

Thursday, April 4, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 14

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the April 4 2013 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the March 28, 2013 meeting be adopted.

### 3. NEW BUSINESS

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA11-0419<br>118244164-001 | Tentative Plan of subdivision to create 153 single detached residential lots, 58 semi-detached residential lots, three (3) Public Utility lots and three (3) Municipal Reserve lots, from NW6-54-24-4 and SW6-54-24-4, located north of 167 Avenue NW and east of 127 Street NW; <b>RAPPERSWILL</b>   |
| 2. | LDA12-0299<br>128478064-001 | Tentative plan of subdivision to create 244 single family residential lots, 42 semi-detached lots, two (2) multi-family residential lots, one (1) residential lot for an existing residence, three (3) Municipal Reserve lots, 1 (one) public park lot from a portion of Block 1 and 2 Plan 7722209 and a portion of NE 2-54-24-4, located west of 50 Street and north of 167 Avenue; <b>McCONACHIE</b> |
| 3. | LDA13-0032<br>132111424-001 | Tentative plan of subdivision to create six (6) single detached residential lots from SW 18-52-25-4, located at east of 215 Street NW and north of Hope Road NW; <b>THE HAMPTONS</b>  |

### 4. OTHER BUSINESS



April 4, 2013

File No. LDA11-0419

Qualico Developments West Limited  
280, 3203 - 93 Street  
Edmonton, Alberta T8N 0B2

Dear Mr. Shanks:

ATTENTION: Wayne Shanks

RE: Tentative Plan of subdivision to create 153 single detached residential lots, 58 semi-detached residential lots, three (3) Public Utility lots and three (3) Municipal Reserve lots, from NW6-54-24-4 and SW6-54-24-4, located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

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**I The Subdivision by Plan is APPROVED on April 4, 2013 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.136 ha parcel, a 0.194 ha parcel and a 1.68 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 5.50 ha by a Deferred Reserve Caveat to the remainder of NW6-54-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that public utility lots be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Sustainable Development;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
8. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots flanking onto the pipeline right of way as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; and

9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path, and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawing include the construction of a 12 m radius gravel surface temporary turnaround with bollards or minibarriers in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. This turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
8. that the engineering drawing include the construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC, or at the discretion and direction of Transportation Services;
9. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage at the midblock crossings, the location as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and ATCO Pipelines;
11. that the owner construct a 2 m granular trail, in the location generally shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development;
12. that the owner construct bollards in the lands in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development;
13. that the owner complete a Noise Study to confirm the noise attenuation required adjacent to 127 Street, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m

noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots adjacent to the PUL along 127 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;

14. that the owner construct all fences, with the exception of post and rail fence on Municipal Reserve lands, positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development; and
15. that the owner be responsible for the design, landscaping and construction within the public utility lots, utility rights of way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels to the satisfaction of Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The Municipal Reserve lots in this subdivision should be provided from the existing 7.51 ha Deferred Reserve Caveat (DRC#112 027 730) on title. The remaining 5.50 ha of the DRC should be deferred to the remainder of NW 6-54-24-4 for future assembly of the school/park site. The Public Utility Lot which crosses the lot 1MR should not be designated as Municipal Reserve.

The required 3 m shared use path, south of the subdivision boundary was a condition of subdivision LDA09-0268, that Transportation Services agreed to defer until this stage, to eliminate provision of a dead-end trail.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Lisa Stern at 780-442-5387 or write to:

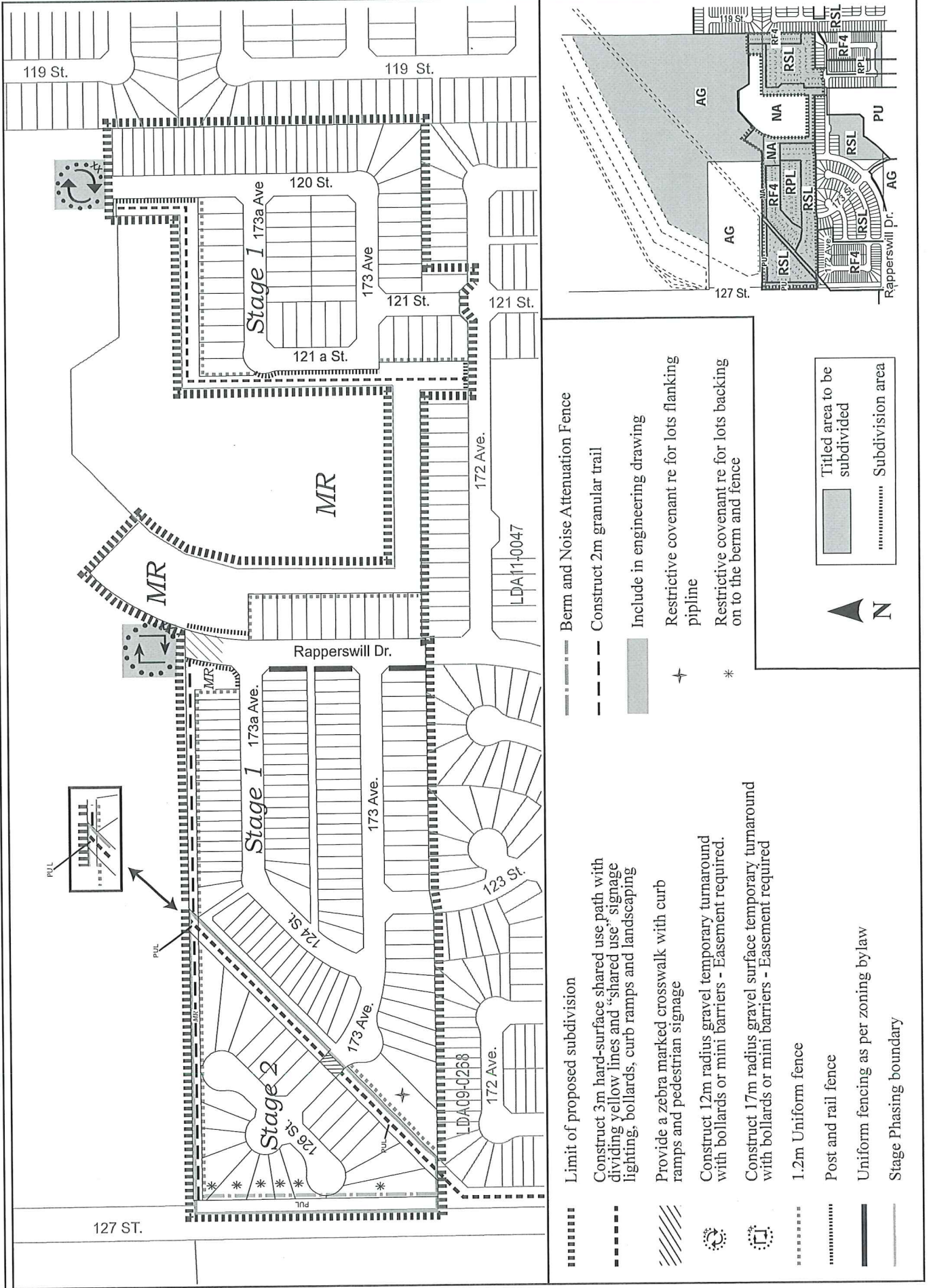
**Ms. Lisa Stern, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/lS/Posse #118244164-001

Enclosure(s)





April 4, 2013

File No. LDA12-0299

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 244 single family residential lots, 42 semi-detached lots, two (2) multi-family residential lots, one (1) residential lot for an existing residence, three (3) Municipal Reserve lots, 1 (one) public park lot from a portion of Block 1 and 2 Plan 7722209 and a portion of NE 2-54-24-4, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

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**I The Subdivision by Plan is APPROVED on April 4, 2013 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve 0.19 ha and 0.5 ha and 0.956 ha parcels pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.348 ha from SW 11-54-24-4 by caveat to NE 2-54-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
5. that LDA12-0299 to amend the McConachie Neighbourhood Structure Plan, the Zoning Bylaw and close an alley north of 175A Avenue and east of McConachie Boulevard receive third Reading prior to the endorsement of this subdivision;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regards to the provision of roadways and the logical extension services;
7. that the proposed alley right-of-way be widened to accommodate a 1.5 m sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
8. that an easement be registered on the Medium Density Residential parcel to provide permanent emergency access for the RSL Lots to the satisfaction of

Transportation Services and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that a temporary access and servicing easement be registered to provide access and servicing to the existing residential lot located with the District Park site, until such time that the permanent collector road is extended, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (3) contain, among other things the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner design and construct the entire or a suitable interim stage of the ultimate North Cy Becker Storm Water Management Facility;
8. that the Engineering Drawings include the connection to the 450mm water main as shown on the "Conditions of Approval" map, Enclosure I;
9. that the Servicing Agreement Schedule "E" include a land exchange agreement for the road closure area located north of 175A Avenue and east of McConachie Boulevard;
10. that the owner construct a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
11. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
12. that the owner construct a 3 m hard-surface shared use path, within the greenway, with a dividing yellow centerline and Shared Use signage, lighting, bollards and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 3 m asphalt shared use path within the Natural Area, as per City of Edmonton Design and Construction Standards, including bollards and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.5 m concrete sidewalk along the widened alley right-of-way in the northwest portion of the plan, to connect the local road with the walkway to the north of the widened alley, as shown on the "Conditions of Approval" map, Enclosure I. Details of the sidewalk along the alley will be reviewed at the time of engineering drawing review;
15. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.2 m lockable chain link gate to the satisfaction of Sustainable Development in the location as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct 900 mm post and rail fence within Municipal Reserve lot as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct bollards to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner enter into a Cost Share Park Development Agreement with the City of Edmonton for the development of the McConachie District Park site. The agreement will include the following:
  - a. The City of Edmonton will provide Owner/Developer with Detailed Landscape Drawings for Construction;
  - b. The Owner/Developer of this area will:
    - i. Rough Grade in accordance with the Detailed Landscape Drawings;
    - ii. Provide access to Owner/Developer Loam Pile for placement by the City of Edmonton to establish final grade;
    - iii. Provide seeding once final grades have been established by the City of Edmonton.
20. that the owner is responsible for all costs for the development of the 0.5 ha municipal reserve parcel;
21. that the owner construct all fences positioned wholly on privately-owned lands, with the exception of the post and rail fence within Municipal Reserve lots, to the satisfaction of Sustainable Development in the location as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation Services and Financial and Infrastructure Services.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The full 10% municipal reserve requirement has been provided for Block 1 Plan 7722209 and NE 2-54-24-4 under subdivision files LDA08-0071 and LDA10-0308 respectively.

The full 10% Municipal Reserve requirement for Block 2 Plan 772 2209 and SW 11-54-24-4 will be provided with this subdivision. The 1.646 ha DRC # 102 131 043 from Block 2 Plan 772 2209

will be discharged and provided as a 0.50 ha Pocket Park, and 0.19 ha and 0.956 ha provided for the McConachie District Park. Municipal Reserve in the amount of 0.336 ha is to be pre-dedicated from SW 11-54-24-4 and is to be provided as land for the McConachie District Park. The remaining 0.336 ha required to assemble the McConachie District Park will be purchased by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3<sup>rd</sup> Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The Date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

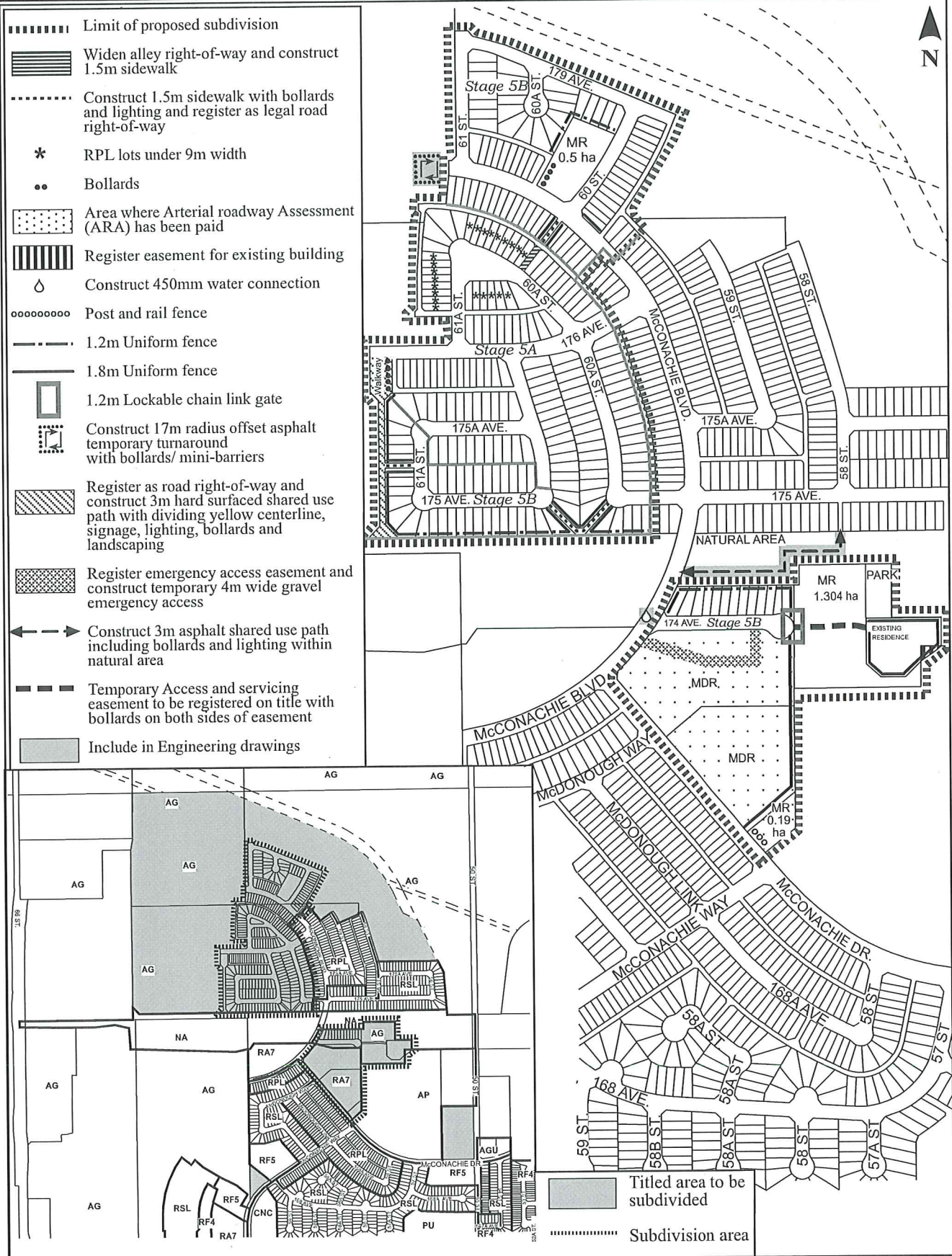
Scott Mackie  
Subdivision Authority

SM/cy/Posse #128478064-001

Enclosure(s)

**April 4, 2013**

LDA 12-0299





Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

April 4, 2013

File No. LDA13-0032

IBI Group  
#300, 10830 – Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create six (6) single detached residential lots from SW 18-52-25-4, located at east of 215 Street NW and north of Hope Road NW; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on April 4, 2013, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the dedication of 215 Street NW to conform to the approved concept plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. subject to condition I (3), the owner clear and level 215 Street NW, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all private lots as per the applicable development restrictions shown by the CT & Associates Engineering Inc. File No. 02-858 geotechnical report;
6. that the owner prepare a berm and noise attenuation fence Restrictive Covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and the Surface Drainage Bylaw 11501, and to the satisfaction of the City Departments and affected utility agencies;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner construct a 1.0m berm and noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standard Drawing No. 5205, or combination thereof, within the residential property lines for all the lots backing onto 215 Street NW, to the satisfaction of Transportation services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 1.5m mono-walk concrete sidewalk to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services & Utilities, Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the SW 18-52-25-4 were previously provided by way of a 6.003 ha parcel with SUB/04-0039.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Christopher Wilcott at 780-442-7579 or write to:

**Christopher Wilcott, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

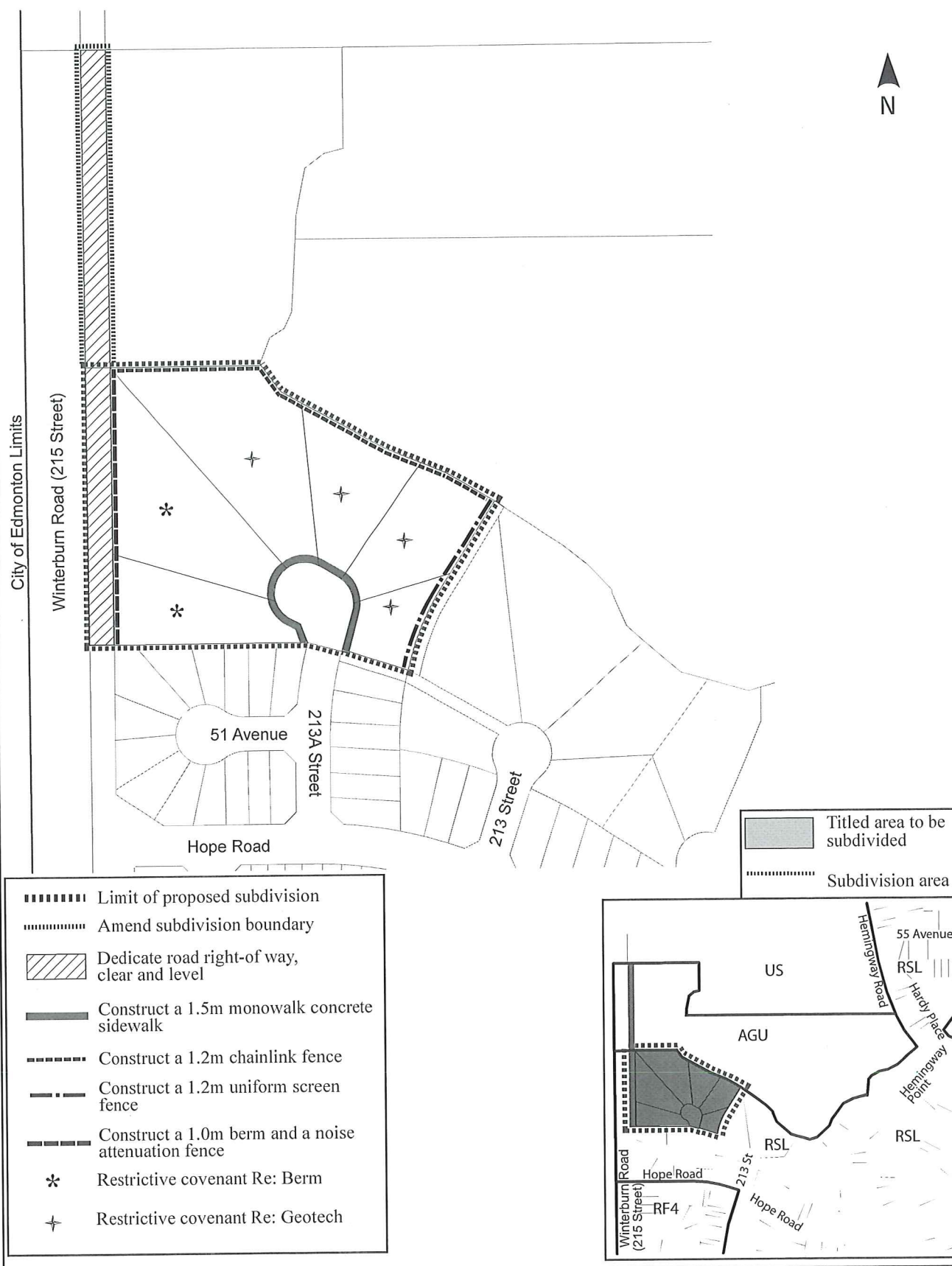
SM/cw/Posse #132111424-001

Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 4, 2013

LDA 13-0032



Thursday, March 28, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 13

#### PRESENT

Blair McDowell, Chief Subdivision Officer

#### 1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 28, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

#### 2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 14, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

#### 3. NEW BUSINESS

1. LDA11-0355  
115986713-001

Tentative plan of subdivision to create 34 industrial lots and two (2) Public Utility lots from the NE-6-53-25-4, located west of 199 Street NW and north of 107 Avenue NW; **Winterburn Industrial Area East**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

#### 4. ADJOURNMENT

The meeting adjourned at 9:45 a.m.