

Thursday, December 20, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 51

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the December 20, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 6, 2012 meeting be adopted.

3. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA12-0041
119985651-001 | Tentative plan of subdivision to create 75 single detached residential lots, 36 semi-detached residential lots, two (2) Municipal Reserve lots, and four (4) Public Utility lots, from Lot 2, Block 1, Plan 0221098 and Lot 53, Block RW, Plan 3987MC, located south of the Transportation Utility Corridor and east of 18 Street NW; FRASER |
| 2. | LDA12-0274
127943291-001 | Tentative plan of subdivision to create one (1) medium density residential lot from Block 3, Plan 762 0329, located west of 203 Street NW and north of Lessard Road; EDGEMONT |

4. OTHER BUSINESS



Subdivision Authority

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

December 20, 2012

File No. LDA12-0041

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 75 single detached residential lots, 36 semi-detached residential lots, two (2) Municipal Reserve lots, and four (4) Public Utility lots, from Lot 2, Block 1, Plan 0221098 and Lot 53, Block RW, Plan 3987MC, located south of the Transportation Utility Corridor and east of 18 Street NW; **FRASER**

I The Subdivision by Plan is APPROVED on December 20, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.17 ha parcel and a 0.67 ha parcel, for a total of 0.84 ha, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., ATCO Gas Ltd., AltaLink Management Ltd., and Pembina Pipeline Corporation as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the Bylaw for File No. LDA12-0118 to close portions of 153 Avenue and 18 Street receive third reading prior to the registration of this subdivision;
5. that the Bylaw for File No. LDA12-0353 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
6. that the owner prepare a pipeline setback restrictive covenant in favour of the City of Edmonton for the lots shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against any proposed lots backing or flanking onto the berm as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Condition I (2) 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 applying to the area of the subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that, if an Arterial Roadway Assessment Bylaw Amendment is approved by City Council prior to signing the Servicing Agreement, 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 pay a Boundary Assessment for operation and maintenance costs for the lake pump station incurred under Fraser 10 Agreement DS-1355A;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards to the satisfaction of City Departments and affected utility agencies;
7. 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;
8. that the owner design and construct the remainder of the ultimate Fraser Storm Water Management Facility to the satisfaction of Financial Services and Utilities;
9. that the owner pay for the installation of traffic signals at the intersection of 18 Street and 153 Avenue, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
10. that the engineering drawings include removal of the existing road bed for the entire 153 Avenue closure area. The portions of closed road right-of-way that will remain in the City's inventory must be re-graded and restored to grass, as shown on the "Conditions of Approval" map, Enclosure I. The owner must obtain a Proximity Agreement from AltaLink for the portion adjacent to their lands and the owner is responsible for any required remediation of the Municipal Reserve parcel;
11. that the engineering drawings include the reconstruction of 153 Avenue and 18 Street rural roadways to an urban collector roadway standard from the terminus of the existing urban section of 153 Avenue to Fraser Way, including construction of a 3m shared use path on the south side of 153 Avenue and west

side of 18 Street, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;

12. that the engineering drawings include left and right turn bay construction on 153 Avenue at 18 Street, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
13. that the engineering drawings include removal of the eastbound bus stop #7587 on 153 Avenue, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
14. that the engineering drawings include construction of a second permanent collector connection from the terminus of the existing Fraser Way to the subdivision boundary, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
15. that the engineering drawings include a 3m wide hard-surface shared use path as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
16. that the engineering drawings include a 3m wide granular shared use path within the Transportation Utility Corridor (TUC) as shown on the "Conditions of Approval" map, Enclosure I. The shared use path must connect to 18 Street at 153 Avenue with curb ramps, and to the existing (rural) 153 Avenue southeast of the subdivision. Application for Ministerial Consent is to be made by the developer and is required for all development within the TUC;
17. that the owner construct a 1.5m concrete sidewalk within the Municipal Reserve parcel to provide a pedestrian connection to the shared use path within the TUC, as shown on "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 2.5m wide hard-surface shared use path within the Storm Water Management Facility (SWMF) as per City of Edmonton Design and Construction Standards, including bollards and landscaping, to tie into the existing 2.5 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
19. that the engineering drawings include a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
20. that the owner submit a driveway plan for the lots shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveway does not encroach onto any portion of the corner radius of the curve;
21. that "No Exit" signage be provided at the entrance to the alley, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a berm and noise attenuation fence within residential property lines for all lots backing onto the TUC and as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or a combination thereof, to achieve the required barrier heights identified in the submitted noise study, and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 300mm watermain feed along the future Fraser Way to the west boundary of the subdivision to provide a feed for the Gorman

Neighbourhood to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;

24. that the temporary watermain proposed to be constructed under File No. SUB/03-0106 - Stage 11 be abandoned once water main looping required under this subdivision is complete to the satisfaction of EPCOR Water Services Inc.;
25. that the owner construct all fences positioned wholly on privately owned lands, on the Municipal Reserve parcels, and within the TUC to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I; and
26. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

All Municipal Reserve owing for the titled lots and the portions of road proposed to be closed through LDA12-0118 is being provided as land.

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 decision is deemed to be five days from the date the decision is mailed.

Questions? Please contact Mr. Daniel MacGregor at 780-496-6087, or write to him at:

**Mr. Daniel MacGregor, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

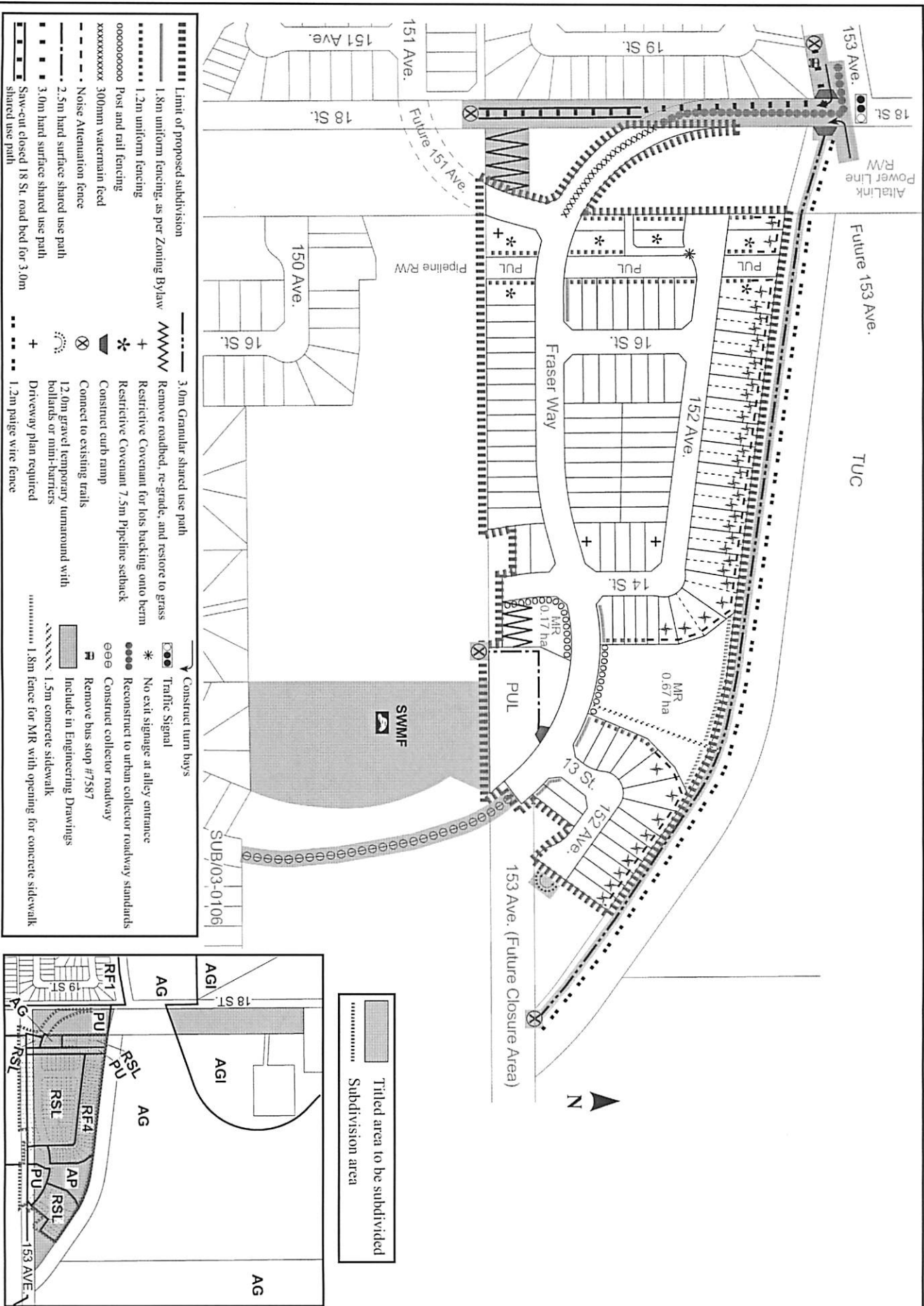
Scott Mackie
Subdivision Authority

SM/dm/Posse # 119985651-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 20, 2012

LDA12-0041





December 20, 2012

File No. LDA12-0274

Qualico Communities
#280, 3203 - 93 Street NW
Edmonton, AB T8N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from Block 3, Plan 762 0329, located west of 203 Street NW and north of Lessard Road;
EDGEMONT

I The Subdivision by Plan is APPROVED on December 20, 2012 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 approved subdivision (LDA12-0120) be registered prior to or concurrent with this application to provide the logical roadway extension, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 pays the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. the owner will be required to 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 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;
7. that the owner pay for the installation of traffic signals at the intersection of Lessard Road and 203 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation; and
8. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services, and Financial Services and Utilities.

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

An existing 2.43ha Deferred Reserve Caveat (DRC #762 033 237) currently exists on title, and will be carried forward to the remainder of Block 3, Plan 762 0329.

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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/nk/Posse #127943291-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

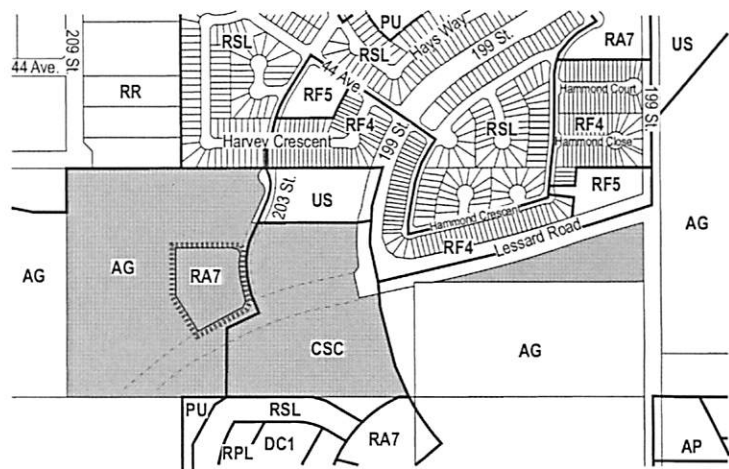
December 20, 2012

LDA12-0274

- Limit of proposed subdivision
- Traffic signal



- Titled area to be subdivided
- Subdivision area



Thursday, December 6, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 49

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 6, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 29, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA12-0218
126332902-001

Tentative plan of subdivision to create 113 single detached residential lots, one (1) semi-detached residential lot and one (1) Public Utility lot from Lot 8 & 9, Plan 782 3226, located south of Stony Plain Road and west of 221 Street NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:40 a.m.