



City of Grande Prairie
Development Services
Department

**FAIRWAY DEVELOPMENT
OUTLINE PLAN
OP-08-09**

Approved April 6, 2009

Prepared by:

Focus Corporation

Table of Contents

1.0. Introduction	2-3
1.1. Plan Area & Context.....	2
1.2. Ownership & Disposition	3
1.3. Plan Framework & Policy Context.....	3
1.4. Site Conditions	3
2.0. Development Plan	4-6
2.1. Plan Objectives.....	4
2.2. Development Concept.....	5
2.3. Residential	5
2.4. Commercial.....	6
2.5. Municipal Reserve	6
3.0. Transportation & Servicing	7-10
3.1. Transportation.....	7
3.2. Water Distribution	7
3.3. Sanitary Sewer	8
3.4. Stormwater Management.....	8
3.5. Shallow Utilities.....	10
3.6. Noise Attenuation.....	10
3.7. Geotechnical Conditions	11
4.0. Implementation	11
4.1. Proposed Zoning	11

Maps

Map 1	Plan Area Location
Map 2	Topography
Map 3	Land Use
Map 4	Transportation
Map 5	Water System
Map 6	Sanitary Sewer
Map 7	Storm Drainage
Map 8	Proposed Zoning

1.0. INTRODUCTION

This Outline Plan has been prepared by Focus Corporation on behalf of 836327 Alberta Limited. The purpose of this plan is to provide a non-statutory framework for the development of land on part of SW 7-71-5 W6M in a manner that is attractive and economical, and is compatible and complementary to existing development in the south east area of the City of Grande Prairie.

This Outline Plan has been prepared in accordance with Policy 7.2.2 of the City of Grande Prairie Municipal Development Plan and clearly identifies and addresses the following criteria:

- Physical features and development constraints;
- Future land uses;
- Best opportunities for access and egress;
- Disposition of Municipal Reserve; and
- Proposed servicing for the site.

1.1. Plan Area & Context

This Outline Plan applies to approximately 11.76 (29.05 acres) hectares of land located in the south east of the City of Grande Prairie. The Plan Area is bounded by Resources Road on the west and by the Canadian National Railways line to the east. The lands to the west, across Resources Road belong to the Grande Prairie Golf and Country Club. The lands to the north are the proposed Kennedy Developments Outline Plan area, and the lands directly to the east are within the Summerside Outline Plan area. The lands to the south are currently occupied by the Dalen Organic Farm within the County of Grande Prairie. Refer to Map 1—Plan Area location.

1.2. Ownership & Disposition

The Plan area is legally described as Railway Right of Way Plan 5814NY within Meridian 6, Range 5, Township 71, southwest quarter of Section 7, comprising forty six and twenty five hundredths Acres (46.25) more or less. A title search conducted December 4, 2007 shows the owners are 836327 Alberta Ltd with no instruments. Exceptions to the parcel include the following:

Table One—Exceptions

Plan	Description	Hectares (Acres)
Plan 4863TR	Road	3.26 (8.06)
Plan 9520679	Railway	3.238 (8.00)
Plan 9523830	Road	0.459 (1.14)

Once all exceptions are considered, the Plan incorporates approximately 11.76 ha (29.05 acres) of land.

1.3. Plan Framework & Policy Context

This proposed Outline Plan has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP) and the Southeast Area Structure Plan. In particular it encourages and facilitates appropriate growth, as well as meeting the requirement for new commercial and residential development to be developed in an orderly and continuous manner.

The lands are currently districted as Urban Reserve under the City of Grande Prairie Land Use Bylaw C-1100. Re-districting to the appropriate City of Grande Prairie land use districts will be undertaken to allow for development.

1.4. Site Conditions

The Plan area is currently vacant land with some trees located in the north end and along the eastern boundary.

As illustrated in Map 2-Topography, existing storm drainage for the area follows the contours from west to east.

2.0. DEVELOPMENT PLAN

2.1. Plan Objectives

The objectives for this Outline Plan are as follows:

General Objectives:

- To develop a community that is consistent and compatible with itself and with development on adjacent lands;
- To provide services to standards of the City of Grande Prairie and Aquatera Utilities;
- To allow for economical phased development at the earliest practical date consistent with City policies;
- To provide a development that is unique, attractive with high standards for appearance and design and serves as a 'gateway' to the southeast portions of the city;
- To provide opportunities for affordable housing; and
- To develop a 'whole' community where residents have opportunities to live, work, and play;
- To ensure that the commercial development is highly visible with ease of access and egress;
- To meet the needs of future residents for parks, both passive and active;
- To recognize the open space opportunity of the storm water management facility;
- To develop park and open space in accordance with the provisions of the City of Grande Prairie's Parks Maser Plan; and
- To fulfill the statutory requirements of the Municipal Government Act by providing up to 10% of the area for open space in the form of neighbourhood parks, schools and parkways for storm water conveyance and management.

2.2. Development Concept

The proposed land use concept for the Plan area is illustrated in Map 3, and a summary of land uses is provided in Table 2—Land Use Summary. The predominant land use will be medium density multi-family residential with a quarter of the Plan area in the southern portion dedicated to commercial development.

Table Two—Land Use Summary

Land Use Category	Total (ha)	% of NDA
Net Developable Area (NDA)	11.76	100
Multi-Family, Medium Density Residential (RM)	5.32	45
Commercial (CS)	2.33	20
Stormwater Management Facility	0.73	6
Municipal Reserve	1.18	10
Road	2.2	19

As indicated in Table 2, the Net Developable Area is 11.76 hectares.

2.3. Residential

It is envisioned that the Plan area will be developed primarily as medium density residential with approximately 5.32 ha or 45% of the Net Developable Area dedicated to multi-family residential units. Assuming 1.6 persons per unit and 74 units per hectare, the estimated population for this development will be approximately 630 individuals, of which approximately 130 will be school aged. (Please see Tables 3 and 4.)

Table Three—Outline Plan Population Estimates

Area (ha)	Density (Units/ha)	Total Units	Population Density/Unit	Total Population	Population Density/ha
5.32	74	394	1.6	630	118

Table Four—Student Generation

Total Population	630
Total Students	130
Public School Students	81
Grades K-9	58
Grades 10-12	23
Catholic School Students	49
Grades K-9	39
Grades 10-12	10
Total K-9	97
Total 10-12	33

Total Students ¹ :	20.06% of Total Population
Public School Students:	62.3% of Total Students
Catholic School Students:	37.7% of Total Students
Public K-9 Students:	72% of Total Public Students
Catholic K-9 Students:	79% of Total Catholic Student

2.4. Commercial

A 2.33 ha commercial site has been identified for the south portion of the Plan area. It is envisioned that this area will be developed primarily as a commercial service district.

2.5. Municipal Reserve

In accordance with the Municipal Government Act, the Plan provides for the provision of Municipal Reserve in the form of a neighbourhood park adjacent to and surrounding the stormwater management facility in the north end of the subject

¹ Based on September 2007 school enrolments, assuming City population estimate of 50,227.

lands comprising approximately 1.18 ha of land (10% of the Net Developable Area). The park design meets the requirement of 20% continuous frontage on a local road. The design of the park area will be dealt with in the Park Design Report.

3.0. TRANSPORTATION & SERVICING

3.1. Transportation

The Plan area is served by Resources Road along the western boundary. According to the City's Transportation Master Plan, Resources Road will be upgraded to a four-lane divided standard to Wedgewood Drive.

As illustrated in Map 4-Transportation, main access to the site shall be through the development of all directional intersections at the halfway point between the north and southern boundaries, and at Wedgewood Road on the southern boundary of the subject lands. The existing roadway along the northern boundary currently provides access into a private residence in the north west corner of the Summerside Outline Plan area. This existing roadway is to be closed once the private residence is provided with an alternative access. Internal access to the Plan area will be provided by a public local road running north to south within the Plan area along the eastern boundary adjacent to the rail line.

Additional detailed information pertaining to transportation is outlined in the Traffic Impact Assessment.

3.2. Water Distribution

There are two existing watermains adjacent to the Plan area: a 200mm watermain on the west side of Resources Road, which extends from Wedgewood to Country Club, and a 200mm watermain located 250 meters north of the Plan area within Utility Right-of-Way Plan 962 3574. Internal distribution will be provided through a 250mm main connected to the existing mains. Final alignment will be dependant upon development, but will be located within right-of-ways or servicing easements. A potential interim connection may be made on the east side of the railroad tracks to the existing 200mm watermain within PUL 45. The proposed looped water

system for the Plan area is illustrated on Map 5-Water Distribution. Additional detailed information pertaining to water distribution/fire system is outlined in the design report for water.

3.3. Sanitary Sewer

As illustrated in Map 6-Sanitary Sewer Servicing, the 88 Street Trunk Main (900mm) exists along the north boundary of the public road right of way, north of the Plan area. An existing sewer main (200mm) also exists on the south side of the Wedgewood access at Resources Road. A proposed 250mm diameter gravity sanitary sewer main will tie into both existing trunk mains and be extended along the west side of the Plan area.

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

3.4. Stormwater Management

The Plan area consists of a total drainage basin of approximately 18.9 ha in size. The Plan area is split into three stormwater management sub-basins, each managing stormwater in a different manner.

The proposed wet pond at the north end of the Plan area has a basin area of approximately 16.6 ha. As illustrated in Map 7-Storm Drainage, stormwater will be collected by a combination of storm sewer mains and overland drainage and directed to a stormwater pond in the north end of the development. During extreme rainfall events the pond will overflow and be directed east across the railroad tracks along existing overland drainage routes as shown in Map 7. Stormwater will be detained in the storm pond and released at pre-development flows to a proposed piped trunk which will be directed east to the existing Summerside pond. The Kennedy Development wet pond immediately to the north of the Plan area will be connected to Fairway proposed wet pond via underground pipe. These two ponds will function as one.

Approximately 1.5 ha of commercial lands at the southern end of the commercial area will be provided with onsite stormwater detention. Minor flows from this area will be directed to the wet pond at the north end of the Plan area. The existing topography of the lands does not allow overland drainage to be directed to the wet pond. It is intended that runoff between the 5 year and 100 year rainfall events be detained onsite. A variety of methods may be used to provide onsite stormwater management which is commonly done by creating shallow ponds within parking lots. The release rate from the commercial development will be the 5 year post development flow used to size the proposed storm sewer mains to the proposed wet storm pond. Ultimately, runoff for events greater than a 100 year event will be directed overland east to the Summerside overland drainage routes.

At the southeast corner of the Plan area, approximately 0.8 ha of the lands cannot be provided with a stormwater management system to manage runoff for events greater than the 5 year. This area comprises of the proposed road right-of-way and existing CNR right-of-way. The proposed storm sewer system will direct events up to the 5 year rainfall event to the wet storm pond. Runoff for events greater than the 5 year will be directed overland to the Summerside overland drainage routes.

Ortho imagery and local knowledge indicated the presence of wetlands. In accordance with the Alberta's Water Act and Alberta Environment's "Provincial Wetland Restoration/Compensation Guide", a qualified aquatic environmental specialist was employed to conduct a wetland assessment for the subject lands. The conclusions from this assessment identified two wetland areas comprising 1.42 ha with limited wildlife and ecological value already heavily impacted by surrounding development activities. It is the recommendation of the assessment report that these wetlands be removed and compensated for. The wetland assessment report will be submitted concurrently with this Outline Plan to Alberta Environment. Approval for development and compensation will be dealt with prior to construction.

The study area is in an area of a high water table. A geotechnical report written by J.R. Paine & Associates, February 2008, refers to this and makes recommendations for design and construction of buildings, roads, underground utilities, fills and stormwater management facility.

The existing drainage course crosses the railroad tracks at a 750mm diameter culvert approximately 250m south of the north property boundary and at a 1200mm diameter culvert approximately 70m north of the south property boundary and flows to the existing Summerside pond. The ultimate drainage design for the Plan area will not use either of these existing culverts.

The proposed culvert crossing of the CNR tracks and grading within CNR lands will require CNR approval at the detailed design stage.

Additional detailed information pertaining to the storm sewer system is outlined in the design report for stormwater

3.5. Shallow Utilities

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

3.6. Noise Attenuation

Noise attenuation of Resources Road adjacent to the proposed residential areas will be attained through the construction of a 4.3 meter high noise attenuation structure from the Plan area finish grade. A 2.5 meter berm and 6 foot fence could be constructed to achieve this requirement. Alternative unique noise attenuation barriers can be considered to minimize Plan area sterilization. Some considerations can be the use of, or the combination of, trees, retaining walls, earth reinforced walls, fence, earth berm, and/or any other acceptable noise attenuation methods.

Noise attenuation will not be required for commercial, park, or stormwater management facility land uses adjacent to Resources Road.

3.7. Geotechnical Conditions

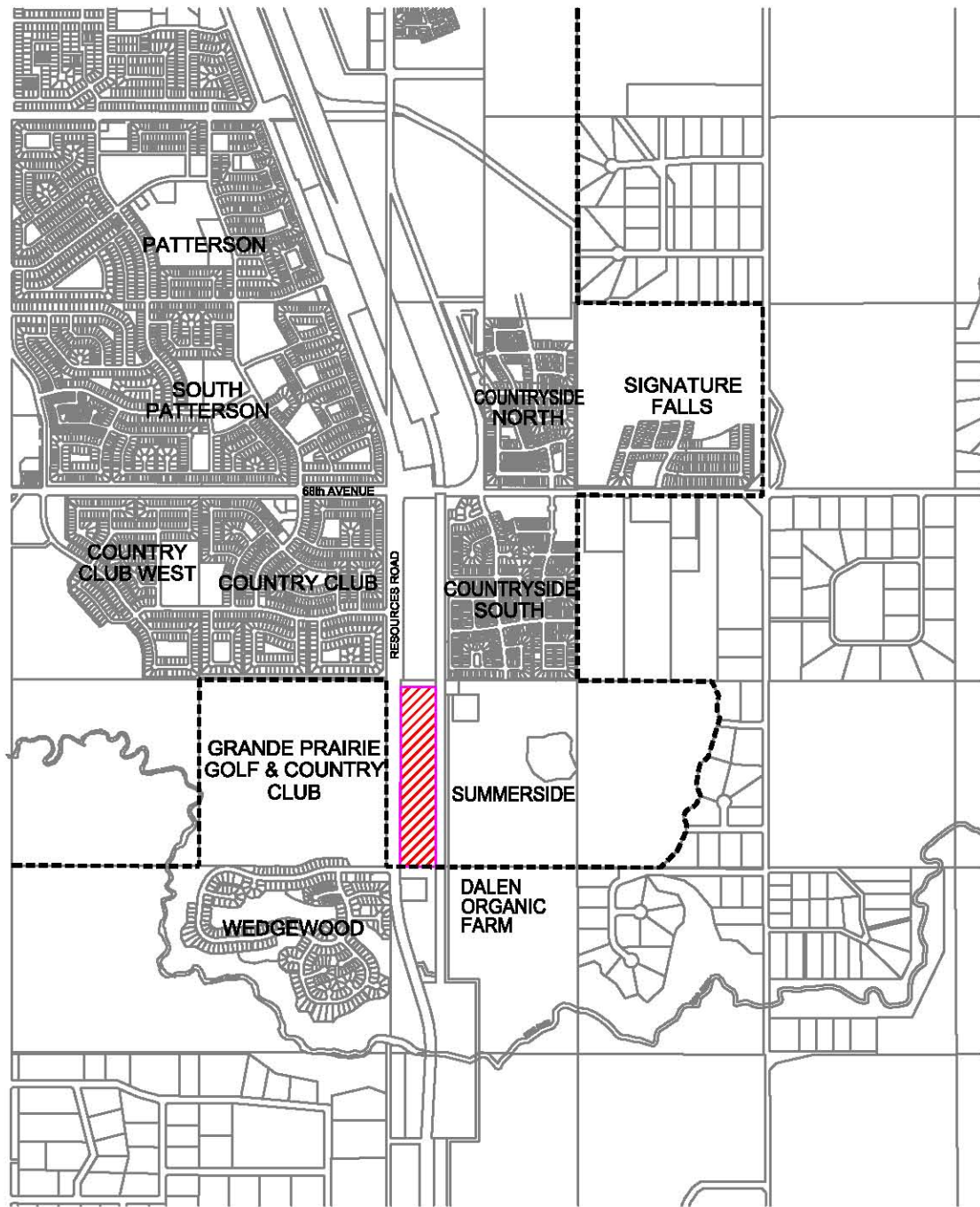
The following report has been written and submitted to the City of Grande Prairie: Geotechnical Investigation, Multifamily & Commercial Subdivision, RLY 71, Plan 5814NY, Pt. of SW7-71-5-6, Grande Prairie, Alberta – JR Paine & Associates Limited, February 2008.

The study area is in an area of a high water table. The geotechnical conditions encountered throughout the study area are dominated by silt based soil deposits. The above referenced geotechnical report refers to this and makes recommendations for design and construction of buildings, roads, underground utilities, fills and stormwater management facility.

4.0. IMPLEMENTATION

4.1. Proposed Zoning

As illustrated in Map 8-Zoning, the multi-family residential portion of the Plan will be zoned under the RM Medium Density Residential District and the commercial area will be zoned under the CS Commercial Services District of the City of Grande Prairie Land Use Bylaw C-1100. It is intended that site zoning be made concurrently with the Outline Plan approval.



LEGEND:

----- CITY BOUNDARY



PLAN AREA

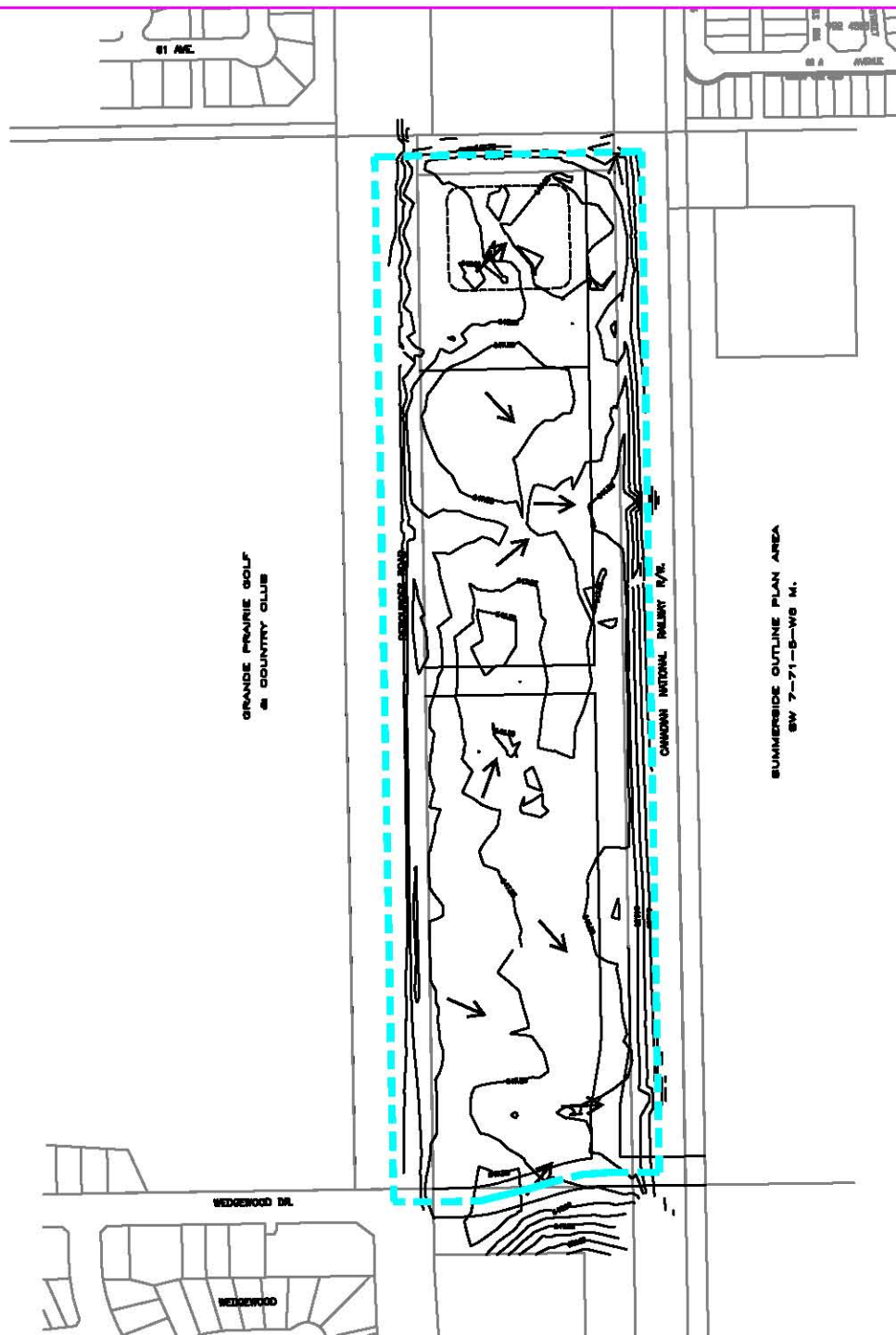
Fairway Development OUTLINE PLAN

Map 1 Plan Area Location
OP-08-09
Passed April 6, 2009

SCALE : N.T.S.



FOCUS



LEGEND:

- 651.00 ELEVATION (0.25m INTERVAL)
- DIRECTION OF FLOW
- PLAN AREA

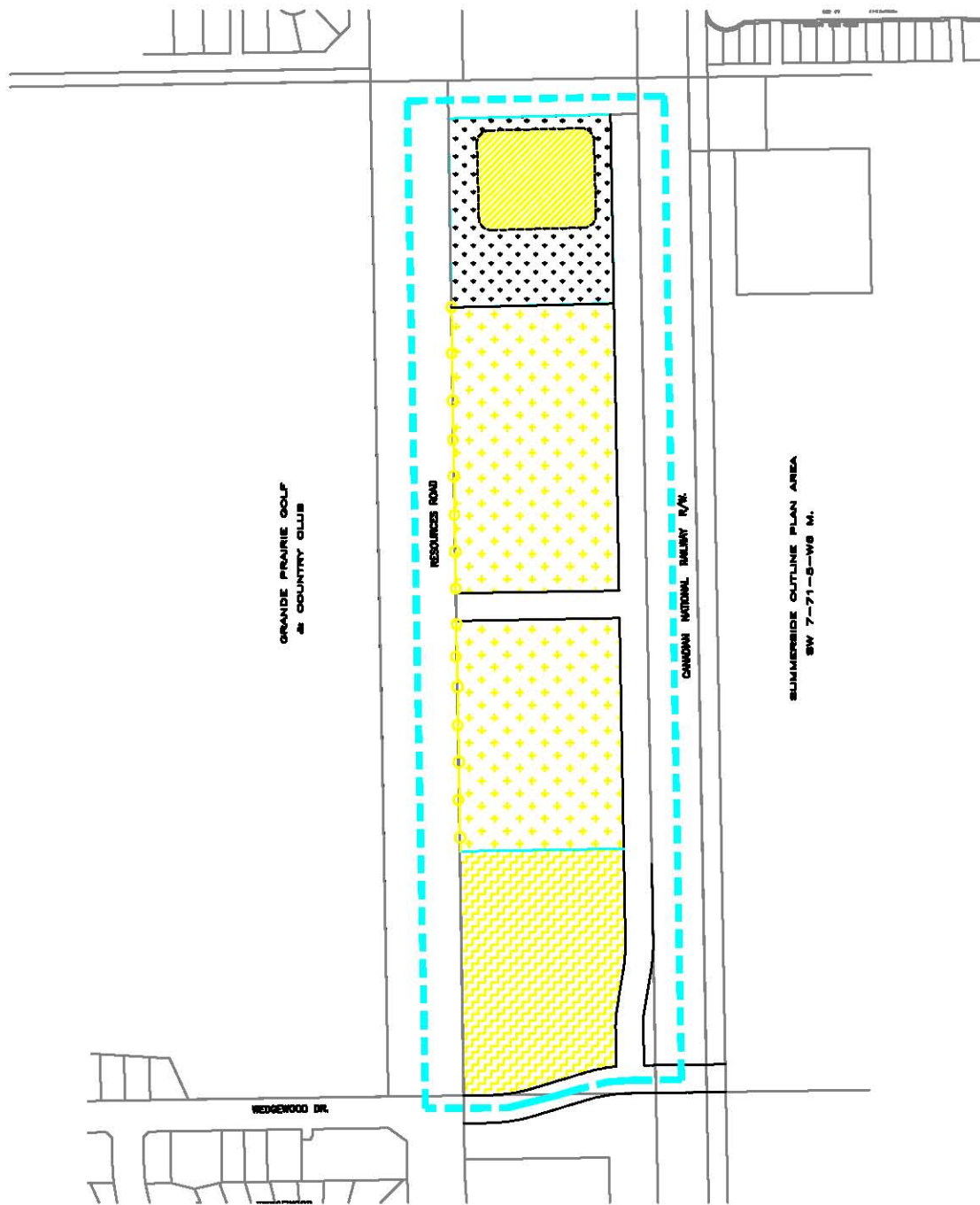
Fairway Development OUTLINE PLAN

Map 2 Topography
OP-08-09
Passed April 6, 2009

SCALE: N.T.S.



FOCUS



LEGEND:



COMMERCIAL



STORM POND



PEDESTRIAN WALKWAY



PLAN AREA



MUNICIPAL RESERVE



MEDIUM DENSITY RESIDENTIAL



NOISE ATTENUATION

Fairway Development OUTLINE PLAN

Map 3 Land Use

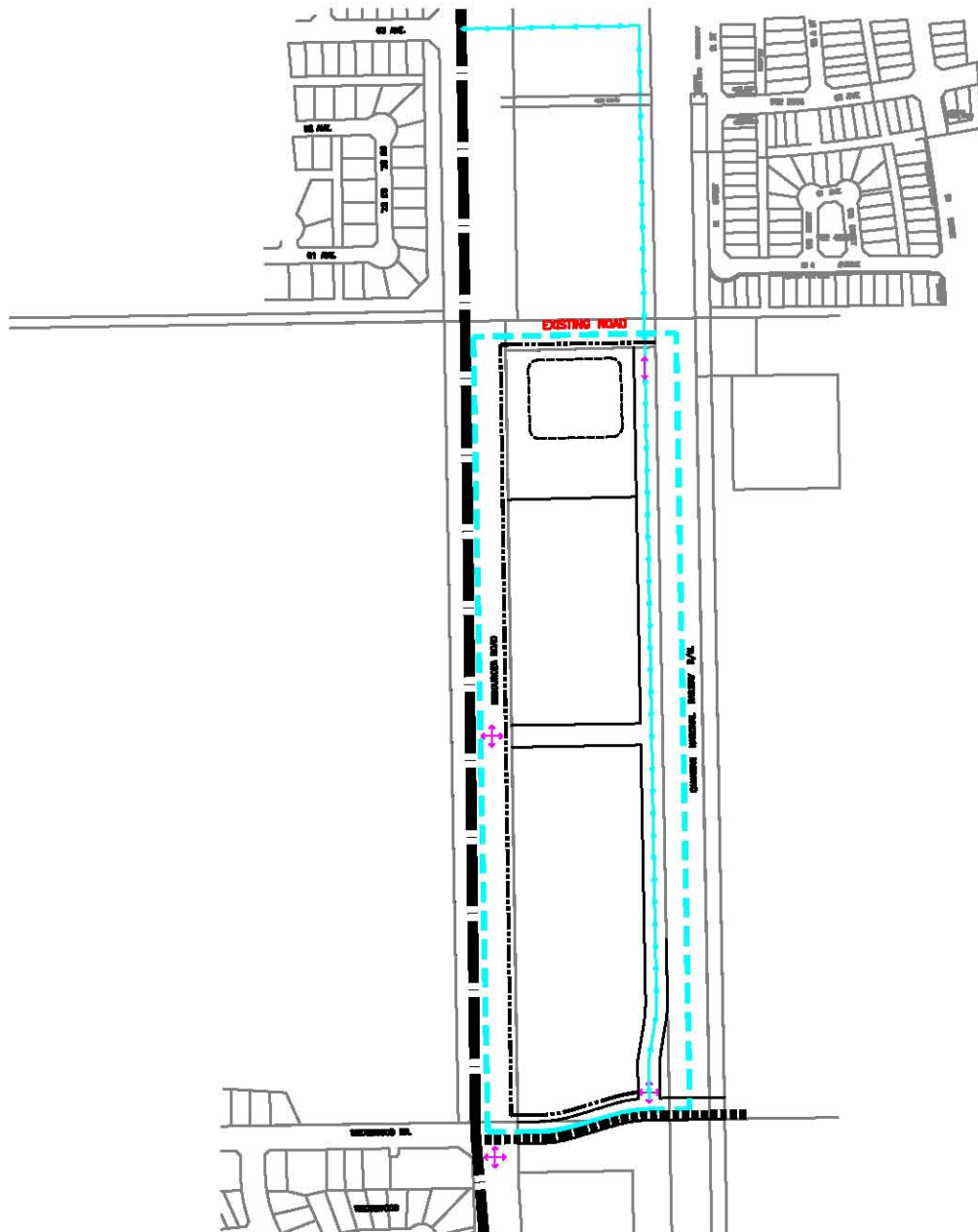
OP-08-09

Passed April 6, 2009







SCALE : N.T.S.



FOCUS



LEGEND:

-  ARTERIAL ROAD
-  PROPOSED ROAD
-  PLAN AREA
-  POTENTIAL TRANSIT ROUTE
-  PEDESTRIAN WALKWAY
-  PUBLIC ACCESS

Fairway Development OUTLINE PLAN

Map 4 Transportation
OP-08-09
Passed April 6, 2009

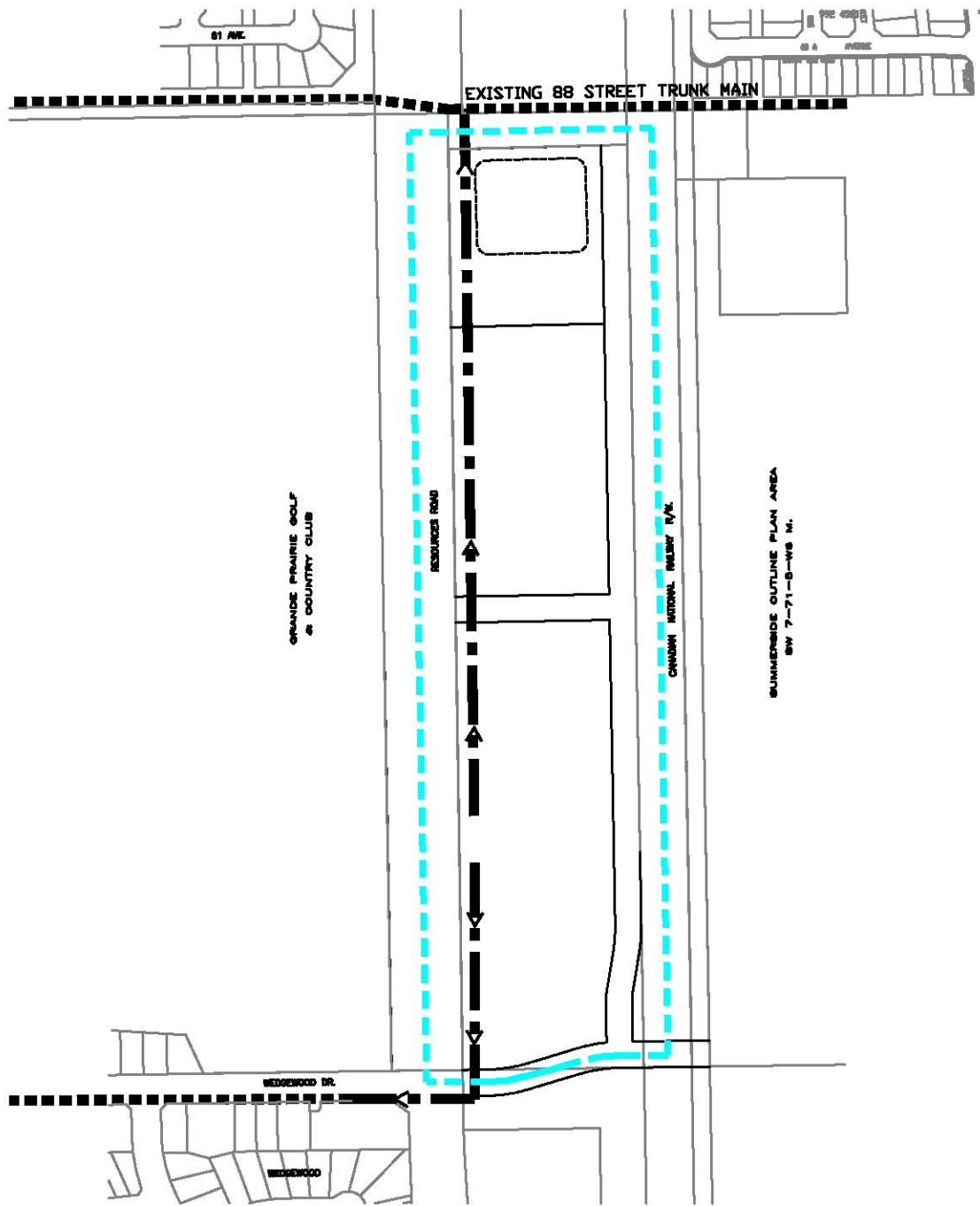


ALL DIRECTION INTERSECTION

SCALE : N.T.S.



FOCUS



LEGEND:

- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PLAN AREA

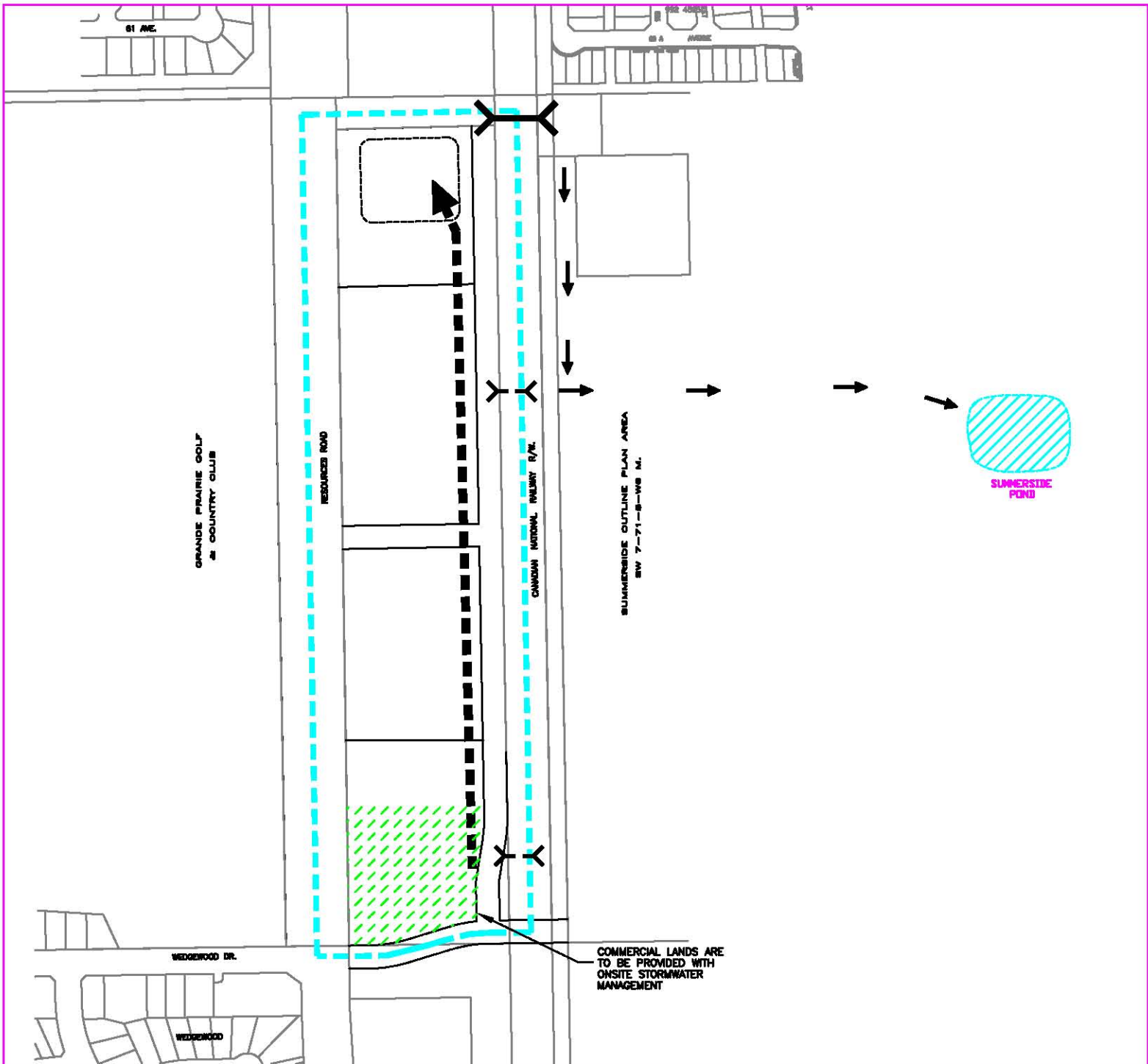
Fairway Development OUTLINE PLAN

Map 6 Sanitary Sewer
OP-08-09
Passed April 6, 2009

SCALE : N.T.S.



FOCUS



LEGEND:

- PROPOSED STORM SEWER MAIN
- PROPOSED OVERLAND ROUTE
- X-X EXISTING CULVERT CROSSINGS
- Y-Y PROPOSED CULVERT CROSSINGS
- PLAN AREA

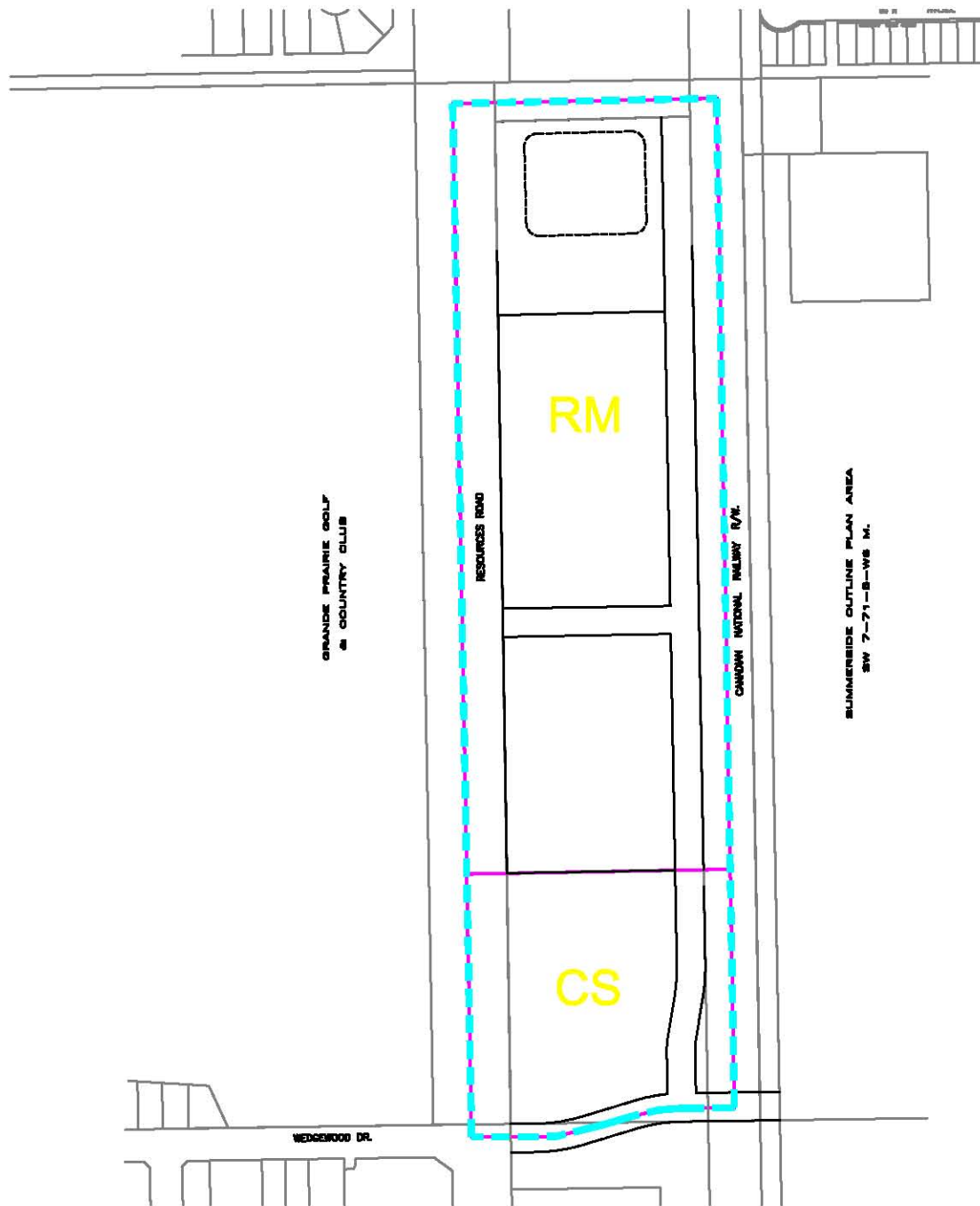
Fairway Development OUTLINE PLAN

Map 7 Storm Drainage
OP-08-09
Passed April 6, 2009

SCALE : N.T.S.



FOCUS



LEGEND:

CS
RM

COMMERCIAL SERVICES
MEDIUM DENSITY RESIDENTIAL
PLAN AREA



STORM WATER FACILITY

**Fairway Development
OUTLINE PLAN**

Map 8 Zoning
OP-08-09
Passed April 6, 2009

SCALE : N.T.S.



FOCUS