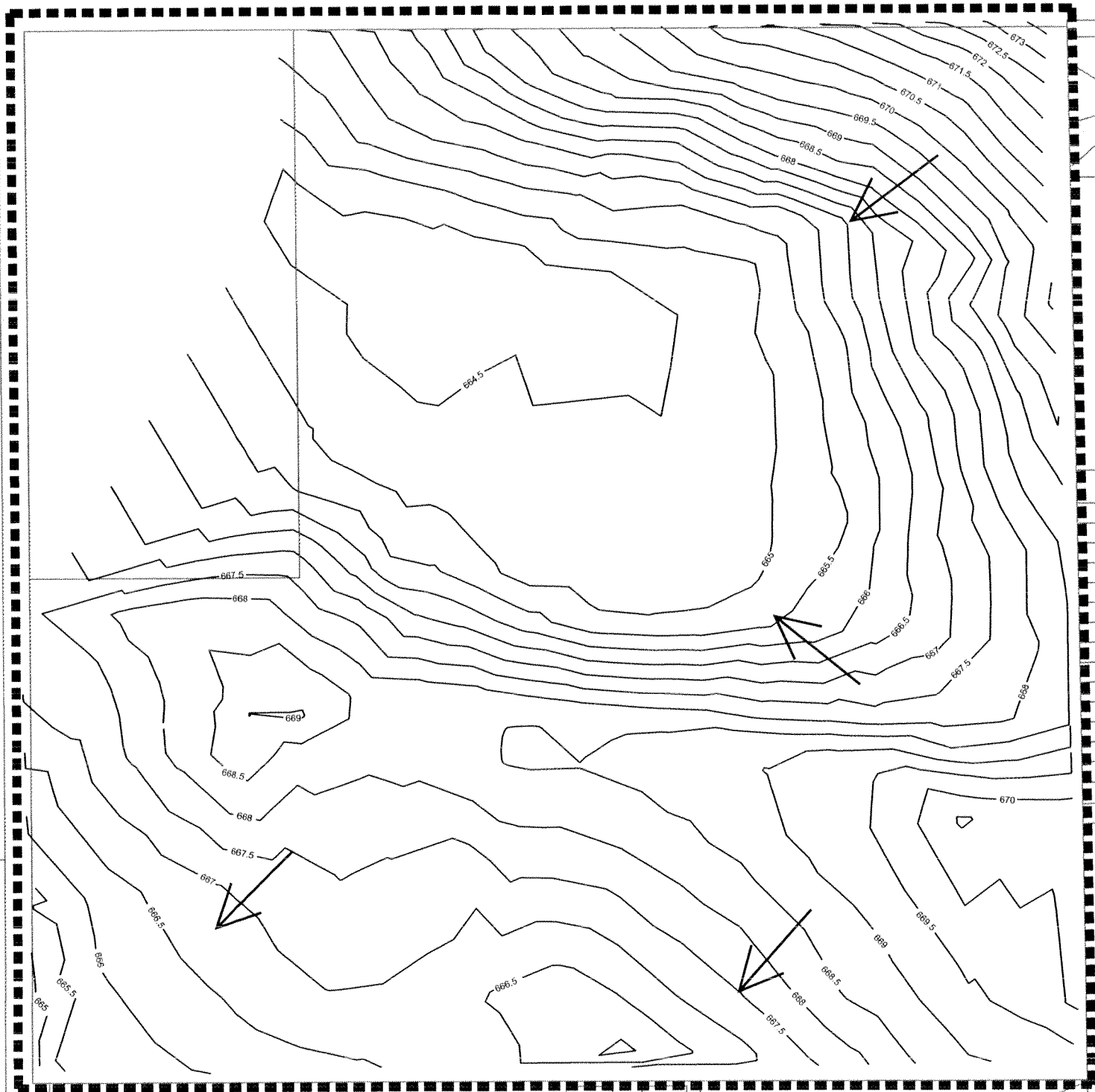
- * Residence
- Low Area

--- Natural Gas Pipeline



MAP 2 - EXISTING CONDITIONS

■■■■■ Plan Area



ROYAL OAKS NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

Scale: N.T.S.

— 0.5 m Contour
665 Elevation

→ Direction of Flow

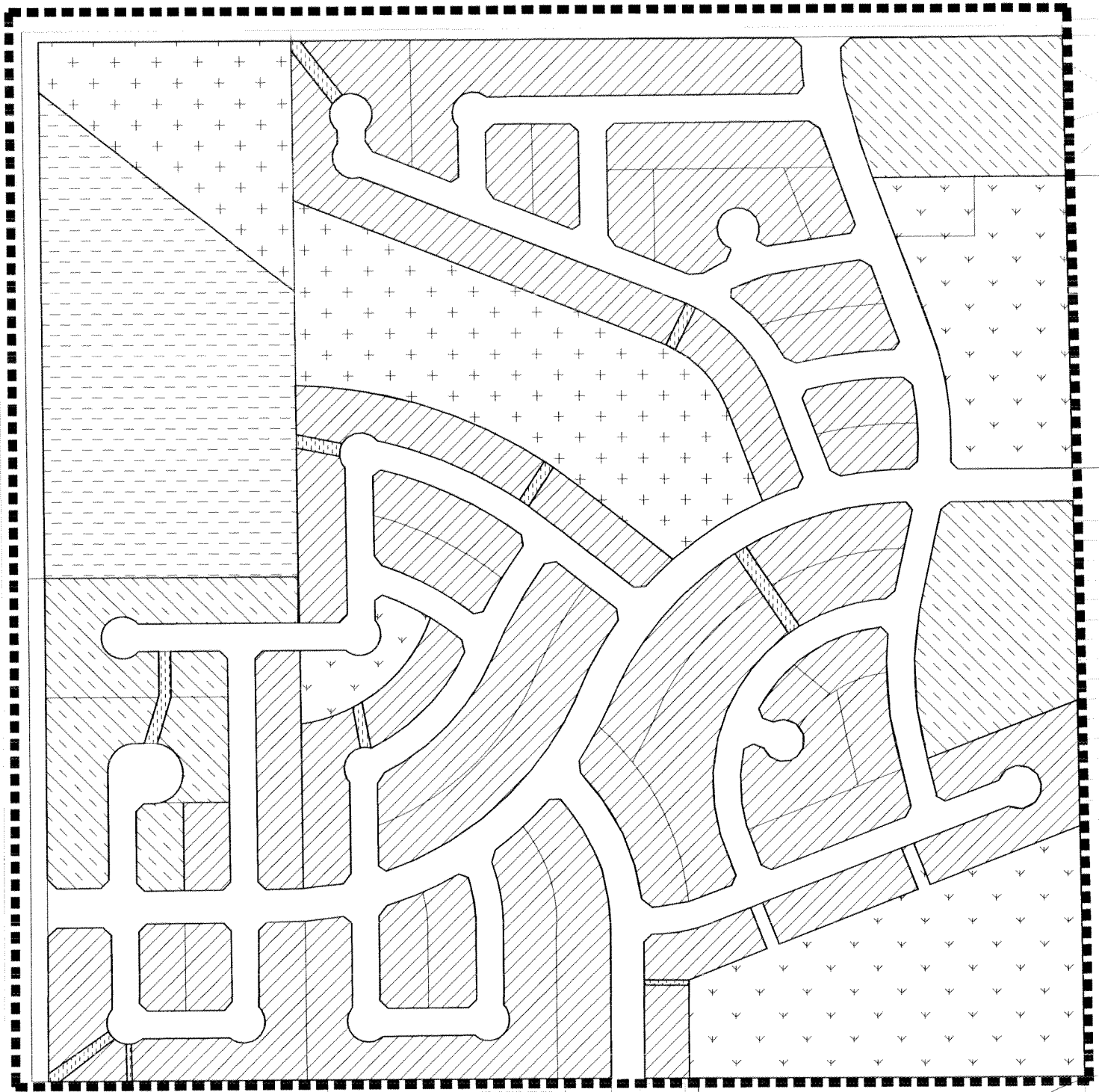


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MAP 3 - TOPOGRAPHY




■■■■■■ Plan Area




January 2007



ROYAL OAKS NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

Scale: N.T.S.

-  Single Family Residential
-  Multi-Family Residential
-  Open Space

-  Public Utility Lot
-  Church
-  Storm Pond

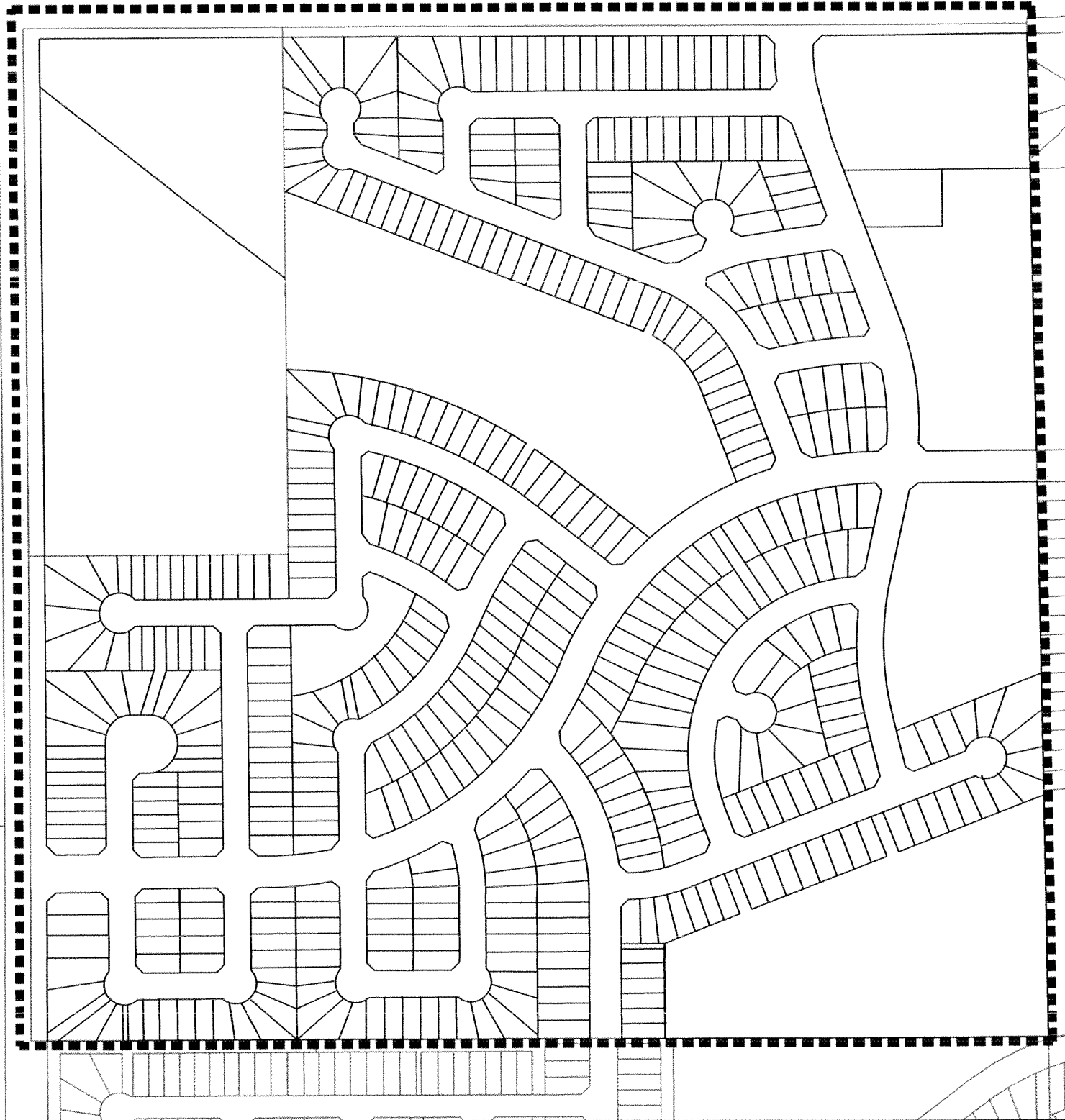
■■■■■■■■ Plan Area



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OP-07-03B July 12, 2010

MAP 4 - LAND USE



ROYAL OAKS NORTH OUTLINE PLAN
CITY OF GRANDE PRAIRIE

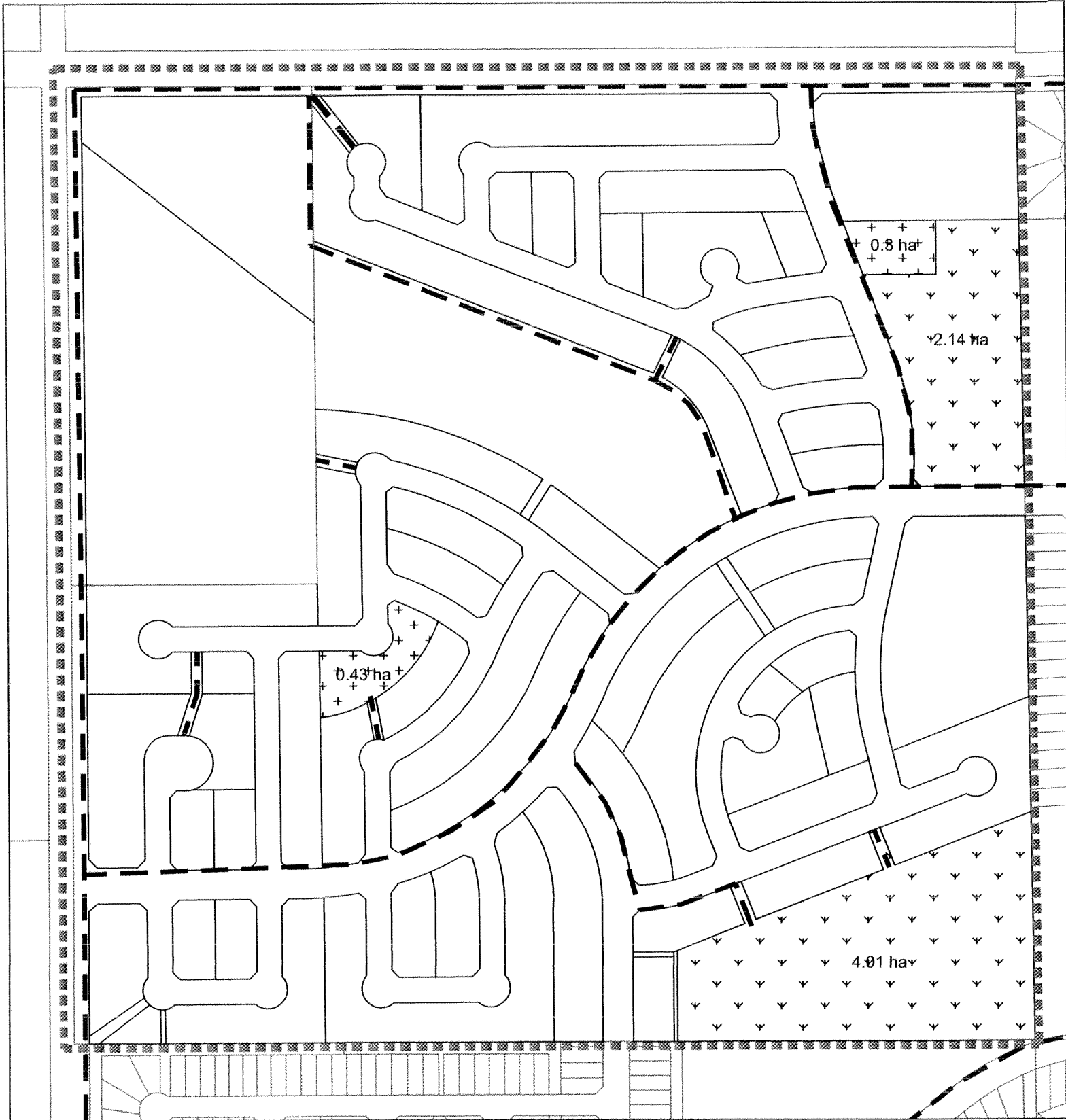
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OP-07-03B July 12, 2010

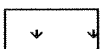
MAP 5 - TENTATIVE LOTTING

■■■■■■ Plan Area



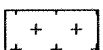
ROYAL OAKS NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

Scale: N.T.S.



School Site

--- Pedestrian Link



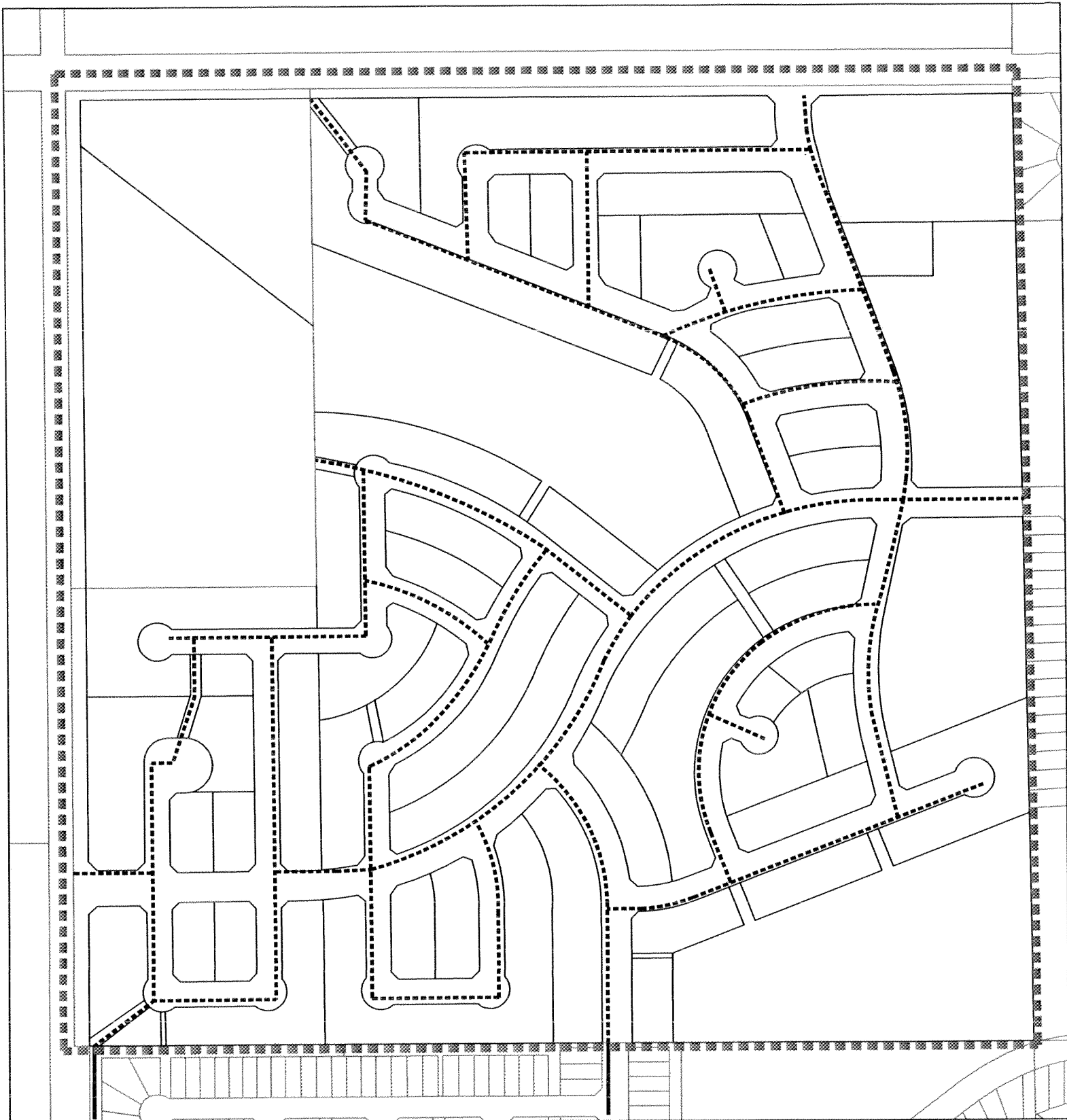
Neighbourhood Park



MAP 6 - OPEN SPACE

Plan Area

OP-07-03B July 12, 2010



ROYAL OAKS NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

Scale: N.T.S.

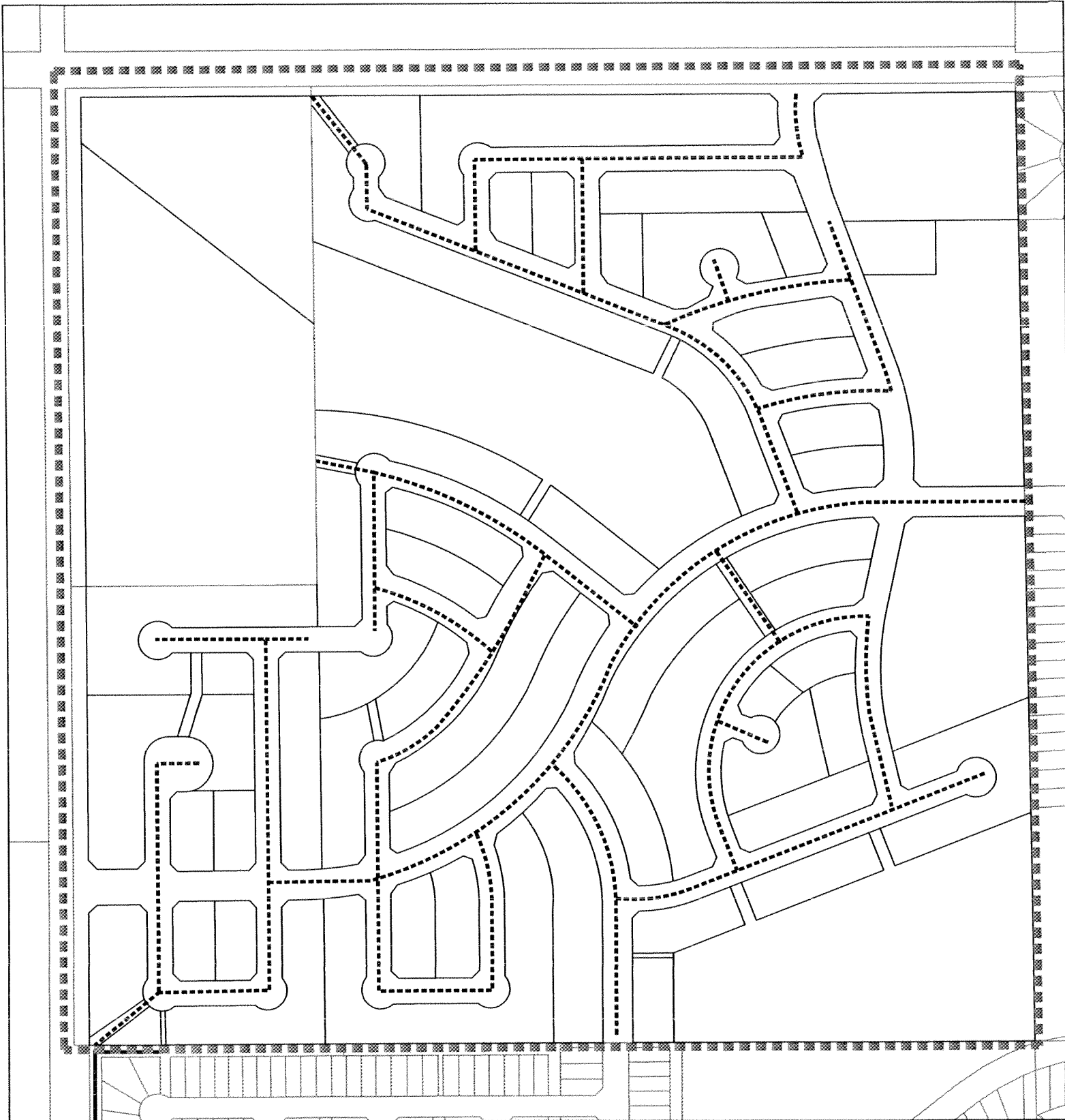
- Existing System
- Proposed Water Lines



MAP 8 - WATER SYSTEM

Plan Area

OP-07-03B July 12, 2010



ROYAL OAKS NORTH OUTLINE PLAN
CITY OF GRANDE PRAIRIE

Scale: N.T.S.



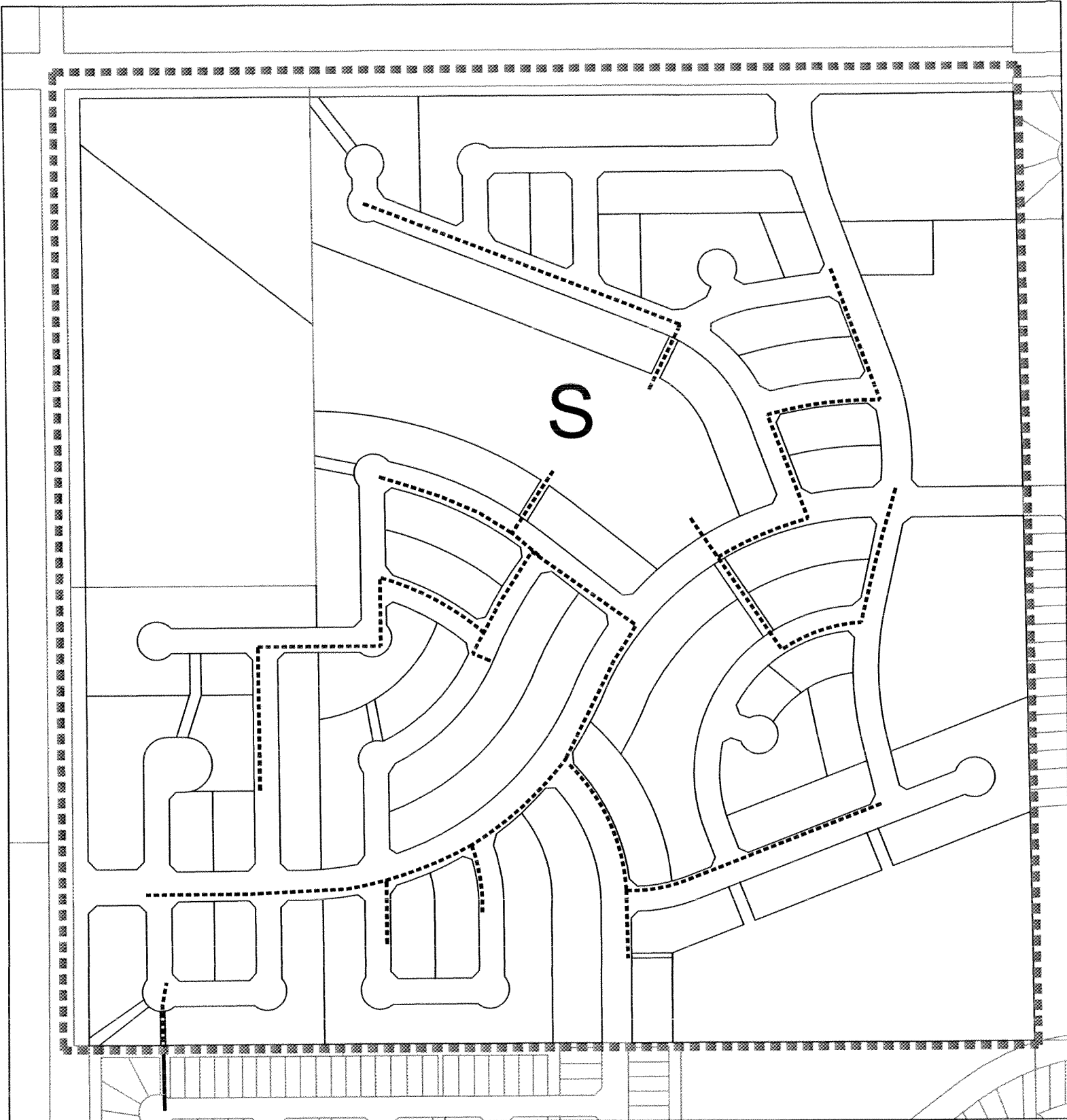
- Existing System
- - - - - Proposed Sewer Lines



MAP 9 - SANITARY SEWER

----- Plan Area

OP-07-03B July 12, 2010



ROYAL OAKS NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

Scale: N.T.S.

- Existing System
- - - - - Proposed Storm Lines

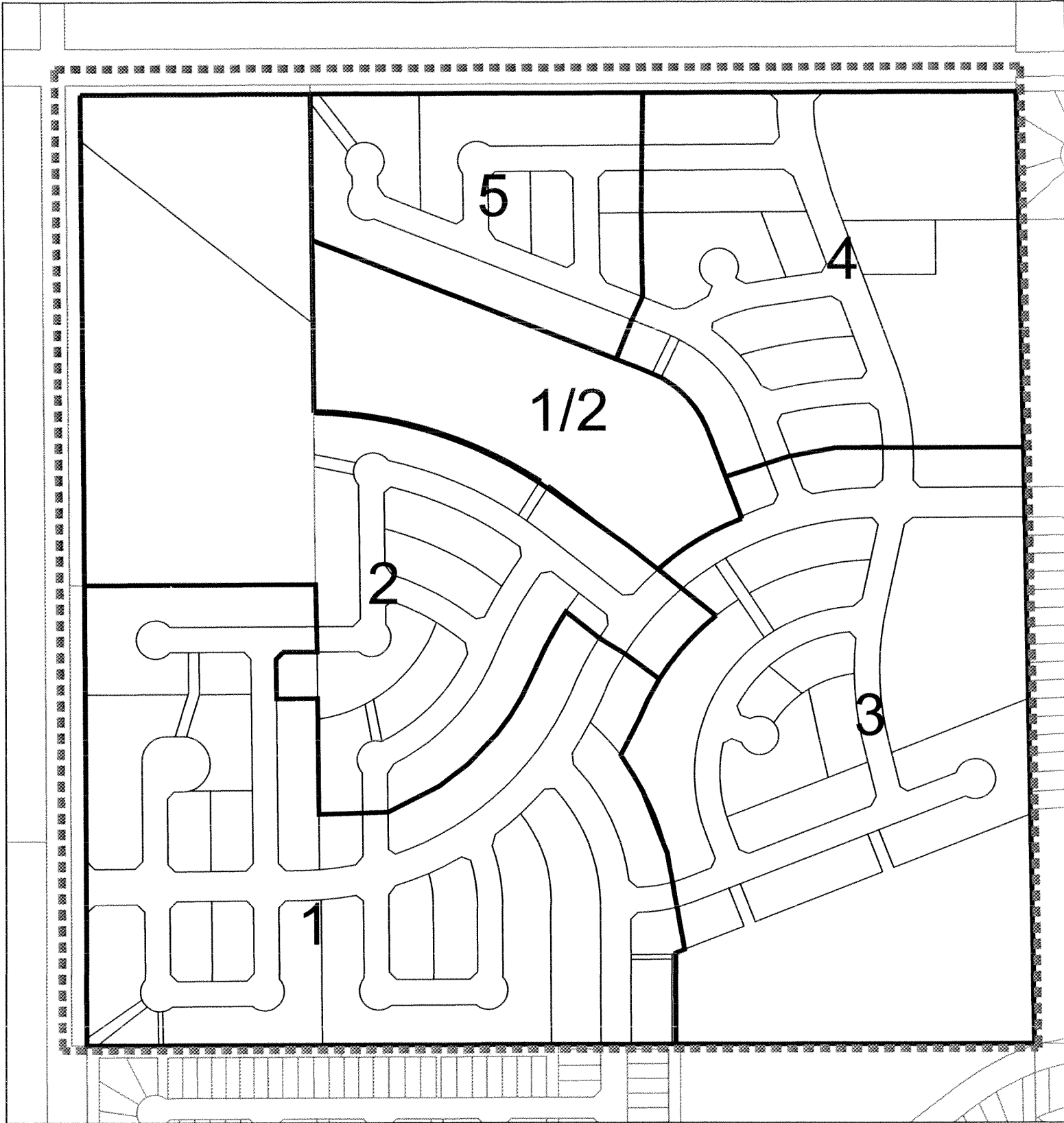
S Storm Pond



MAP 10 - STORM DRAINAGE

Plan Area

OP-07-03B July 12, 2010



ROYAL OAKS NORTH OUTLINE PLAN
CITY OF GRANDE PRAIRIE

Scale: N.T.S.

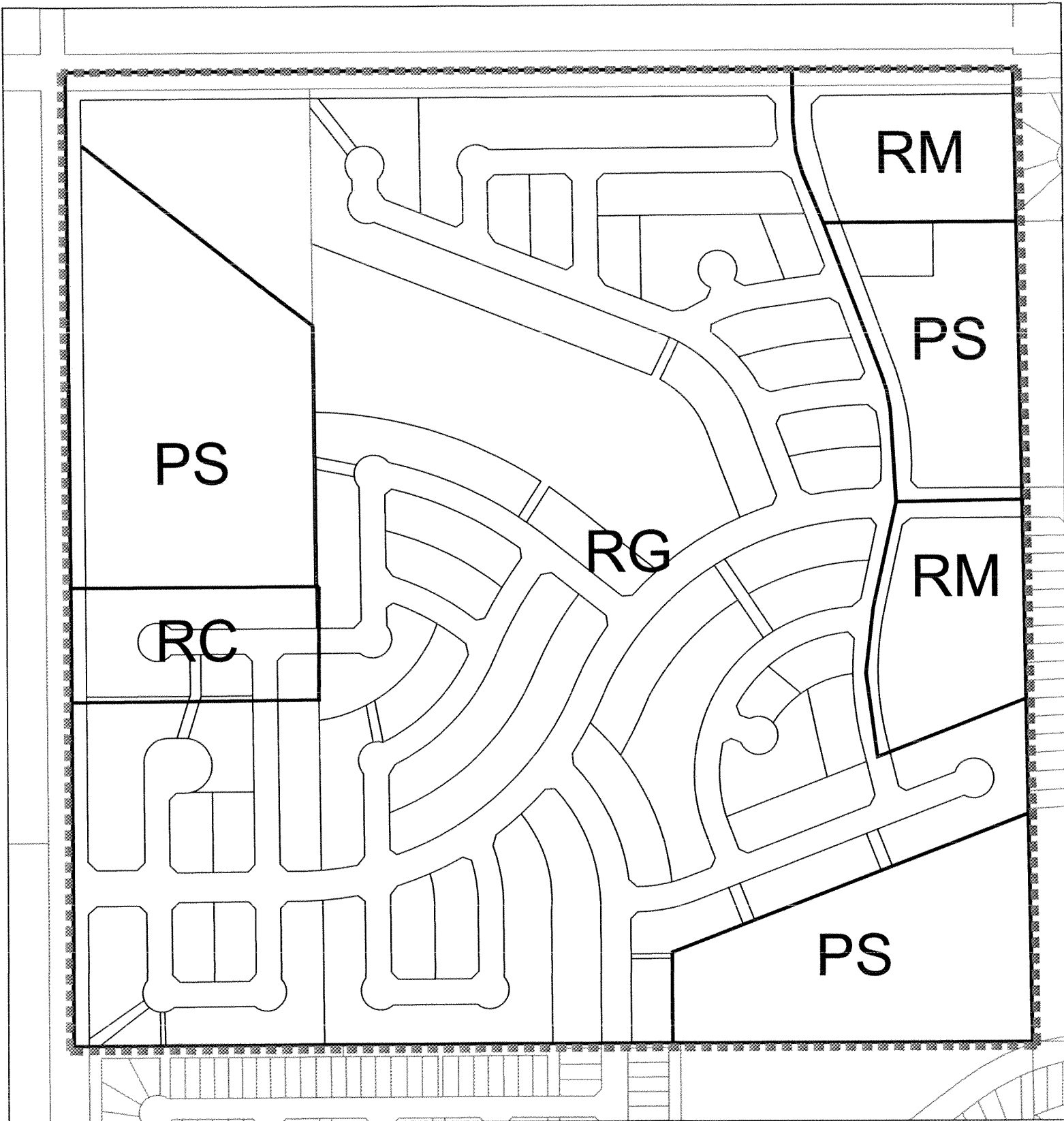
1 Development Phase



MAP 11 - PHASING

Plan Area

OP-07-03B July 12, 2010



ROYAL OAKS NORTH OUTLINE PLAN
CITY OF GRANDE PRAIRIE

Scale: N.T.S.

RG Residential General

RC Combined Density Residential

RM Medium Density Residential

PS Public Service



ISL Engineering
and Land Services

FOCUS

MAP 12 - ZONING

----- Plan Area

OP-07-03B July 12, 2010