

PROPOSED DEVELOPMENT AND LAND USE CHANGE

An application has been made for a development change and a land use change at 9 Coloniale Way in Coloniale Estates.

- The proposed land use change for the site is to redistrict from the current Integrated Neighbourhood, to Commercial district. The redistricting would allow for a wider range of commercial uses.
- The proposed development is for two commercial buildings that are two storeys and will include stores, restaurants, and other businesses, as well as a daycare, which is a Discretionary Use.
- The development will provide 81 onsite parking stalls.
- Submitted plans are available on the City of Beaumont Webpage

Tell Us What You Think:

Send us your thoughts by mail or email to the City by December 5th, 2025. Please include your full name, address and the reason(s) for your position on the proposed development and land use change. Your feedback will be considered, and recommendations will go forward to the Development Authority for the development permit, and to Council for the redistricting before a decision is made.



Have questions?

Contact us using the information below or scan the QR code with your mobile device to be directed to an information page on our website.

www.beaumont.ab.ca/projects-plans/notifications

File Manager: Sara Boulos

Email: development@beaumont.ab.ca

Reference Number: 2025-077

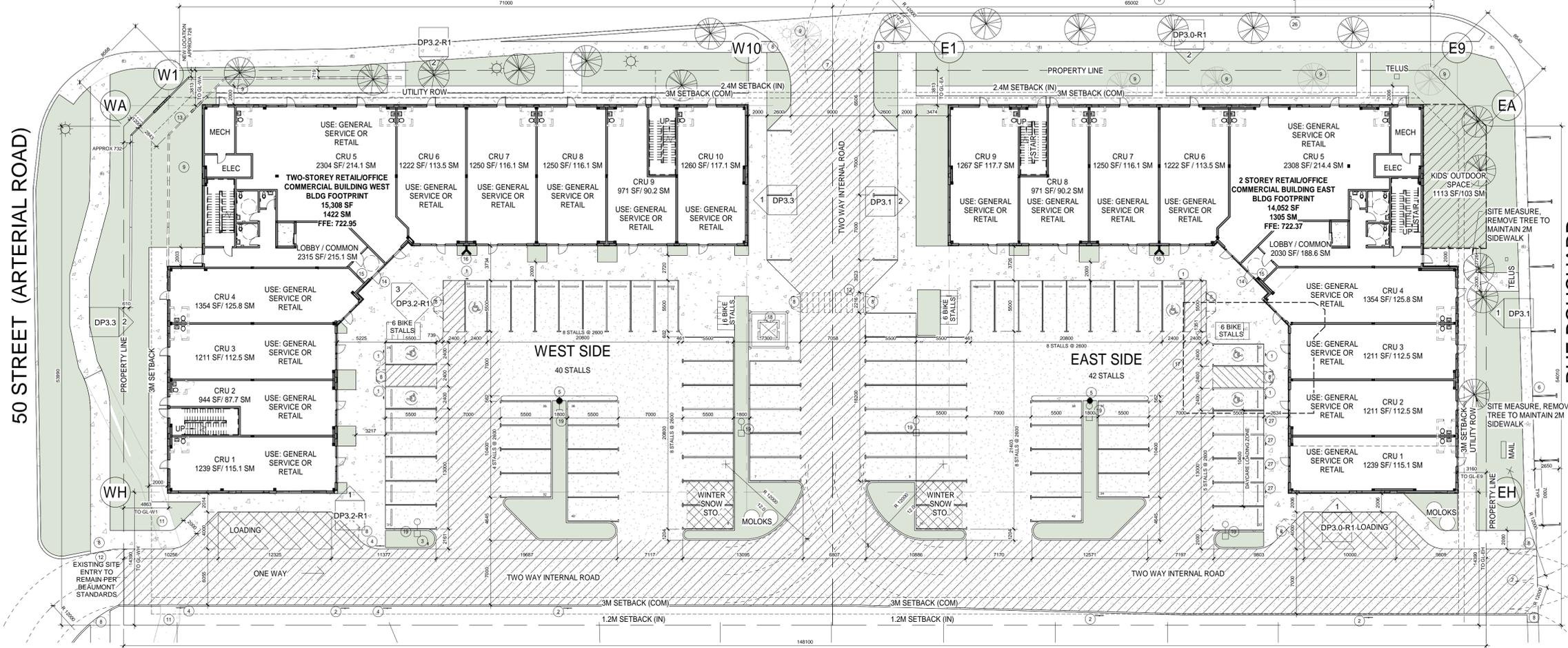




Additional Application Information:

1. No decision has been made on the development permit or the land use change. This is the opportunity to provide feedback to the City on both proposed applications.
2. The Coloniale Estates neighbourhood sign, located on private property, may be adjusted, relocated, or replaced in the future. The intention is to maintain a neighbourhood sign on the south side of Coloniale Way which will be reviewed as part of a separate development application.
3. The proposed development is allowed within the Integrated Neighbourhood and Commercial Districts in the Land Use Bylaw. A decision on the development permit application may be issued before the redistricting application is brought to Council. The redistricting to Commercial would provide the opportunity for more types of business uses in the future.
4. The Development Authority is reviewing how the proposed building design aligns with the Land Use Bylaw's intent for street-oriented development. While Section 3.4.8(f) encourages public entrances to face 50 Street and Coloniale Way, the proposed buildings include primary entrances oriented toward the interior parking area. To support the pedestrian environment along both frontages, the applicant has incorporated public entrances facing Rue Bouchard and added enhanced façade treatments and glazing along Coloniale Way.

COLONIALE WAY (COLLECTOR)



SITE LEGEND

- LANDSCAPED AREA SEE LANDSCAPE PLANS
- EXISTING CONCRETE
- NEW CONCRETE
- ASPHALT
- AREA FOR WINTER SNOW STORAGE
- DENOTES HEAVY DUTY ASPHALT

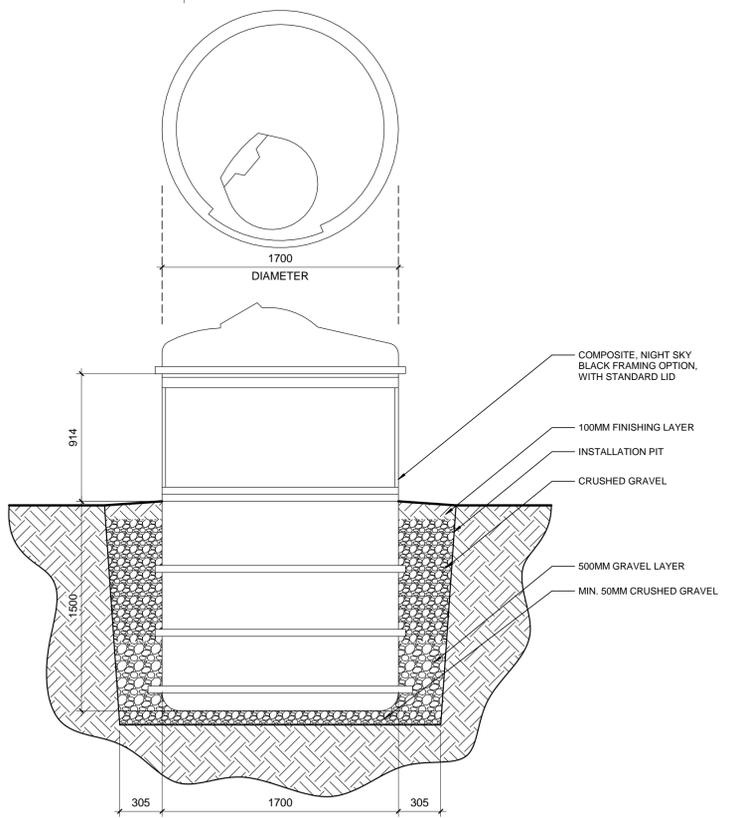
- SITE PLAN KEYNOTES**
- SITE SIGNAGE TYPE A
 - SITE SIGNAGE TYPE B
 - SITE SIGNAGE TYPE C
 - SITE SIGNAGE TYPE D
 - ON-SITE HYDRANT, SEE CIVIL DWGS
 - EXISTING ON-STREET PARKING
 - NEW SITE ENTRY TO BEAUMONT REQUIRED STANDARDS
 - NEW BARRIER FREE CURB RAMP (SEE SITE DETAILS) TO BEAUMONT REQUIRED STANDARDS AT ROADWAYS.
 - REMOVE EXISTING TREE(S) AND/OR LIGHT STANDARD (RELOCATE IF POSSIBLE) SEE LANDSCAPE PLANS FOR FURTHER DETAILS
 - LANE TO BE ADJUSTED TO A RIGHT-TURN ONLY PER BEAUMONT REQUIRED STANDARDS
 - ADJUST EXISTING PUBLIC PATH AWAY FROM BUILDING AS SHOWN
 - PAINTED LINES DENOTING CROSSWALK - TO BEAUMONT REQUIRED STANDARDS
 - RELOCATE EXISTING SIGNAGE FEATURE - OR AS COORDINATED BY BEAUMONT DEV. PERMIT OFFICER
 - PRINCIPAL ENTRANCE
 - ANNUNCIATOR PANEL
 - FIRE DEPARTMENT CONNECTION (FDC)
 - EXISTING BUILDING TO BE DEMOLISHED
 - PAD MOUNT TRANSFORMER - PROVIDE DROPPED CURB IN FRONT PER UTILITY PROVIDER REQUIREMENTS.
 - SITE LIGHTS - SEE ELEC DWGS
 - 6 BIKE STALLS - 'HOOP' STYLE BIKE RACKS. BLACK
 - GAS METER W/ PROTECTIVE BOLLARDS - REFER TO MECHANICAL DRAWINGS.
 - PROVIDE (2) M-5000 MOLOK UNDERGROUND WASTE CONTAINERS (OR APPROVED ALTERNATE) - REFER TO SITE DETAILS FOR INSTALLATION. PROVIDE (1) STANDARD WASTE LID (BLACK) AND (1) STANDARD LID WITH CARDBOARD SLOT (BLACK) AND BLUE USER LID. FRAMING TO BE CEDAR. SEMI-HARD LINERS.
 - M-GREASE MOLOK UNDERGROUND WASTE CONTAINER - SEE ALSO ELECTRICAL DRAWINGS.
 - OUTDOOR SPACE FOR FUTURE TENANT - REFER TO CIVIL AND LANDSCAPE DRAWINGS.
 - WINTER SNOW STORAGE LOCATION - PRIVATELY CONTRACTED
 - SITE SIGNAGE TYPE E
 - SITE SIGNAGE TYPE F

DRAWING ISSUE / REVISION

No.	Issued For	Date
1	ISSUE FOR DP	JUNE 23, 2025

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1 SITE PLAN
DP1.0-R2 1:250



SITE STATS

ZONING INTEGRATED NEIGHBOURHOOD DISTRICT
LEGAL DESCRIPTION PLAN 912 1656, BLOCK 103, LOT 1
MUNICIPAL ADDRESS 9 COLONIALE WAY, BEAUMONT, ALBERTA
SITE AREA 0.8857 HA / 2.1885 ACRES (95,332 SF/8857 SM)

SITE STATS - WEST SIDE		SITE STATS - EAST SIDE	
WEST SIDE AREA	0.4609 HA / 1.1389 ACRES (49,610 SF)	EAST SIDE AREA	0.4248 HA / 1.0496 ACRES (45,722 SF)
BLDG FLOOR AREA		BLDG FLOOR AREA	
1ST FLOOR:		1ST FLOOR:	
CRU	12,991 SF / 1207 SM	CRU	12,017 SF 1116.4 SM
LOBBY / CIRC. / UTIL.	2315 SF / 215 SM	LOBBY / CIRC. / UTIL.	2030 SF 188.6 SM
2ND FLOOR:		2ND FLOOR:	
OFFICE SPACE	13,960 SF / 1297 SM	DAYCARE	8097 SF 752 SM
LOBBY / CIRC. / UTIL.	1313 SF / 122 SM	LOBBY / CIRC. / UTIL.	1015 SF 94 SM
TOTAL 2ND FLOOR:	15,273 SF / 1419 SM	TOTAL 2ND FLOOR:	9112 SF 847 SM
TOTAL FOOTPRINT	15,308 SF / 1422 SM	TOTAL FOOTPRINT	14,052 SF 1305 SM
TOTAL	30,580 SF / 2841 SM	TOTAL	23,164 SF 2152 SM
NET LEASABLE AREA	26,951 SF / 2503 SM	NET LEASABLE AREA	20,114 SF 1869 SM
SITE COVERAGE	16% of site (30.9% of West side)	SITE COVERAGE	14.7% of site (30.7% of East side)
FAR	0.32 of site (0.616 of West side)	FAR	0.24 of site (0.51 of East side)
PARKING PROVIDED	40 STALLS	PARKING PROVIDED	42 STALLS (54 W/ ON STREET PARKING)
BYLAW PARKING REQUIRED	25 STALLS:	BYLAW PARKING REQUIRED	27 STALLS:
GEN. SERVICE AND RETAIL = 1207 SM =	12 STALLS	GEN. SERVICE AND RETAIL = 1116.4 SM =	12 STALLS
OFFICE (2ND FLOOR) = 1297 SM =	13 STALLS	OFFICE/EDUCATION (2ND FLOOR) = 752 SM =	15 STALLS
PARKING PER 1000 SF (COMMERCIAL/OFFICE)	1.51 STALLS/1000 SF	PARKING PER 1000 SF (COMMERCIAL/OFFICE)	2.10 STALLS/1000 SF
BIKE STALLS REQUIRED: 6		BIKE STALLS REQUIRED: 6	
BIKE STALLS PROVIDED: 12		BIKE STALLS PROVIDED: 12	
LOADING STALLS REQUIRED: 1		LOADING STALLS REQUIRED: 1	
LOADING STALLS PROVIDED: 1		LOADING STALLS PROVIDED: 1	
COMBINED TOTAL BUILDING (FOOTPRINT) AREA =	29,360 SF / 2727 SM	COMBINED TOTAL BUILDING (FOOTPRINT) AREA =	29,360 SF / 2727 SM
COMBINED TOTAL FLOOR AREA =	53,744 SF / 4993 SM	COMBINED TOTAL FLOOR AREA =	53,744 SF / 4993 SM
COMBINED SITES TOTAL NET LEASABLE =	47,065 SF / 4372 SM	COMBINED SITES TOTAL NET LEASABLE =	47,065 SF / 4372 SM
TOTAL PAVED AREA =	3800 SM (43% OF SITE)	TOTAL PAVED AREA =	3800 SM (43% OF SITE)

Integrated Neighbourhood District

Density: For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan, or outline plan. Shadow plans of future phases of development shall be required to demonstrate how the minimum density is achieved.

Principal Frontage Setback: i. 3m min
ii. Principal frontage setbacks shall be different from the adjacent lot for single-detached dwellings.

Secondary Frontage Setback: i. Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m

Side Yard Setback: i. Min 1.2 m to max 4 m except for attached buildings where side yard setback is 0 m on the attached side

Zero Side Yard Standards: Min 1.5 m setback where other side yard is 0 m. A private maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m

Integrated Neighbourhood District

Parking:
Residential Uses - 1 stall per unit over 75 sqm
Business Uses:
Office - 1 stall per 100 sqm of lot coverage
Commercial Uses:
Restaurant / Cafe - 2 stalls per 100 sqm of lot coverage
Retail and Service - General - 1 stall per 100 sqm of lot coverage

Institutional Uses:
Education - 2 stalls per 100 sqm of lot coverage



Consultant

ISSUE FOR DEVELOPMENT PERMIT NOT FOR CONSTRUCTION

Seal / Permit Stamp

NOT FOR CONSTRUCTION

COLONIALE WAY COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

SITE PLAN

Date: 2025-10-27
 Drawn by: SK
 Checked by: SK
 Scale: As indicated
 File: 25-004
 Sheet No: DP1.0-R2

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1 SOUTH
DP3.0-R1 1:100

- 11963 CBE - T/O HIGH PARAPET
- 10871 CBE - T/O MED. PARAPET
- 10262 CBE - T/O STEEL DECK
- 7518 CBE - T/O LOW PARAPET
- 5486 CBE - T/O LEVEL 2
- 5029 CBE - U/S LOW ROOF DECK
- 0 CBE - T/O LEVEL 1
GEODEIC ELEV OF LEVEL 1: 722.37



2 NORTH
DP3.0-R1 1:100

- 11963 CBE - T/O HIGH PARAPET
- 10871 CBE - T/O MED. PARAPET
- 10262 CBE - T/O STEEL DECK
- 7518 CBE - T/O LOW PARAPET
- 5486 CBE - T/O LEVEL 2
- 5029 CBE - U/S LOW ROOF DECK
- 0 CBE - T/O LEVEL 1
GEODEIC ELEV OF LEVEL 1: 722.37



3 CBW - North-West
DP3.0-R1 1:100

- 11963 CBE - T/O HIGH PARAPET
- 10871 CBE - T/O MED. PARAPET
- 10262 CBE - T/O STEEL DECK
- 7518 CBE - T/O LOW PARAPET
- 5486 CBE - T/O LEVEL 2
- 5029 CBE - U/S LOW ROOF DECK
- 0 CBE - T/O LEVEL 1
GEODEIC ELEV OF LEVEL 1: 722.37

- GENERAL NOTES**
- REFER TO DOOR SCHEDULE FOR DOOR & WINDOW TYPES, AND SIZES.
 - 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE GEODEIC ELEVATION OF THE LEVEL 1 FLOOR SLAB. SEE CIVIL FOR ADDITIONAL INFO.
 - CONTRACTOR TO VERIFY W/ ELEC DWGS FOR LIGHTING LOCATIONS.
 - COORDINATE EXACT LOCATION OF MECHANICAL INTAKE AND EXHAUST TO AVOID CONFLICT W/ EXTERIOR TRIM, TYP.
 - CONTRACTOR TO PROVIDE 200X200MM COLOUR SAMPLES OF EXTERIOR MATERIALS TO ARCHITECT FOR CONFIRMATION

- COMMERCIAL ELEVATION KEYNOTE LEGEND:**
- | | |
|--|--|
| 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 11 EIFS REVEAL |
| 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK | 12 LIGHT FIXTURE, REFER TO ELECTRICAL
10'-0" TO BOTTOM FROM GRADE OR 1'
ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH
SMOOTH FACE FROM EXPOCRETE / ECHELON
RUNNING BOND W/ CONCAVED JOINT
COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A
(PROVIDE IMPACT RESISTANT MESH AT
ROOF DECK AND PLAY-AREA LOCATIONS) | 15 3/4" PLYWOOD SIGNAGE BACKING
AS DIM'D PER ELEVATIONS |
| 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROSEWOOD)
INSTALLED @ 45 DEGREES
ALT = LUX | 16 FIRE DEPARTMENT CONNECTION |
| 07" EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
**OR BLACK METAL PANELS | 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP |
| 08 EIFS - GREY
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK |
| 10 INSULATED HOLLOW METAL DOOR W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR | 20 BLACK ANODIZED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING |
| | 21 SPANDREL PANEL ON 6MM ACI OPACI COAT
BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK |
| | 22 BLACK CANVAS AWNING ON 1"x1" EXTRUSION
ALUMINUM FRAME (BLACK)
PROVIDE 2"x8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING. |
| | 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK |
| | 24 PROJECTING SIGNAGE - SEE SITE DETAILS
HEIGHT 3.2M TO TOP OF BRACKET -
CONTRACTOR TO INSTALL BACKING |
| | 25 VENEER GLASS WITH BLACK ANODIZED
ALUM MULLION CAPS AND PRESSURE PLATE |

Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

Seal / Permit Stamp

NOT FOR CONSTRUCTION

**COLONIALE WAY
COMMERCIAL**
9 COLONIALE WAY, BEAUMONT, AB

**BUILDING
ELEVATIONS - CBE**

Date: 2025-10-27
Checked by: SK
Scale: As indicated File: 25-004
Sheet No: **DP3.0-R1**

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1 CBE - East
DP3.1 1:100



2 CBE - West
DP3.1 1:100

GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR DOOR & WINDOW TYPES, AND SIZES.
- 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE GEODEDIC ELEVATION OF THE LEVEL 1 FLOOR SLAB. SEE CIVIL FOR ADDITIONAL INFO.
- CONTRACTOR TO VERIFY W/ ELEC DWGS FOR LIGHTING LOCATIONS.
- COORDINATE EXACT LOCATION OF MECHANICAL INTAKE AND EXHAUST TO AVOID CONFLICT W/ EXTERIOR TRIM, TYP.

COMMERCIAL ELEVATION KEYNOTE LEGEND:

- | | |
|--|--|
| 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 11 EIFS REVEAL |
| 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK | 12 LIGHT FIXTURE. REFER TO ELECTRICAL 10'-0" TO BOTTOM FROM GRADE OR 1' ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH SMOOTH FACE FROM EXPOCRETE RUNNING BOND W/ CONCAVED JOINT COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A (PROVIDE IMPACT RESISTANT MESH AT ROOF DECK AND PLAY-AREA LOCATIONS) | 15 3/4" PLYWOOD SIGNAGE BACKING AS DIMD PER ELEVATIONS |
| 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROESWOOD)
INSTALLED @ 45 DEGREES
ALT = LUX | 16 FIRE DEPARTMENT CONNECTION |
| 07** EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
** OR BLACK METAL PANELS | 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP |
| 08 EIFS - TAN
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK |
| 10 INSULATED HOLLOW METAL DOOR W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR | 20 BLACK ANNOXIDIZED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING |
| | 21 SPANDREL PANEL ON 6MM ACI OPACI
COAT BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK |
| | 22 BLACK CANVAS AWNING ON 1"X1"
EXTRUSION ALUMINUM FRAME (BLACK)
PROVIDE 2"X8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING. |
| | 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK |

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COLONIALE WAY COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

BUILDING ELEVATIONS - CBE

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DP3.1

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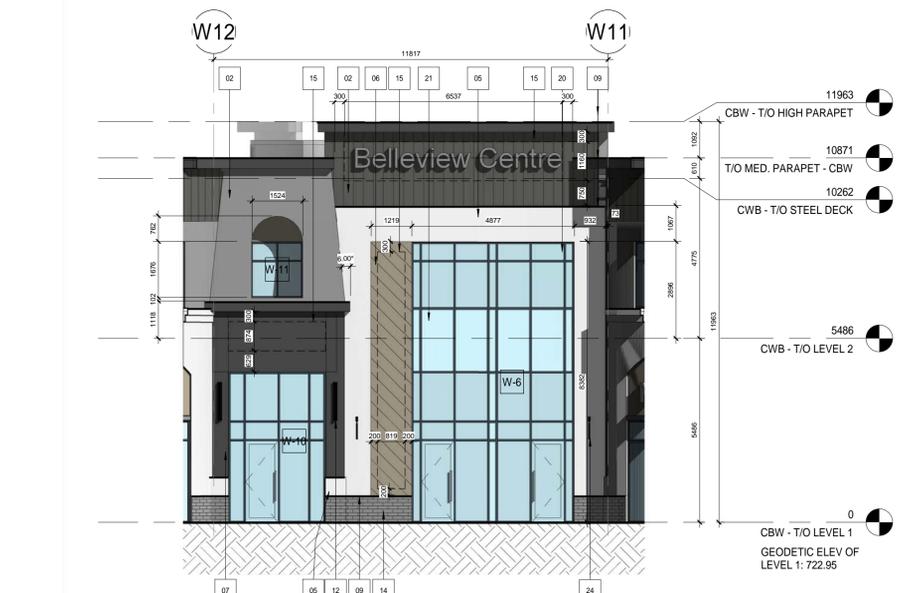
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1 CBW - South
DP3.2-R1 1:100



2 CBW - North
DP3.2-R1 1:100



3 CBW - North-East
DP3.2-R1 1:100

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COLOUR 1
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COLOUR: BLACK | 12 LIGHT FIXTURE, REFER TO ELECTRICAL
10'-0" TO BOTTOM FROM GRADE OR 1'
ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH
SMOOTH FACE FROM EXPOCRETE / ECHELON
RUNNING BOND W/ CONCAVED JOINT
COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
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5'-0" FROM GRADE TO TOP |
| 08 EIFS - GREY
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
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COLOUR: BLACK |
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MANUFACTURER: OPACI COAT
COLOUR: BLACK |
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**COLONIALE WAY
COMMERCIAL**
9 COLONIALE WAY, BEAUMONT, AB

**BUILDING
ELEVATIONS - CBW**

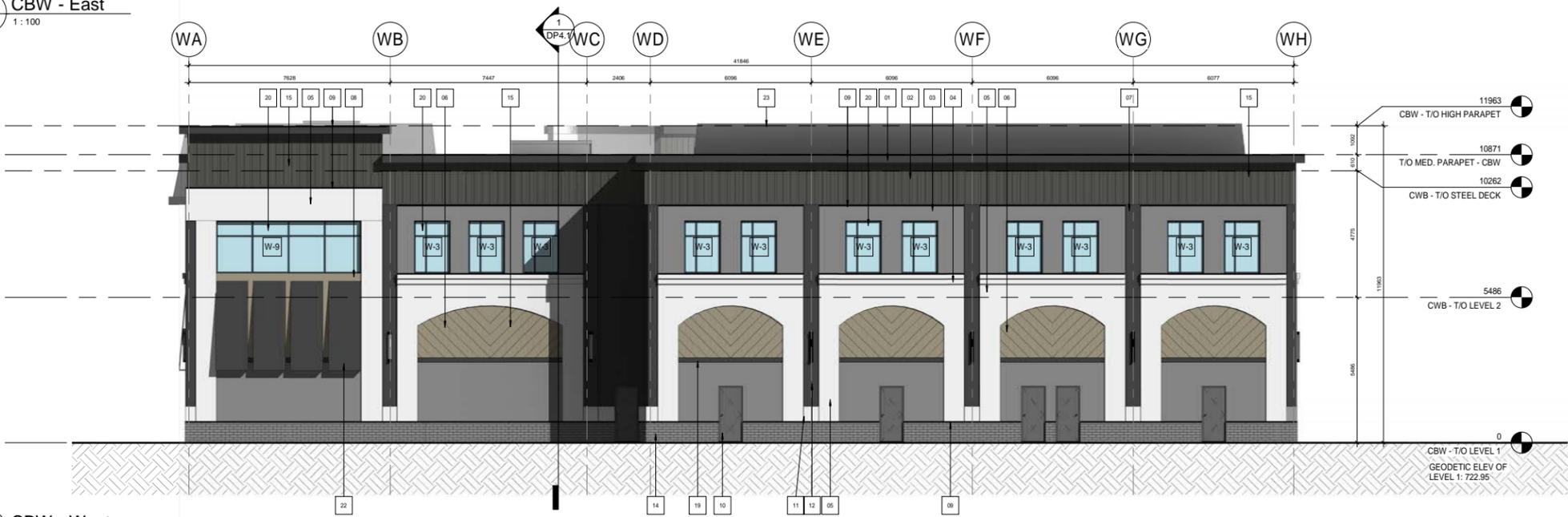
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DP3.3 1:100



2 CBW - West
DP3.3 1:100

- GENERAL NOTES**
- REFER TO DOOR SCHEDULE FOR DOOR & WINDOW TYPES, AND SIZES.
 - 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE GEODEIC ELEVATION OF THE LEVEL 1 FLOOR SLAB. SEE CIVIL FOR ADDITIONAL INFO.
 - CONTRACTOR TO VERIFY W/ ELEC DWGS FOR LIGHTING LOCATIONS.
 - COORDINATE EXACT LOCATION OF MECHANICAL INTAKE AND EXHAUST TO AVOID CONFLICT W/ EXTERIOR TRIM, TYP.

- COMMERCIAL ELEVATION KEYNOTE LEGEND:**
- | | |
|--|--|
| 01 EIFS - BLACK CORNICE TYPE 1
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 11 EIFS REVEAL |
| 02 METAL PANELS - VICWEST COR78
COLOUR: BLACK | 12 LIGHT FIXTURE. REFER TO ELECTRICAL 10'-0" TO BOTTOM FROM GRADE OR 1' ABOVE EXIT DOOR |
| 03 EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A | 13 SCUPPER |
| 04 EIFS - WHITE CORNICE TYPE 2
COLOUR 2
TEXTURE: SANDED / SABLE 303A | 14 MASONRY BLOCK HALF HIGH SMOOTH FACE FROM EXPOCRETE RUNNING BOND W/ CONCAVED JOINT COLOUR: DARK CHARCOAL |
| 05 EIFS - WHITE
COLOUR 2
TEXTURE: SANDED / SABLE 303A (PROVIDE IMPACT RESISTANT MESH AT ROOF DECK AND PLAY-AREA LOCATIONS) | 15 3/4" PLYWOOD SIGNAGE BACKING AS DIMD PER ELEVATIONS |
| 06 METAL PANELS - VICWEST BELLARA PLANK
COLOUR: WOODLIKE (WARM ROESWOOD)
INSTALLED @ 45 DEGREES
ALT = LUX | 16 FIRE DEPARTMENT CONNECTION |
| 07** EIFS - BLACK
COLOUR 1
TEXTURE: SANDED / SABLE 303A
** OR BLACK METAL PANELS | 17 FD LOCK BOX
5'-0" FROM GRADE TO TOP |
| 08 EIFS - TAN
COLOUR 3
TEXTURE: SANDED / SABLE 303A | 18 FDC - RED BEACON
ABOVE THE FDC AT 8'-0" |
| 09 PREFINISHED ALUMINUM FLASHING / CAP
FLASHING
COLOUR: BLACK | 19 STEEL CHANNEL EYEBROW
PAINTED DULUX
COLOUR: BLACK |
| 10 INSULATED HOLLOW METAL DOOR W/
INSULATED PRESSED STEEL FRAME AND
VIEW PANEL
COLOUR: PAINT TO MATCH ADJACENT
STUCCO COLOUR | 20 BLACK ANNOXIDIZED ALUMINUM WINDOW
MULLIONS W/ SEALED UNIT GLAZING |
| | 21 SPANDREL PANEL ON 6MM ACI OPACI
COAT BLACK
MANUFACTURER: OPACI COAT
COLOUR: BLACK |
| | 22 BLACK CANVAS AWNING ON 1"X1"
EXTRUSION ALUMINUM FRAME (BLACK)
PROVIDE 2"X8" BACKING AT TOP AND
BOTTOM OF THE HORIZONTAL LENGTH OF
AWNING. |
| | 23 RTU SCREEN BEYOND - VICWEST COR78
COLOUR: BLACK |

Consultant

ISSUE FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

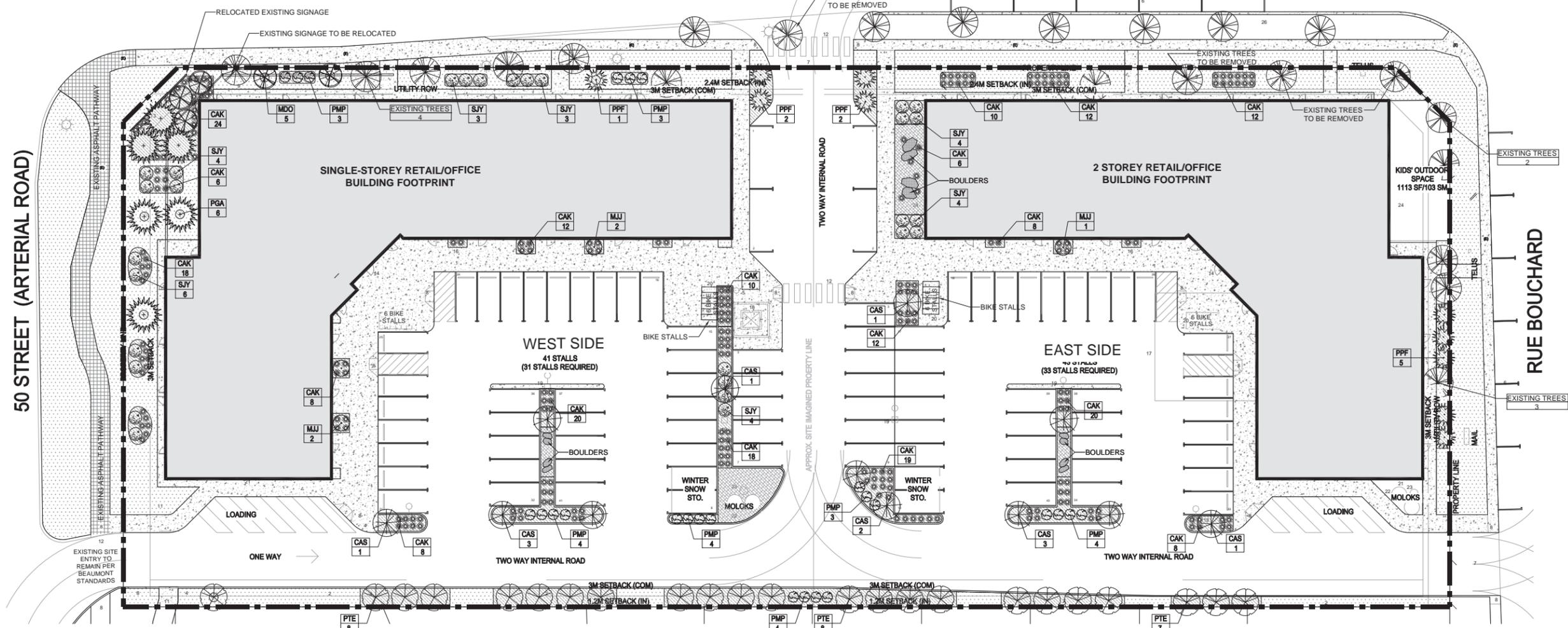
Seal / Permit Stamp

COLONIALE WAY COMMERCIAL
9 COLONIALE WAY, BEAUMONT, AB

BUILDING ELEVATIONS - CBW

Date: 2025-06-23
Drawn by: -- Checked by: SK
Scale: As indicated File: 25-004
Sheet No: **DP3.3**

COLONIALE WAY (COLLECTOR)



GREEN SPACE ALLIANCE
Suite 205, Sylbert Building,
10132 - 105 St. NW
Edmonton AB T5J1C9
T: +1 780 710 0035

CLIENT :

PROJECT :
**9 COLONIALE WAY
BEAUMONT, AB**

ARCHITECT :

**ISSUED FOR DP
NOT FOR CONSTRUCTION**

STAMP :

2 PLANTING PLAN
1:500

PLANT CALCULATION

TREES REQUIRED	EXISTING TREES	TREES PROVIDED	TOTAL TREES	SHRUBS REQUIRED	SHRUBS PROVIDED	GRASSES PROVIDED
38	9	61	69	46	53	231

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS TREES					
MDO	5	Malus 'DurLeo'	Gladiator Flowering Crab	5.5 m X 2.7 m	FULL, DENSE
MJJ	5	Malus 'Jefspire'	Purple Spire Columnar Crabapple	4.57 m X 1.8 m	FULL, DENSE
CAS	12	Caragana arborescens 'Sutheland'	Sutherland Caragana	6.09 m X 3.04 m	FULL, DENSE
PTE	23	Populus tremula 'Erecta'	Swedish Aspen	15.2 m X 3.0 m	FULL, DENSE
CONIFEROUS TREES					
PGA	6	Picea glauca	White Spruce	18.0 m X 6.0 m	FULL, DENSE
PPF	10	Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	6.0 m X 2.4 m	FULL, DENSE
DECIDUOUS SHRUBS					
SJY	28	Syringa 'Jeflady'	Little Lady Lilac	1.5 m X 1.5 m	FULL, DENSE
CONIFEROUS SHRUBS					
PMP	25	Pinus mugo var. pumilio	Dwarf Mugo Pine	1.2 m X 1.2 m	FULL, DENSE
GRASS					
CAK	231	Calamagrostis Acutiflora	Karl Foerster Reed Grass	1.2 m X 0.8 m	FULL, DENSE

COST ESTIMATE FOR PLANTING

BOTANICAL NAME	COMMON NAME	QTY	COST PER UNIT	TOTAL COST
DECIDUOUS TREES				
Malus 'DurLeo'	Gladiator Flowering Crab	5	\$500	\$2500
Malus 'Jefspire'	Purple Spire Columnar Crabapple	5	\$500	\$2500
Caragana arborescens 'Sutheland'	Sutherland Caragana	12	\$500	\$6000
Populus tremula 'Erecta'	Swedish Aspen	23	\$500	\$11500
CONIFEROUS TREES				
Picea glauca	White Spruce	6	\$600	\$3600
Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	10	\$600	\$6000
DECIDUOUS SHRUBS				
Syringa 'Jeflady'	Little Lady Lilac	28	\$80	\$2240
CONIFEROUS SHRUBS				
Pinus mugo var. pumilio	Dwarf Mugo Pine	25	\$80	\$2000
GRASS				
Calamagrostis Acutiflora	Karl Foerster Reed Grass	231	\$80	\$18480
		Trees Subtotal		\$32100
		Shrubs Subtotal		\$4240
		Grasses Subtotal		\$18480
		Sub Total		\$54820

LEGEND

- WOOD MULCH
- GRAVEL MULCH
- SOD
- CONCRETE
- PROPERTY LINE
- PROPOSED TREES
- PROPOSED SHRUBS & GRASSES
- EXISTING TREES

COST ESTIMATE FOR SOFTSCAPING

SUPPLY & INSTALLATION OF	AREA Sq.m	DEPTH m	VOLUME Cubic m	COST	PER UNIT	TOTAL
SOD	551.38	-	-	\$30	Sq.m	\$16541.4
TOP SOIL FOR SOD	551.38	0.20m	110.27	\$75	Cubic m	\$8270.7
WOOD MULCH	532.3	0.10m	53.23	\$90	Cubic m	\$4790.7
40mm ROCK/GRAVEL MULCH	77.86	0.075m	5.8	\$140	Cubic m	\$817.5
PLANTING BED	610.16	0.45m	274.57	\$75	Cubic m	\$20592.9
				Softscaping Total		\$51013.2

SIZE OF TREES AND SHRUBS	
DECIDUOUS TREES	Minimum 60mm CAL.
CONIFEROUS TREES	Minimum 2.4m Height
DECIDUOUS SHRUBS	Minimum 400mm Height (5 gallon pot)
CONIFEROUS SHRUBS	Minimum 300mm Spread (5 gallon pot)

TOTAL COST FOR PLANTATION & SOFTSCAPING = \$ 105833.2
GST (5%) = \$ 5291.66
TOTAL LANDSCAPE COST (100% OF LANDSCAPING COST+ GST) = \$ 111124.86

R1 2025.09.23
R0 2025.06.25

No. Description Date

PLANTING PLAN

Project No. : D24-
Scale : 1:500
Drawn By : PS
Checked By : DD/AD
Date : -

Sheet No. L-102

